



NO FE

* \$ R 0 0 0 8 1 2 8 4 5 7 \$ *
201685000096 10:45 am 02/02/16
230 SC4 Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Exempt per Gov't Code 6103

RETURN TO: Jo Ann Corey
Irvine Ranch Water Distric
P.O. Box 57000
15600 Sand Canyon Avenue
Irvine, CA 92619-7000

NOTICE OF EXEMPTION
(State Guidelines 15062)

County Clerk's Filing Stamp

TO: Orange County Clerk-Recorder
12 Civic Center Plaza, Room 101
Santa Ana, CA 92701

FROM: Irvine Ranch Water District (Applicant/Lead Agency)
P.O. Box 57000
15600 Sand Canyon Avenue
Irvine, CA 92619-7000

Project Name: Tustin Legacy Red Hill Ave Well Site Improvements

Project Location: Located off Red Hill Avenue in the City of Tustin (see Exhibit "A")

County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

Irvine Ranch Water District inherited a former agricultural well from The Irvine Company (TIC) several years ago. The agricultural well reached the end of its useful life and therefore was destroyed by IRWD in 2010. IRWD intends to prepare the site so that IRWD can re-drill the well at some point in the future.

This project includes demolishing portions of the existing block wall, footing and pilasters around the existing well site, removing landscape and portions of the existing irrigation system, grading, and constructing a new block wall and pilasters around the well site.

FILED

POSTED

FEB 02 2016

FEB 02 2016

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

BY: [Signature] DEPUTY

Name of Public Agency Approving
and Carrying out this Project:

Irvine Ranch Water District (IRWD)
15600 Sand Canyon Avenue, Irvine, CA 92618

Contact Person: Jo Ann Corey, Engineering Technician III

Area Code 949 Phone 453-5326

Exempt Status: (check one)

- Ministerial (Sec 21080(b)(1); (State Guidelines Sec. §15268)
 Declared Emergency (Sec 21080(b)(3); State Guidelines Sec. §15269(a))
 Emergency Project (Sec 21080(b)(4); (State Guidelines Sec. §15269(b)(c))
 Categorical Exemption (State Guidelines Sec. §15301)
 Categorical Exemption (State Guidelines Sec. §15302)
 Categorical Exemption (State Guidelines Sec. §15303)
 Categorical Exemption (State Guidelines Sec. §15306)
 Statutory Exemption State code number (State Guidelines §15282)

Reasons why project is exempt:

This project intends to clear the site in preparation for re-drilling a domestic water well on this same site in the near future. The project is exempt per State Guidelines Section 15301 which exempts the operation, repair, maintenance, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Submission of this form is optional. Local agencies may file this form with the county clerk pursuant to Public Resources Code Section 21152(b). The filing of the notice starts a 35-day statute of limitations on court challenges to the approval of the project under Public Resources Code Section 21167(d). Failure to file the notice results in the statute of limitations being extended to 180 days.

Jo Ann Corey, Engineering Technician III
Staff Member Responsible for Preparation

Zsolt Bonkowski
District Secretary

2/2/16
Date

FILED

FEB 02 2016

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]* DEPUTY

POSTED

FEB 02 2016

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]* DEPUTY

POSTED

FEB 02 2016

HUGH NGUYEN, CLERK-RECORDER
DEPUTY

BY:

EXCLUSIVE
EASEMENT
1887 S.F.

PROPERTY LINE

LICENSE AREA
4500 S.F.
(DURING CONSTRUCTION)

EX. IRWD
PROPERTY

BLOCK 10

HERITAGE SCHOOL
T.U.S.D.

IRVINE'S SUB.

CL RED HILL AVENUE

M.R.M. 1/88

EXCLUSIVE
EASEMENT
3113 S.F.

PROPERTY LINE

EASEMENT VALUATION

EXCLUSIVE EASEMENT
5000 S.F. X \$36/S.F. \$180,000

LICENSE AREA FOR
CONSTRUCTION
4500 S.F. X \$4.20/S.F. \$18,900

TOTAL \$198,900

SCALE: 1" = 40'

VALUATION EXHIBIT

FILED

FEB 02 2016

TUSTIN LEGACY WELL
EASEMENT ACQUISITION

HUGH NGUYEN, CLERK-RECORDER



IRVINE RANCH WATER DISTRICT
15600 SAND CANYON AVENUE, IRVINE, CA 92619

JANUARY 7, 2015

SHEET 1 OF 1 SHEET

BY: DEPUTY

VALUATION EX 1-7-15.DWG