

NOTICE OF EXEMPTION



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

FROM: City of Irvine
Community Development Department

PO Box 19575
Irvine, CA 92623-9575

Attn **Adam Wong**

:

Assistant Planner
949-724-5491

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

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

Project Title and File No.: Administrative Use Permit for Novel Prep (File No. 00960525-PAUP)

Project Location: 830 Roosevelt, Planning Area 8 (Northwood) in the City of Irvine, County of Orange, CA
(include County)

Project Description: Administrative use permit to operate a commercial school.

Approving Public Agency: City of Irvine
Director of Community Development
PO Box 19575
Irvine, CA 92623-9575

Approval Date: February 10, 2026
Resolution No. N/A

Project Applicant: Xiaona He
830 Roosevelt Avenue
Irvine, CA 92620
Email Yan_zhang@concordprep.org

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))

Reason(s) Why Project Is Exempt: The project is exempt pursuant to CEQA Guidelines Section 15301, Class 1, Existing Facilities, which allows for the operation of, and minor alterations to, existing facilities involving negligible or no expansion of existing or former use. This project would allow a commercial school at an existing office building and involves no exterior improvements.

Adam Wong, Assistant Planner
Name and Title

ADAM WONG
Signature

February 10, 2026
Date