

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 1994071005

Project Title: Tustin Legacy Specific Plan Amendment

Lead Agency: City of Tustin Contact Person: Samantha Beier
 Mailing Address: 300 Centennial Way Phone: 714-573-3354
 City: Tustin Zip: 92780 County: Orange

Project Location: County: Orange City/Nearest Community: Tustin

Cross Streets: Red Hill Avenue to the west, Edinger Avenue to the north, Harvard Avenue to the east, and Barranca Parkway to the south Zip Code: 92782

Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ' 26.24 " N / 117 ° 49 ' 32.89 " W Total Acres: 90

Assessor's Parcel No.: APNs 430-381-27 to -29, 36, -41, -91, and -95, 430-391-03, -27, -28, -55, -59 to -64 Section: Twp.: 5S Range: 9W Base:

Within 2 Miles: State Hwy #: SR 55, SR 261, I-5, I-405 Waterways: None

Airports: John Wayne Airport Railways: Metrolink Inland Empire-Orange County Line Schools: Heritage Elementary, Legacy Magnet Academy, add.

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other:
 Mit Neg Dec Other: FONSI

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other:

Development Type:

Residential: Units 4,970 Acres Transportation: Type
 Office: Sq.ft. Acres Employees Mining: Mineral
 Commercial: Sq.ft. Acres Employees Power: Type MW
 Industrial: Sq.ft. Acres Employees Waste Treatment: Type MGD
 Educational: Hazardous Waste: Type
 Recreational: Other:
 Water Facilities: Type MGD

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other:

Present Land Use/Zoning/General Plan Designation:

General Plan land use designation of Tustin Legacy Specific Plan (TLSP) and zoned SP 1- Tustin Legacy

Project Description: (please use a separate page if necessary)

The proposed SPA would amend Neighborhood D South, D North, and G to increase the allowed residential capacity to be consistent with the 2021-2029 Housing Element Update (HEU). The proposed upzoning would add a total of 855 additional residential units to the existing residential capacity of the Modified Project area. The HEU also included 1,356 buffer units that are intended to make up for any potential units that are not developed on the other HEU sites. Therefore, a total of 2,211 units have been incorporated into the residential caps of the TLSP Neighborhoods D North, D South, and G. The provision for density bonus pursuant to the Surplus Land Act is applicable to the TLSP area, and therefore, the application of density bonus has been analyzed through the addition of 2,759 units. Together, the HEU RHNA units, buffer units, and density bonus units total an additional 4,970 units that will be analyzed in the Draft Supplemental Environmental Impact Report.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans District # _____ | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Regional WQCB # _____ |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date March 5, 2024 Ending Date April 3, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions, Inc</u>	Applicant: <u>City of Tustin</u>
Address: <u>3333 Michelson Drive, Suite 500</u>	Address: <u>300 Centennial Way</u>
City/State/Zip: <u>Irvine, CA 92612</u>	City/State/Zip: <u>Tustin, CA 92780</u>
Contact: <u>Danielle Thayer</u>	Phone: <u>714-573-3354</u>
Phone: _____	

Signature of Lead Agency Representative: *Samantha Beier* Date: 2/29/2024
Samantha Beier

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.