



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

NOTICE OF EXEMPTION

Fee Exempt per Govt. Code Section 6103

Project Title: SUBDIVISION MAP (SUB) 2024-0003/VESTING TENTATIVE TRACT MAP (VTTM) NO. 19353, DESIGN REVIEW (DR) 2024-0013, DENSITY BONUS CONCESSION/WAIVER REQUESTS, AND DEVELOPMENT AGREEMENT (DA) 2024-0003.

Project Location: Lots 11, 12 and 13 of Tract 18197 generally bound by Warner Avenue to the north, Legacy Avenue to the east, Compass Avenue to the west and Tustin Ranch Road to the south, within Planning Area 13 and 14 of Neighborhood D, Tustin Legacy Specific Plan.

Project Location – County: ORANGE

A request to construct a total of 1,336 apartment units, including 334 affordable units for very low- and low-income households, and 0.66-acre publicly accessible park, within Neighborhood D-South of the Tustin Legacy Specific Plan on an approximate 19.4-acre site.

Name and Address of Applicant: Irvine Co.  
Attn: Kevin Roberts  
550 Newport Center Drive  
Newport Beach, CA 92660

Name of Public Agency Approving Project: City of Tustin  
300 Centennial Way, Tustin, CA 92780

Name and address of Person or Agency Carrying Out Project: Irvine Co.  
Attn: Kevin Roberts  
550 Newport Center Drive  
Newport Beach, CA 92660

- 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
- Statutory Exemptions (Cal. Code of Regs., Title 14, Section 15182(c); California Government Code Sect. 65457)

Reason why project is exempt: The project has been evaluated pursuant to the California Environmental Quality Act (CEQA) and determined to be exempt pursuant to Section 15182(c) of the CEQA Guidelines (Cal. Code of Regs., Title 14, Section 15182) and Government Code Section 65457 for Residential Projects Implementing a Specific Plan because none of the factors listed in Public Resources Code Section 21166 have occurred. The project will be required to comply with applicable mitigation measures identified in Tustin Legacy Specific Plan EIR/Mitigation Monitoring and Reporting Program (MMRP).

Lead Agency Contact Person: Minoo Ashabi Telephone: 714.573.3118

Date 02/19/2025  
2<sup>nd</sup> filing after 2<sup>nd</sup> reading of ordinance

\_\_\_\_\_  
Justina L. Willkom  
Community Development Director