

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: **Adam Wong**
Associate Planner
949-724-5491

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

Project Title and File No.: Conditional Use Permit 00962205-PCPU for a new fast-food restaurant building with a drive-thru replacing an existing bank building with a drive-thru at 13140 Yale Avenue

Project Location: 13140 Yale Avenue in Planning Area 8 (Northwood), in the City of Irvine, County of Orange, California
(include County)

Project Description: Replace an existing bank with a new 3,786-square-foot, single-story fast-food restaurant with dual drive-thru lanes.

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

Approval Date: April 16, 2026
Resolution No. 26-4070

Project Applicant: Robert Preece, Design UA, Inc.
153 E. City Place Drive
Santa Ana, CA 92705
Attn: Robert Preece
909.821.6703
robert.preece@designua.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 15302, Class 2, Replacement or Reconstruction

Reasons Why Project Is Exempt: Project is exempt pursuant to California Environmental Quality Act Guidelines Section 15302 (Class 2) as the scope of work includes the replacement of an existing structure with a new smaller structure that will be located on the same site as the structure placed and will have substantially the same purpose and capacity as the structure replaced.

Adam Wong, Associate Planner

Name and Title

Adam Wong

Signature

04/20/2026

Date