



COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780

(714) 573-3100

NOTICE OF EXEMPTION

Fee Exempt per Govt. Code Section 6103

Project Title: DESIGN REVIEW 2025-0005 AND DENSITY BONUS WAIVER AND CONCESSION REQUESTS

Project Location: 1852 SAN JUAN STREET, TUSTIN, CA 92780

Project Location – County: ORANGE

Project Description: DESIGN REVIEW (DR) 2025-0005 AND DENSITY BONUS WAIVER AND CONCESSION REQUESTS FOR A NEW THREE-STORY BUILDING WITH EIGHT (8) RENTAL UNITS AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

Name and Address of Applicant: NISHTHA MOHENDRA
FAMILIES FORWARD, INC. (501(c)(3))
8 THOMAS
IRVINE, CA 92618

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

Name and address of Person or Agency Carrying Out Project: NISHTHA MOHENDRA
FAMILIES FORWARD, INC. (501(c)(3))
8 THOMAS
IRVINE, CA 92618

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 Class 32, Section 15332 and Section 15194
- Statutory Exemptions (State Code No.)

Reason why project is exempt: The project includes a request for the construction of eight new affordable rental units for lower-income households, and density bonus waiver and concession requests. The project site is less than 5 acres, within city limits, surrounded by urban uses, and has no significant environmental impacts (Section 15332). It is served by existing utilities and consists of 100 or fewer affordable units restricted for at least 30 years (Section 15194).

Lead Agency Contact Person: Jose Jara Telephone: 714.573.3090

Date: 05/08/2025

Justina L. Willkom
Community Development Director