



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-09124/2025-0721

202585000913

FILED

September 24, 2025

HUGH NGUYEN
CLERK - RECORDER

By Hugh Nguyen
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

APN 430-252-14 PROPERTY ACQUISITION

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
☒ Notice of Exemption (NOE)
☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** 09/24/2025

Posted 09/24/2025 Removed _____

Returned to agency on _____

DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



Irvine Ranch Water District
Notice of Exemption

To: ☒ Orange County Clerk Recorder ☒ Office of Land Use and Climate
County Administration South Innovation
601 N Ross Street 1400 Tenth Street, Room 121
Santa Ana, CA 92701 Sacramento, CA 95814

From: Irvine Ranch Water District
P.O. Box 57000
15600 Sand Canyon Avenue
Irvine, CA 92619-7000

PROJECT TITLE: APN 430-252-14 Property Acquisition

PROJECT LOCATION - Specific: 1211 Edinger Avenue, Tustin, CA 92780 (see Figure 1)

PROJECT LOCATION - City/County: Tustin, Orange County

PROJECT DESCRIPTION: Irvine Ranch Water District (IRWD) has entered into a purchase agreement for approximately 2.10 acres of land (Property) in the city of Tustin, California. The Property, referenced as APN 430-252-14, consists of an existing warehouse and associated parking lot. IRWD is acquiring the Property as an investment pursuant to Section 35912 of the California Water Code, which authorizes IRWD to invest or reinvest its capital facilities replacement funds in real estate located within the County of Orange as an investment for the production of income. IRWD is not presently proposing an expansion of the existing or former use of the Property. Environmental impacts associated with the Property acquisition are not expected. Pursuant to CEQA Guidelines Section 15004 (b)(2)(A), any future expansion of the existing use of the property will be subject to subsequent CEQA compliance actions.

PUBLIC AGENCY APPROVING PROJECT: Irvine Ranch Water District

PROJECT APPLICANT: Irvine Ranch Water District **PHONE:** (949) 453-5300

EXEMPT STATUS: ☒ Categorical Exemption: Class 1, "Existing Facilities", Section 15301
☐ Statutory Exemption: _____
☐ Other: _____

REASONS WHY PROJECT IS EXEMPT: The purchase of the property is exempt from the California Environmental Quality Act (CEQA) because the action involves the continued use of existing facilities involving no expansion of existing or former use, as authorized under the California Code of Regulations, Title 14, Division 6, Chapter 3, Section 15301 (Class 1 "Existing Facilities"). Class 1 exempts from CEQA review any project involving the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. In addition, pursuant to Section 15300.2 of Title 14 of the California Code of Regulations, none of the exceptions to the use of a categorical exemption under CEQA are applicable.

STAFF CONTACT PERSON: Emily Le, Environmental Compliance Analyst **PHONE:** 949-453-5384

Authorized Signature

District Secretary

Title

September 23, 2025

Date

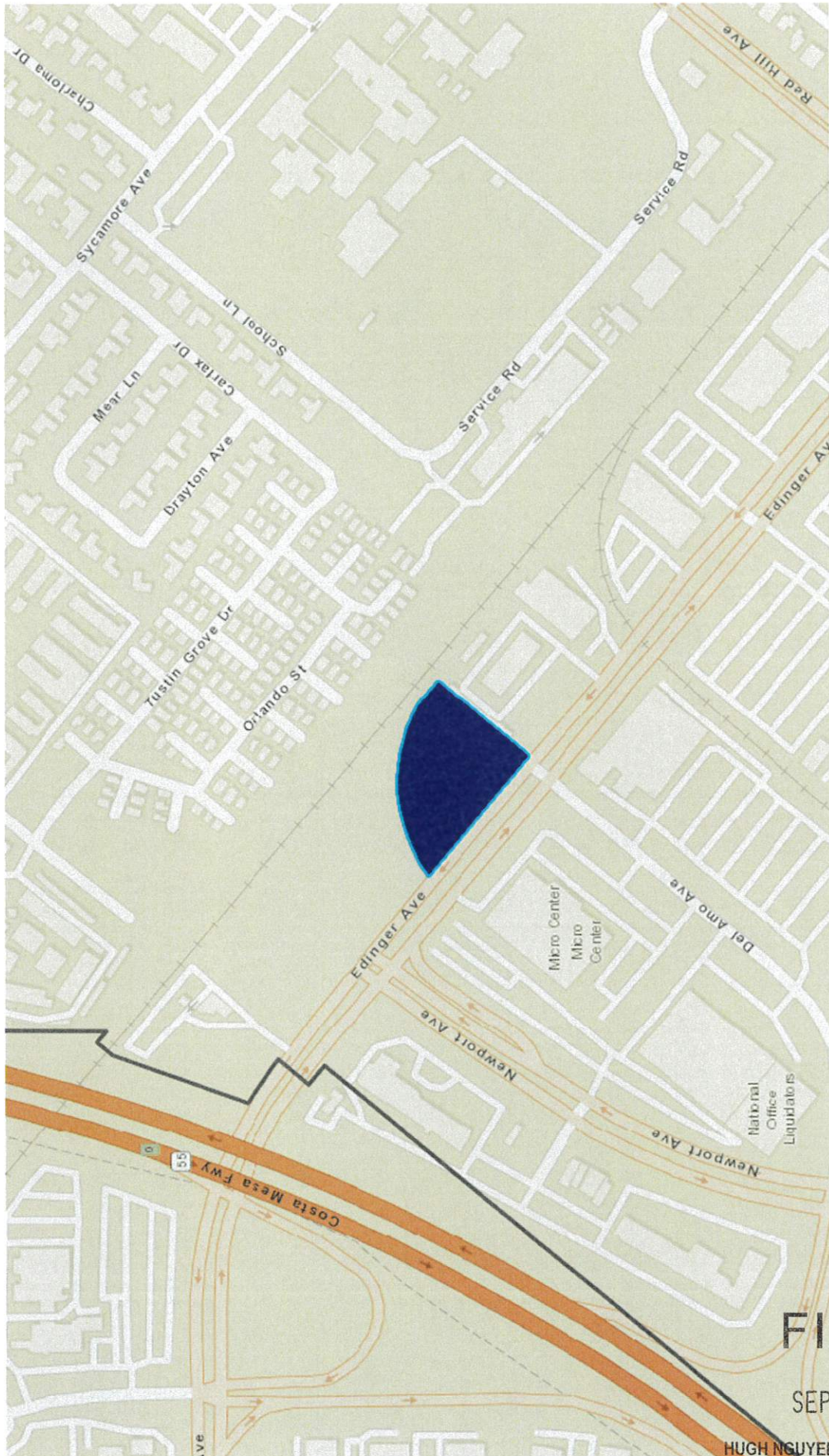
FILED

SEP 24 2025

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

FIGURE 1: PROJECT SITE MAP



FILED

SEP 24 2025

HUGH NGUYEN, CLERK-RECORDER

BY:

[Signature]

DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a



RECEIPT NUMBER:

30-09/24/2025-0721

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY IRVINE RANCH WATER DISTRICT	LEAD AGENCY EMAIL	DATE 09/24/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000913	
PROJECT TITLE		

APN 430-252-14 PROPERTY ACQUISITION

PROJECT APPLICANT NAME IRVINE RANCH WATER DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 453-5300
PROJECT APPLICANT ADDRESS 15600 SAND CANYON AVENUE	CITY IRVINE	STATE CA
		ZIP CODE 92619

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☒ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR) \$ 4,123.50 \$ _____
☐ Mitigated/Negative Declaration (MND)(ND) \$ 2,968.75 \$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,401.75 \$ _____

☒ 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 \$ _____
☐ County documentary handling fee \$ 50.00 \$ _____
☐ Other \$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 0.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Kalci Do Deputy Clerk
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