



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL DOCUMENT FILING FEE  
CASH RECEIPT**  
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print

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RECEIPT NUMBER:

30 — 01/24/2023 — 0048

STATE CLEARINGHOUSE NUMBER (If applicable)

2022090269

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF TUSTIN

LEAD AGENCY EMAIL

DATE

01/24/2023

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202385000052

PROJECT TITLE

17802 IRVINE BOULEVARD RESIDENTIAL PROJECT

PROJECT APPLICANT NAME

EMILIE SIMARD, INTRACORP SOCAL-1, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(714)573-3100

PROJECT APPLICANT ADDRESS

895 DOVE STREET, SUITE 400

CITY

NEWPORT BEACH

STATE

CA

ZIP CODE

92660

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$3,839.25

\$

0.00

☒ Mitigated/Negative Declaration (MND)(ND)

\$2,764.00

\$

2,764.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,203.25

\$

0.00

☐ 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

\$

0.00

☒ County documentary handling fee

\$

50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☒ Credit

☒ Check

☐ Other

TOTAL RECEIVED \$ 2,814.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

DEPUTY CLERK, SANDRA VALENCIA LOPEZ

POSTED

JAN 24 2023



ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
BY: [Signature] DEPUTY

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



2814.00

\* \$ R 0 0 1 4 1 6 7 8 6 3 \$ \*

202385000052 3:46 pm 01/24/23

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COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780

(714) 573-3100

NOTICE OF DETERMINATION

☐ Fee Exempt per Govt. Code Section 6103

Project Title: 17802 Irvine Boulevard Residential Project

State Clearing House No.: 2022090269

Type of Document: Mitigated Negative Declaration for 17802 Irvine Boulevard Residential Project

Project Location (including County): 17802 and 17842 Irvine Boulevard, Tustin, California 92780 (Orange County)

Name and Address of Person or Agency Carrying Out Project: EMILIE SIMARD  
INTRACORP SOCAL-1, LLC  
895 DOVE STREET, SUITE 400  
NEWPORT BEACH, CA 92660

Lead Agency Contact Person: Leila Carver, Senior Planner Consultant, City of Tustin  
Phone Number: (714) 573-3126

**Project Description:** The Project includes the demolition of the two existing office buildings (totaling approximately 44,948 square feet [SF]) and the redevelopment of the 2.07-acre site with forty (40) residential units. The 40-unit development would include eighteen (18) duplexes (36 units) and four (4) single-family residences, with thirty-eight (38) market rate and two (2) affordable residential units. Additionally, the proposed Project would include landscaping, common and private open space, parking, and utility/stormwater improvements. The Project includes approval of a general plan amendment, zone change, design review, density bonus concession/waiver, tentative tract map, and a development agreement.

This is to advise that the City of Tustin (☒ *Lead Agency* ☐ *Responsible Agency*) has approved the above described project on January 17, 2023, and has made the following determinations regarding the project:

1. The project { ☐ will ☒ will not } have a significant effect on the environment.
2. ☐ An EIR was prepared for this project pursuant to the provisions of CEQA.  
☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.  
☐ An Addendum was prepared for this project pursuant to the provisions of CEQA
3. Mitigation measures { ☒ were ☐ were not } made a condition of project approval.
4. A Statement of Overriding Consideration { ☐ was ☒ was not } adopted for this project.
5. Findings { ☒ were ☐ were not } made pursuant to the provisions of CEQA.

FILED

JAN 24 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

This is to certify that the Final Mitigated Negative Declaration and record of approval, is available to the general public at: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780 and online at <https://www.tustinca.org/1080/Current-Projects>.

Date 01/24/2023

[Signature]  
Justina L. Willkom, Community Development Director

30-01-24-2023-0048