



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

NOTICE OF EXEMPTION

Fee Exempt per Govt. Code Section 6103

Project Title: CONDITIONAL USE PERMIT (CUP) 2025-0021 – WESTCLIFF UNIVERSITY MASTER SIGN PLAN

Project Location: 15101 RED HILL AVENUE, TUSTIN, CA 92780

Project Location – County: ORANGE

Project Description: REQUEST TO ESTABLISH A MASTER SIGN PLAN WITH DEVIATIONS FROM THE TUSTIN CITY CODE FOR WESTCLIFF UNIVERSITY, A PROFESSIONAL LAW SCHOOL.

Name and Address of Applicant: MATTHEW HUBBS, WESTCLIFF UNIVERSITY
17877 VON KARMAN AVENUE
IRVINE, CA 92614

Name of Public Agency Approving Project: CITY OF TUSTIN
ZONING ADMINISTRATOR
300 CENTENNIAL WAY
TUSTIN, CA 92780

Name and address of Person or Agency Carrying Out Project: CHASE ARTHUR, CASALA GROUP, INC
11702 VIA RANCHO
SANTA ANA, CA 92705

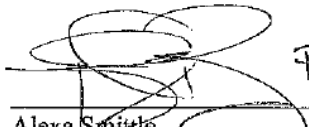
Exempt Status: (Check One)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption. Section 15301 (Class 1, Existing Facilities)
- Statutory Exemptions (State Code No.)

Reason why project is exempt: THE PROJECT INCLUDES A MASTER SIGN PLAN FOR AN EXISTING FACILITY (WESTCLIFF UNIVERSITY), NO ALTERATIONS OR EXPANSIONS TO THE BUILDING ARE PROPOSED.

Lead Agency Contact Person: AARON VALLE Telephone: 714.573.3149

Date 17 April 2026



Alexa Smittle
Community Development Director