NOTICE OF EXEMPTION

TO: ☐ State of California
Office of Planning & Research
PO Box 3044
Sacramento, CA 95812-3044

☒ County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92702

FROM: City of Irvine
Community Development Department
PO Box 19575
Irvine, CA 92623-9575
Attn: Hernan DeSantos
Senior Planner
Hdesantos@cityofirvine.org

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of the Public Resources Code.

Project Title and File No.: Conditional Use Permit (00943107-PCPU) to allow a 5,022 square-foot convenience store and associated site improvements.

Project Location: (include County) The project site is located at 18912 MacArthur Boulevard within the 5.1 Multi-Use zoning district of Planning Area 36 in Orange County, California.

Project Description: The project consists of the demolition of an existing 9,821-square-foot restaurant building on the site to allow the construction and operation of a new 5,022-square-foot convenience store. Additionally, the application includes a request for administrative relief from parking standards to allow for shared parking.

Approving Public Agency: City of Irvine
Planning Commission
PO Box 19575
Irvine, CA 92623-9575

Approval Date: August 21, 2025
Resolution No. 25-4027

Project Applicant: Rove Operating, LLC
2619 Manhattan Beach Boulevard
Redondo Beach, CA 90278
Attn: Matt Stowe
(949) 350-6808
Matt@rovecharging.com

Exempt Status:
(check one)

- ☐ Ministerial (Section 21080(b)(1); 15268)
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a))
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c))
- ☐ Statutory Exemption:
- ☒ Categorical Exemption: Section 15301, Class 1 for Existing Facilities and Section 15303, Class 3, New Construction or Conversion of Small Structures
- ☐ General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: The project involves the demolition of an existing restaurant and construction of a new 5,022-square-foot convenience store and other site improvements. As such, the project is categorically exempt pursuant to the California Environmental Quality Act (CEQA) under Section 15301, Class 1, Existing Facilities, and Section 15303, Class 3, New Construction or Conversion of Small Structures. Section 15301, Class 1, Existing Facilities, allows for the demolition and removal of small individual structures. Section 15303, Class 3, New Construction or Conversion of Small Structures, allows for the construction and location of limited numbers of new, small facilities or structures up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

Hernan DeSantos, Senior Planner	Hernan DeSantos	August 21, 2025
Name and Title	Signature	Date