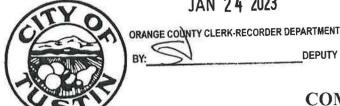
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SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		2022090	0269	
LEAD AGENCY	LEAD AGENCY EMAIL		DATE	
CITY OF TUSTIN			01/24/2	2023
COUNTY/STATE AGENCY OF FILING			DOCUMENT	
Orange			202385	5000052
PROJECT TITLE				
47000 ID\ (I) E DOLU E\ (A DD DEOIDE)	ITIM DDG IEGT			
17802 IRVINE BOULEVARD RESIDEN			In the same of the	
PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL		PHONE NUMBER (714)573-3100	
EMILIE SIMARD, INTRACORP SOCAL-1, LLC	OITY	OTATE		3-3100
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE	
895 DOVE STREET, SUITE 400 PROJECT APPLICANT (Check appropriate box)	NEWPORT BEACH	CA	92660	
Local Public Agency School District	Other Special District	☐ State /	Agency	Private Entity
			J	
CHECK APPLICABLE FEES:				
☐ Environmental Impact Report (EIR)		\$3,839.25 \$		
Mitigated/Negative Declaration (MND)(ND)		\$2,764.00 \$	-	
☐ Certified Regulatory Program (CRP) document - payment due	e 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 co	py)			
		4050.00		0.00
Water Right Application or Petition Fee (State Water Resource	es Control Board only)	\$850.00 \$	-	50.00
 County documentary handling fee Other 		Ф Ф	-	
PAYMENT METHOD:		Ψ		
☐ Cash ☑ Credit ☑ Check ☐ Other	TOTAL R	ECEIVED \$		2,814.00
\sim 1 \sim 1				
SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE			
X DE	DEPUTY CLERK,SANDRA VALENCIA LOPEZ			
) V				

POSTED

JAN 24 2023



Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder

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202385000052 3:46 pm 01/24/23 414 CRVIT01A Z03

COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE	OF DET	FRMIN	ATION

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.

	is is to advise that the City of Tustin ($\boxtimes Lead\ Agency\ \square Responsible\ Agency$) has approved	d the above described project on
<u>Jar</u>	uary 17, 2023, and has made the following determinations regarding the project:	
	The project { will will not} have a significant effect on the environment. An EIR was prepared for this project pursuant to the provisions of CEQA.	FILED
	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	JAN 2 4 2023
4.	Mitigation measures {\infty were not} were not} made a condition of project approval. A Statement of Overriding Consideration {\infty was \infty was not} adopted for this project.	ORANGE COUNTY CLERK-RECORDER DEPARTMENT
5.	Findings { were not} made pursuant to the provisions of CEQA.	BA: DEbilla

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/l 080/Current-Projects.

L. Willkom, Community Development Director