



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
949-724-6687

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.: Conditional Use Permit Class 6 Wireless Communication Facility. (File No. 00949172-PCPU)

Project Location: 15815.5 Jeffrey Road in Planning Area 19 (Oak Creek), in the City of Irvine, County of Orange.
(include County)

Project Description: Coastal Business Group, Inc. on behalf of T-Mobile West, LLC seeks approval of a Class 6 Wireless Communication Facility on an existing Southern California Edison (SCE) transmission tower.

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

Approval Date: May 21, 2026
Resolution No. 26-4076

Project Applicant: Coastal Business Group, Inc. on behalf of T-Mobile West, LLC
24310 Moulton Parkway, Suite #1009
Laguna Hills, CA 92637
Attn: Damien Pichardo
949-336-1550
dpichardo@coastalbusinessgroup.net

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 Class 6 wireless communication facility is proposed to be constructed on an existing SCE transmission tower, with associated ground-level equipment located within an existing equipment enclosure near the base of the tower.

Brett Cannon, Senior Planner

Brett Cannon

May 26, 2026

Name and Title

Signature

Date