



# CITY OF TUSTIN NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Notice is hereby given that the City of Tustin, California has prepared an Initial Study for the following project in compliance with the State of California Public Resources Code and the California Environmental Quality Act (CEQA) Guidelines.

Project: Platform Tustin Project  
Applicant: Centurion Plaza, LLC, Mike Moshayed  
Subject Properties: 15621, 15641, and 15661 Red Hill Avenue (APN: 430-233-19)

## Project Description:

A request to construct two new industrial buildings including a 49,552 square foot building with five dock doors (Building 1) and a 93,372 square foot building with eleven (11) dock doors (Building 2) on approximately 6.17 acres located at 15621, 15641, and 15661 Red Hill Avenue. The proposed project will also include the demolition of three existing office buildings and a parking structure currently located on the project site at Centurion Plaza.

The project includes the following entitlement application:

- **Design Review (DR) 2023-0009 for site layout and building design pursuant to Tustin City Code (TCC) Section 9272.**

## Environmental Review:

The Community Development Department has prepared an Initial Study for the above project in accordance with the State of California Public Resources Code Section 21092 and Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the CEQA, and on the basis of that study found that although there is substantial evidence that the proposed project may have a significant effect on the environment, there will not be a significant effect, in this case, because mitigation measures have been added to the project. Therefore, the preparation of an Environmental Impact Report is not required, and a proposed Mitigated Negative Declaration has been prepared in accordance with Article 6 of the CEQA Guidelines.

A Draft Mitigated Negative Declaration (MND) is available for review online at <https://www.tustinca.org/1080/Current-Projects>. Physical copies can be arranged to be viewed by appointment. For further information regarding public viewing options, please email [JJara@tustinca.org](mailto:JJara@tustinca.org) or call (714) 573-3136. The public is invited to comment on the appropriateness of this MND during a twenty (20) day review period between April 11, 2024, and May 1, 2024. Upon review by the Community Development Director, this review period may be extended if deemed necessary.

## DRAFT MITIGATED NEGATIVE DECLARATION PUBLIC REVIEW PERIOD ENDS ON MAY 1, 2024

Please send written comments to Jose Jara, Assistant Planner, Community Development Department, 300 Centennial Way, Tustin, California, 92780 or [JJara@tustinca.org](mailto:JJara@tustinca.org).

Erica N. Yasuda  
City Clerk

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**If you require special accommodations, please contact the  
Community Development Department at (714) 573-3138.**