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: **Krysta Christensen**
Assistant Planner
949-724-6457

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

Project Title and File No.: Finding of public convenience or necessity for a new Type 47 ABC license for Holey Moley and Hijinx Hotel (File No. 00960594-PABC)

Project Location: (include County) 517 Spectrum Center Drive in Planning Area 33 (Irvine Spectrum Center), in the City of Irvine, County of Orange

Project Description: Finding of public convenience or necessity for a Type 47 (On-Sale General) alcoholic beverage control license

Approving Public Agency: City of Irvine
Zoning Administrator
PO Box 19575
Irvine, CA 92623

Approval Date: September 10, 2025

Resolution No. 25-1634

Project Applicant: Pirzadeh & Associates on behalf of Funlab USA Operations LLC
30 Executive Park, Suite #270
Irvine, CA 92614
Attn: Peter K. Pirzadeh, P.E.
949-851-1367
pirzadeh@pirzadeh.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**
- ☐ General Rule Exemption (Section 15061(b)(3))

Reasons Why Project Is Exempt: Project is exempt pursuant to CEQA Guidelines Section 15301 Class 1, Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public facilities involving negligible or no expansion of existing or former use. The project is requesting a PCN determination to allow a Type 47 ABC license and does not involve any physical expansion or alterations to the existing structure.

Krysta Christensen, Assistant Planner	Krysta Christensen	September 10, 2025
Name and Title	**Signature**	**Date**

Date received for filing at OPR: