



COMMUNITY DEVELOPMENT DEPARTMENT
300 Centennial Way, Tustin, CA 92780
(714) 573-3100

NOTICE OF EXEMPTION

Fee Exempt per Govt. Code Section 6103

Project Title: CONDITIONAL USE PERMIT (CUP) 2024-0019 – ACTIVATE GAMES

Project Location: 2403 PARK AVE., TUSTIN, CA 92780

Project Location – County: ORANGE

Project Description: TO ESTABLISH A COMMERCIAL RECREATION USE (ACTIVATE GAMES) LOCATED AT 2403 PARK AVE.

Name and Address of Applicant: MICHAEL RUBALCAVA, ARCO/MURRAY
500 W MONROE ST. STE. 1700
CHICAGO, IL 60661

Name of Public Agency Approving Project: CITY OF TUSTIN
PLANNING COMMISSION
300 CENTENNIAL WAY,
TUSTIN, CA 92780

Name and address of Person or Agency Carrying Out Project: MICHAEL RUBALCAVA, ARCO/MURRAY
500 W MONROE ST. STE. 1700
CHICAGO, IL 60661

Exempt Status: (Check One)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption. Section 15301 (Class 1, Existing Facilities)
- Statutory Exemptions (State Code No.)

Reason why project is exempt: THE PROJECT INVOLVES THE ESTABLISHMENT OF AN INDOOR COMMERCIAL RECREATIONAL FACILITY WITHIN AN EXISTING TENANT SPACE LOCATED AT 2403 PARK AVE. THAT WILL REQUIRE MINOR INTERIOR ALTERATIONS.

Lead Agency Contact Person: Kathy Tran Telephone: 714.573.3136

Date: 02/12/2025

Justina L. Willkom
Community Development Director