

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: **Brett Cannon**
Senior Planner

☒ 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.: Minor Modification to operate a drive-thru restaurant (File No. 00977353-PCPM)

Project Location: 3050 Main Street in Planning Area 14 (Westpark), in the City of Irvine, County of Orange.
(include County)

Project Description: Minor modification to Conditional Use Permit 27398-CPU to allow tenant improvements and operation of a Philz Coffee drive-thru restaurant within an existing drive-thru restaurant building.

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

Approval Date: July 23, 2026

Project Applicant: PMDG Inc.
38 Executive Park, Suite 310
Irvine, CA 92614
Attn: **Lyn Maloney**
T: **949-430-2453**

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. The project includes tenant improvements within and to the exterior of an existing drive-thru restaurant building and minor alterations to the parking lot involving negligible or no expansion of the existing or former use.

Brett Cannon, Senior Planner
Name and Title

Brett Cannon
Signature

July 23, 2026
Date

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