

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Tustin
Address: 300 Centennial Way
Tustin, CA 92680

Contact: Leila Carver
Phone: 714-573-3126

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2017041031

Project Title: Compass at Red Hill Project

Project Applicant: Meritage Homes

Project Location (include county): 13751 & 13841 Red Hill Avenue Tustin, Orange County, CA

Project Description:

A request to construct a residential project that would include 73 residential condominium units in 9 buildings, including 4 affordable units, on approx. 3.4 acres. The project would include an enclosed, two-car garage per unit, 18 guest parking spaces, private open space for each unit, common open space areas, landscaping, and a public amenity space. The project is located within the Red Hill Avenue Specific Plan (RHASP, SP-13). The project includes a Development Agreement.

This is to advise that the City of Tustin has approved the above (Lead Agency or Responsible Agency)

described project on 06/17/2025 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

https://www.tustinca.org/1080/Current-Projects#Compass

Signature (Public Agency): [Signature] Title: Community Development Director

Date: 06/17/2025 Date Received for filing at OPR: