



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-0811312025-0603

202585000768

FILED

August 13, 2025

HUGH NGUYEN

CLERK - RECORDER

By [Signature]
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

RADIO TOWER IMPROVEMENTS PROJECT

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 08/13/2025**
Posted 08/13/2025 Removed _____
Returned to agency on _____
DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

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AUG 13 2025

HUGH NGUYEN, CLERK-RECORDER

BY: VP DEPUTY



Irvine Ranch Water District
Notice of Exemption

To: ☒ Orange County Clerk Recorder ☒ Office of Land Use and Climate
County Administration South Innovation
601 N Ross Street 1400 Tenth Street, Room 121
Santa Ana, CA 92701 Sacramento, CA 95814

From: Irvine Ranch Water District
P.O. Box 57000
15600 Sand Canyon Avenue
Irvine, CA 92619-7000

PROJECT TITLE: Radio Tower Improvements Project

PROJECT LOCATION - Specific: See attached Figures 1 through 4 with site addresses.

- Site 1 - IRWD Dyer Road Initial Disinfection Facility Site (Assessor's Parcel Number [APN] 414-131-56)
- Site 2 - IRWD Coastal Zones 6 and G Reservoirs (Signal Peak) Site (APN 478-161-16)
- Site 3 - Williams Canyon Site (APN 867-031-09, approximately 33.7299, -117.6475)
- Site 4 - IRWD Well 76 Site (APN 449-021-27)

PROJECT LOCATION - City/County: Santa Ana, Orange County, CA (Dyer Road Initial Disinfection Facility Site)
Newport Beach, Orange County, CA (Signal Peak Site)
Unincorporated Orange County, CA (Williams Canyon Site)
Irvine, Orange County, CA (Well 76 Site)

PROJECT DESCRIPTION: The project involves installation of two radio towers and two monopoles along with associated appurtenances and site improvements. See Attachment 1 for detailed Project Description.

PUBLIC AGENCY APPROVING PROJECT: Irvine Ranch Water District

PROJECT APPLICANT: Irvine Ranch Water District **PHONE:** (949) 453-5300

EXEMPT STATUS: ☒ Categorical Exemption: Class 3, "New Construction or Conversion of Small Structures," Section 15303 and Class 11 "Accessory Structures," Section 15311
☐ Statutory Exemption: _____
☐ Other: _____

REASONS WHY PROJECT IS EXEMPT: The installation of two radio towers and two monopoles along with associated appurtenances and site improvements is exempt from the California Environmental Quality Act (CEQA) because the actions will involve the installation of a limited number of new small facilities and the construction of minor structures accessory to existing IRWD facilities for the purpose of improving IRWD's existing radio communication infrastructure, as authorized under the California Code of Regulations, Title 14, Chapter 3, Sections 15303 and 15311 (Class 3 "New Construction or Conversion of Small Structures" and Class 11 "Accessory Structures"). Class 3 exempts from CEQA review any project involving construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Class 11 exempts from CEQA review any project consisting of construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities. In addition, pursuant to Section 15300.2 of Title 14 of the California Code of Regulations, none of the exceptions to the use of a categorical exemption under CEQA are applicable.

STAFF CONTACT PERSON: Emily Le, Environmental Compliance Analyst **PHONE:** 949-453-5384

Christine Swan
Authorized Signature

District Secretary
Title

August 12, 2025
Date

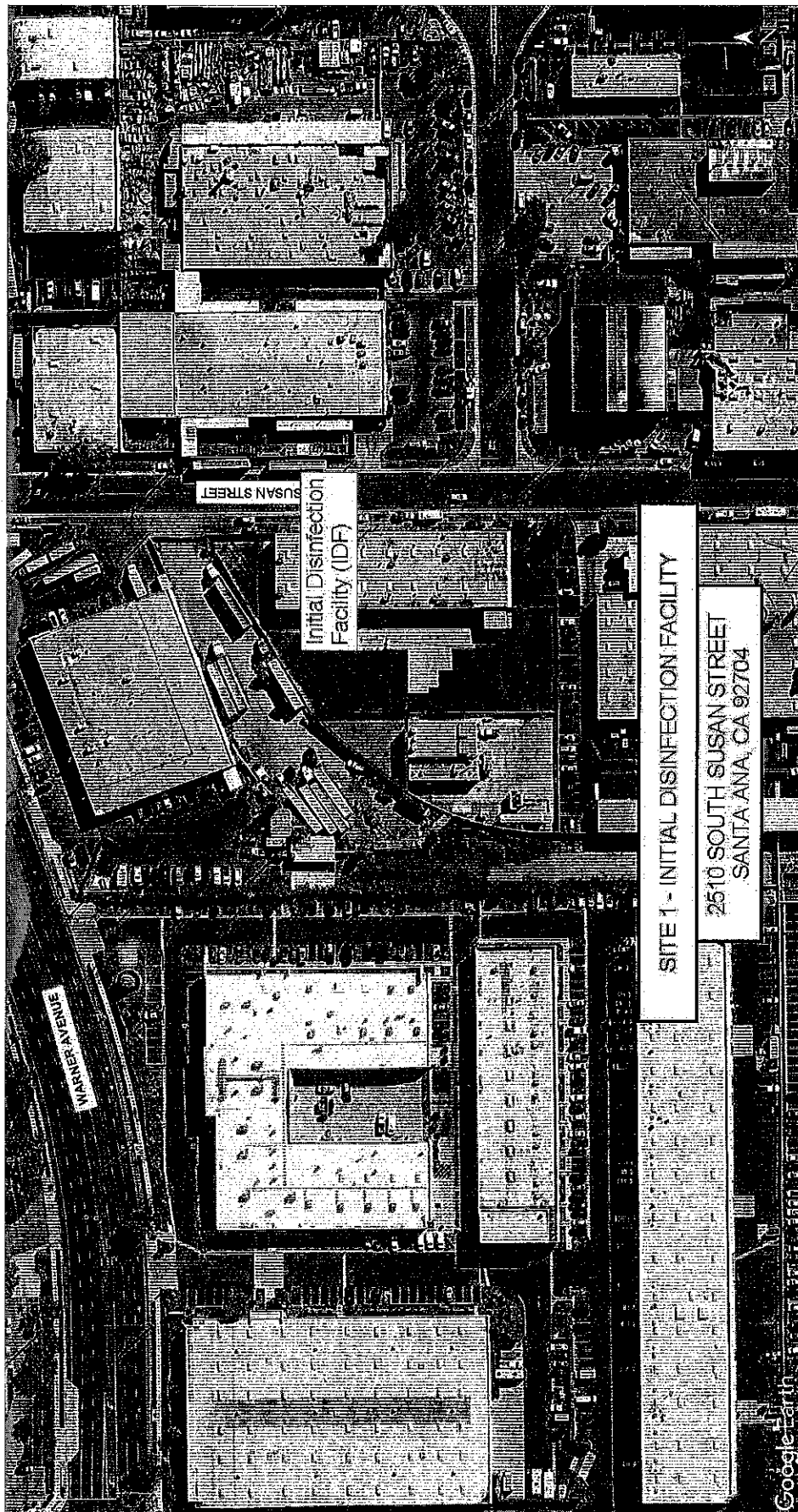
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BY: KD DEPUTY

FIGURE 1: Site 1 – IRWD Dyer Road Initial Disinfection Facility Site

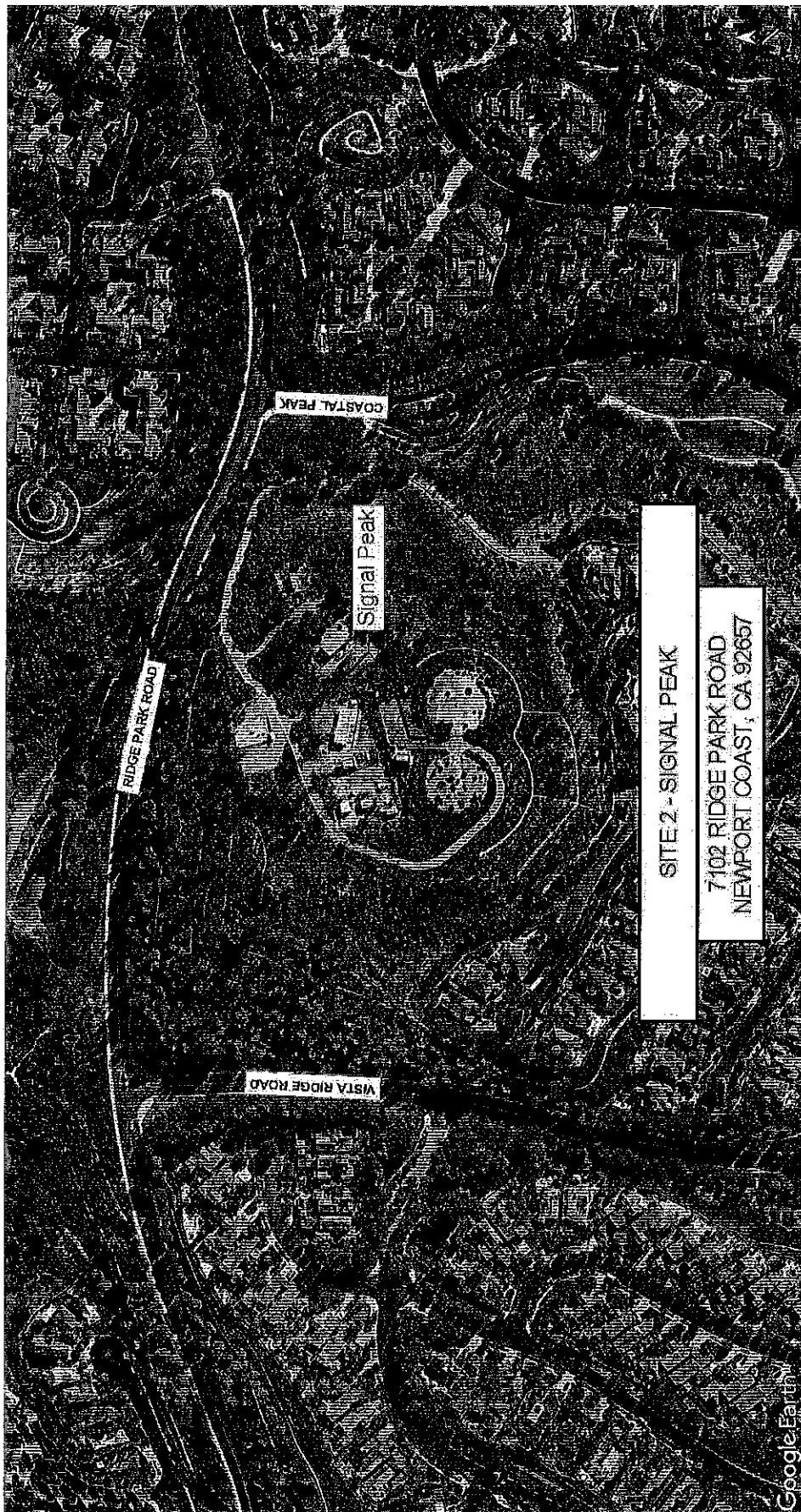


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FIGURE 2: Site 2 - IRWD Coastal Zones 6 and G Reservoirs (Signal Peak) Site



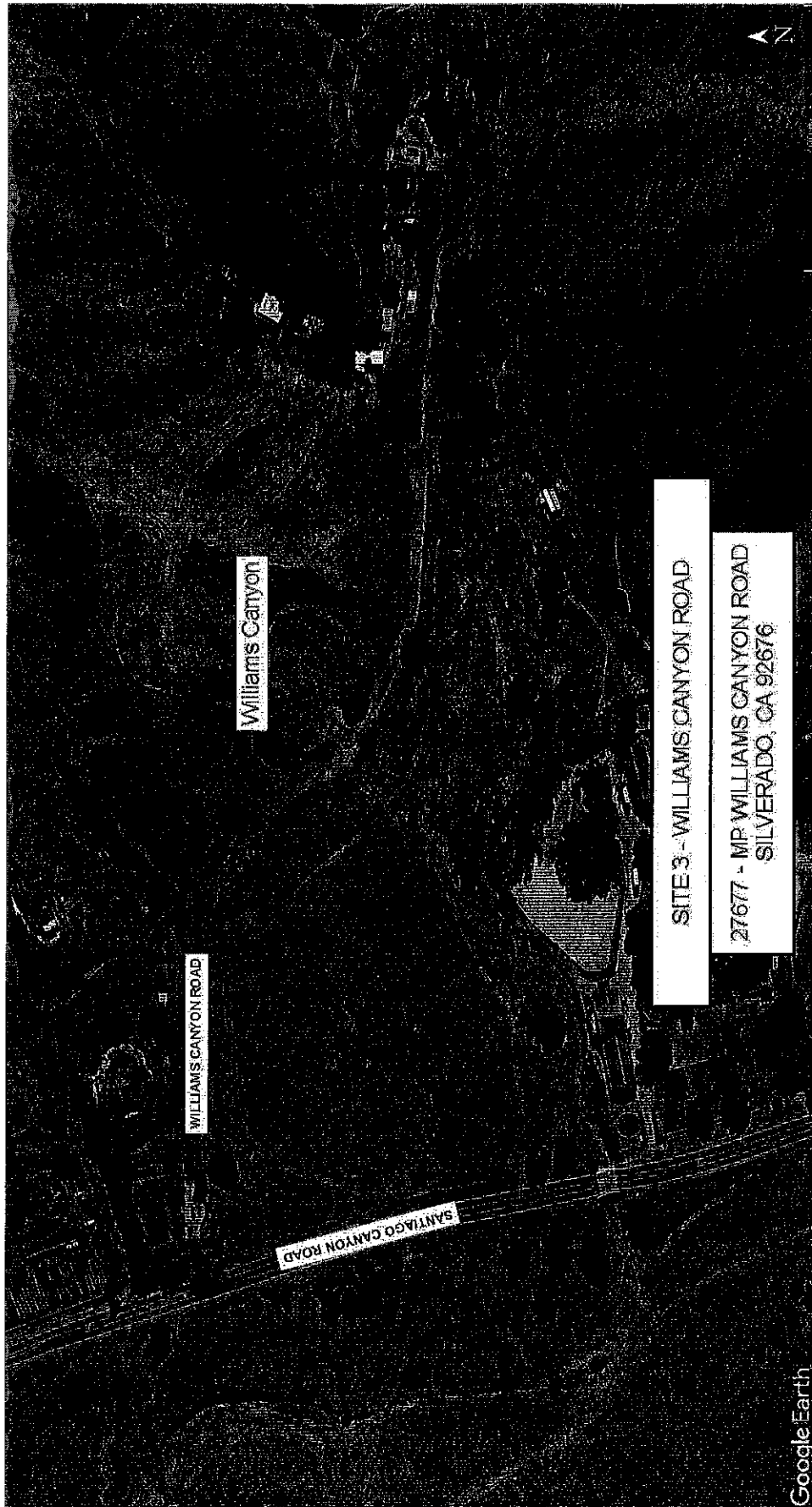
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BY:  DEPUTY

FIGURE 3: Site 3 - Williams Canyon Site



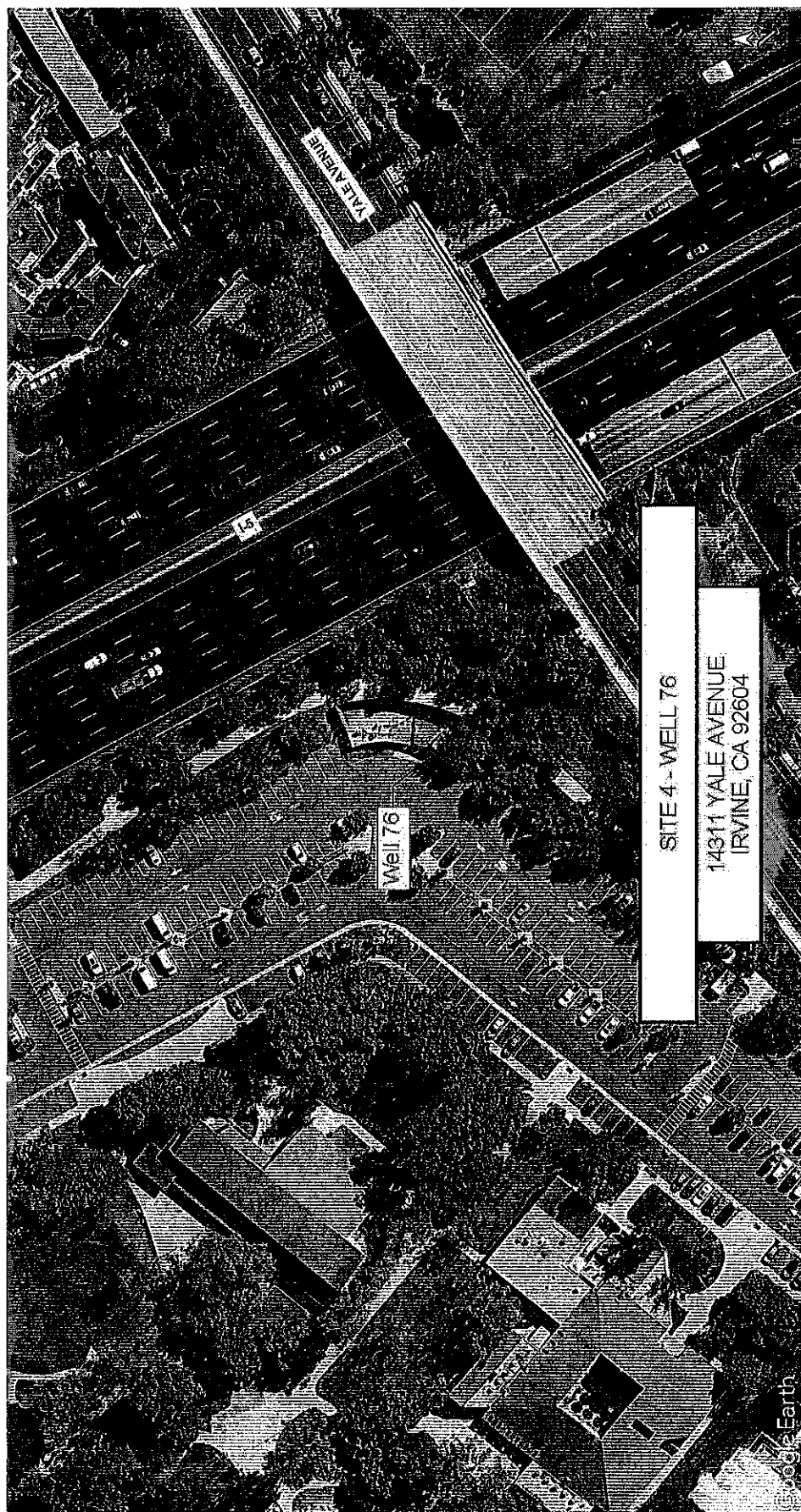
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FIGURE 4: Site 4 - IRWD Well 76 Site



ATTACHMENT 1: IRWD Radio Tower Improvements Project Description

The project involves installation of two radio towers and two monopoles along with associated site improvements, as described below. The purposes of the project are to improve IRWD's existing radio communication infrastructure (which has been detrimentally affected due to radio and physical interference), provide reliable communications during emergency events, and future-proof IRWD's remote communication capabilities.

- **IRWD Dyer Road Initial Disinfection Facility Site:** The project includes installation of a new 80-foot self-supporting radio tower and communication panel (with air conditioning unit) to replace the nearby existing 45-foot monopole at IRWD's Dyer Road Initial Disinfection Facility site. New electrical conduits would be installed between the new communication panel and the existing panels located in the electrical room of the Initial Disinfection Facility; these conduits would be located underground and along the exterior and interior walls of the building. A new tower grounding system would be installed with grounding wells and would be bonded to the existing building grounding system. During construction, a portion of the existing perimeter chain fence would be replaced with a sliding gate to allow for equipment access, and the fence would be restored upon completion of construction.
- **IRWD Coastal Zones 6 and G Reservoirs (Signal Peak) Site:** The project includes installation of a new 90-foot self-supporting radio tower and communication panel (with air conditioning unit) adjacent to IRWD's Coastal Zones 6 and G Reservoirs. This site already contains multiple existing communication towers owned by utility carriers, the County of Orange, and other agencies. Minor underground piping and electrical conduits may need to be re-routed to accommodate the tower foundation. New underground electrical conduits would be installed between the new communication panel and the existing panel located in IRWD's existing Chlorine Building and would require trenching through the existing paved road on site. A new tower grounding system would be installed with grounding wells, and a new shade structure would be installed for the communication panel. In addition, the IRWD existing antenna on the MCI Communications tower would be relocated to the new tower.
- **IRWD Well 76 Site:** The project includes installation of a new 40-foot monopole to replace the existing 10-foot Yagi antenna at IRWD's Well 76 site, located in the parking lot of Heritage Community Park. A small section of the existing concrete pad, the existing battery enclosure, and the existing antenna pole at the site would be removed to accommodate the new monopole. One short electrical conduit would be installed between the new monopole and the existing electrical panel entry point. The existing uninterruptible power supply system would be replaced with a new system with increased capacity. The existing grounding ring would be protected in place or restored after the foundation is completed, and the new monopole would be grounded and bonded to the existing grounding system.
- **Williams Canyon Site:** The project includes installation of a new 40-foot monopole and communication panel (with air conditioning unit) at a vacant site within an existing IRWD pipeline and utility easement along Williams Canyon Road in unincorporated Orange County. A Southern California Edison (SCE) meter pedestal would be installed on a concrete pad along with the communication panel next to the new monopole. New underground electrical conduits would be installed between the communication panel and the monopole, and one underground electrical conduit would be installed between the communication panel and the meter pedestal. In addition, an underground electrical conduit crossing Williams Canyon Road would be installed to connect the meter pedestal with the existing SCE utility pole. SCE would install a new pole-mounted transformer with appurtenances at the existing utility pole. A new uninterruptible power supply system, grounding system, and traffic bollard would also be installed.

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BY: KS DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print	Signature	Save
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RECEIPT NUMBER:

30-08/13/2025-0603

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY IRVINE RANCH WATER DISTRICT	LEAD AGENCY EMAIL	DATE 08/13/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000768	
PROJECT TITLE RADIO TOWER IMPROVEMENTS PROJECT		

PROJECT APPLICANT NAME IRVINE RANCH WATER DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 453-5300
PROJECT APPLICANT ADDRESS 15600 SAND CANYON AVENUE	CITY IRVINE	STATE CA
		ZIP CODE 92619

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☒ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$ 4,123.50	\$ _____
☐ Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	\$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	\$ _____

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
☐ County documentary handling fee	\$ 50.00	\$ _____
☐ Other		\$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ _____ **0.00**

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Kalci Do Deputy Clerk
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