



Irvine Ranch Water District
Notice of Exemption

To: [checked] Orange County Clerk Recorder [checked] 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: [checked] 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

[Handwritten Signature]
Authorized Signature

District Secretary
Title

September 23, 2025
Date

FIGURE 1: PROJECT SITE MAP

