



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: Michael O'Toole
Associate Planner
949-724-6102

SUBJECT: Filing of **Notice of Exemption** in compliance with Section 15062 of Title 14 of the California Code of Regulations.

Project Title and File No.: Conditional Use Permit for Wellness Tribe Physical Therapy (File No. 00962582-PCPM)

Project Location: 2062 Business Center Drive, Suite 140 in Planning Area 36 (Irvine Business Complex), in the City of Irvine,
(include County) County of Orange, CA

Project Description: Conditional use permit for the operation of an alternative health care provider within an existing tenant suite of a commercial office building.

Approving Public Agency: City of Irvine
Zoning Administrator
PO Box 19575
Irvine, CA 92623-9575

Approval Date: September 23, 2026
Resolution No. 26-1655

Project Applicant: Wellness Tribe Physical Therapy
2062 Business Center Drive, Suite 140
Irvine, CA 92612
Attn: Alex Zhidetskiy and Mike Russo
949-264-9858
wellnesstribept@gmail.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, for Existing Facilities. Class 1 permits the operation of private structures that involve negligible or no expansion of existing uses. The proposed conditional use permit will allow the operation of an alternative health care provider within a commercial office building on property that has been previously disturbed and developed and does not involve any expansion of the existing building or modification to the site exterior.

Michael O'Toole,
Associate Planner

September 23, 2026

Name and Title

Signature

Date