



# NOTICE OF PREPARATION AND SCOPING MEETING

**DATE:** March 4, 2024

**TO:** Agencies, Organizations and Interested Parties

**SUBJECT:** Notice of Preparation of a Draft Supplemental Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

**PUBLIC REVIEW:** **March 5, 2024, to April 3, 2024**

The City of Tustin is preparing an amendment to the Tustin Legacy Specific Plan (Specific Plan). As part of that process, the City intends to prepare a Supplemental Environmental Impact Report (SEIR), pursuant to the requirements of the California Environmental Quality Act (CEQA) for the proposed Specific Plan Amendment, described below. We request your review and comments as to the scope and content of the forthcoming SEIR, as summarized in the Initial Study, available on the City's website at <http://www.tustinca.org/HousingElementRezone>, or available at City offices, 300 Centennial Way, Tustin, California, 92780.

**AGENCIES:** The City requests your review on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the SEIR prepared by the City when considering any permits that your agency must issue, or other approval for the project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City requests your comments and concerns regarding the environmental issues associated with implementation of the proposed project.

**PROJECT TITLE:** Tustin Legacy Specific Plan Amendment (SPA-2024-0002)

**PROJECT LOCATION:** As shown in Figure 1, *Vicinity Map*, the project area for the Tustin Legacy Specific Plan, is within an urbanized area that overlaps the southern portion of the City of Tustin and the northwest portion of the City of Irvine in Orange County, California. The 1,606-acre Specific Plan area includes 1,511 acres in Tustin and approximately 95 acres in Irvine. The major roadways that border the site are Red Hill Avenue on the west, Edinger Avenue on the north, Harvard Avenue on the east, and Barranca Parkway on the south. Regional access to the Specific Plan area is also provided by Jamboree Road/State Route 261 (SR-261) and State Route 55 (SR-55).

The proposed Specific Plan Amendment is limited to Neighborhood D North, D South, and G, a portion of the Specific Plan area within the City of Tustin. Neighborhood D North is generally bound by Valencia Avenue to the north, Tustin Ranch Road to the east, Warner Avenue to the south, and Armstrong Avenue to the west. Neighborhood D South is generally bound by Warner Avenue to the north, Tustin Ranch Road to the east, Barranca Parkway to the south, and Armstrong Avenue to the west. Neighborhood G is generally bound by Edinger Avenue to the north, Jamboree Road to the east, Warner Avenue to the south and Tustin Ranch Road to the west.

**DESCRIPTION:** The Specific Plan was adopted by ordinance on February 3, 2003, and established the zoning for the 1,606-acre project area. It also established the necessary plans, development standards, regulations, infrastructure requirements, design guidelines, and implementation programs on which subsequent, project-related development is founded. It is intended that local public works projects, design review plans, detailed site plans, grading and building permits, or any other action requiring ministerial or



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discretionary approval applicable to the project area be consistent with the Specific Plan. The Specific Plan has been amended seven times between 2010 and 2017 in response to changing market conditions. The latest SPA occurred in 2017 (Adopted Specific Plan), which reorganized the delineated planning areas to provide additional flexibility; additionally, overall allowed residential capacity was increased and allowed nonresidential capacity was decreased.

The current SPA proposes to amend three neighborhoods, Neighborhood D South (Planning Areas [PA] 13 & 14), D North (PA 8), and G (PA 15) (see Figure 2), to increase the allowed residential capacity to be consistent with the 2021-2029 Housing Element Update (HEU). The proposed SPA would add 100 units of allowed residential capacity to Neighborhood D South, 1,911 units to Neighborhood D North, and 200 units to Neighborhood G. Compared to the Adopted Specific Plan, the proposed SPA would increase the allowed residential capacity by a total of 2,211 residential units within Neighborhoods D North, D South, and G. While the SPA would increase the residential capacity by 2,211 units, the provision for state density bonus is applicable to the Specific Plan area. The proposed allowed residential capacity increase of 2,211 and the potential of 2,759 density bonus units will be conservatively analyzed within the Draft SEIR. No changes are proposed to the allowed nonresidential capacity (i.e. office, commercial, hotel, etc.).

**POTENTIAL ENVIRONMENTAL EFFECTS:** A SEIR will be prepared to evaluate the Project's potential environmental impacts compared to those analyzed in the previously adopted SEIR (as amended). As determined by the Initial Study, the topic areas to be discussed in the SEIR are Air Quality, Energy, Greenhouse Gas Emissions, Groundwater Recharge, Land Use and Planning, Noise, Population and Housing, Public Services, Transportation/Traffic, and Utilities and Service Systems impacts.

**PUBLIC REVIEW PERIOD:** The City has determined to make this Notice of Preparation (NOP) and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Please provide any comments by **April 3, 2024 at 5:00 p.m.** to the contact person listed below.

**RESPONSES AND COMMENTS:** Please indicate a contact person for your agency or organization and send your responses and comments to: Samantha Beier, Senior Planner; Phone: (714) 573-3354; E-mail: [SBeier@tustinca.org](mailto:SBeier@tustinca.org); Mailing Address: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780; Website: <http://www.tustinca.org>.

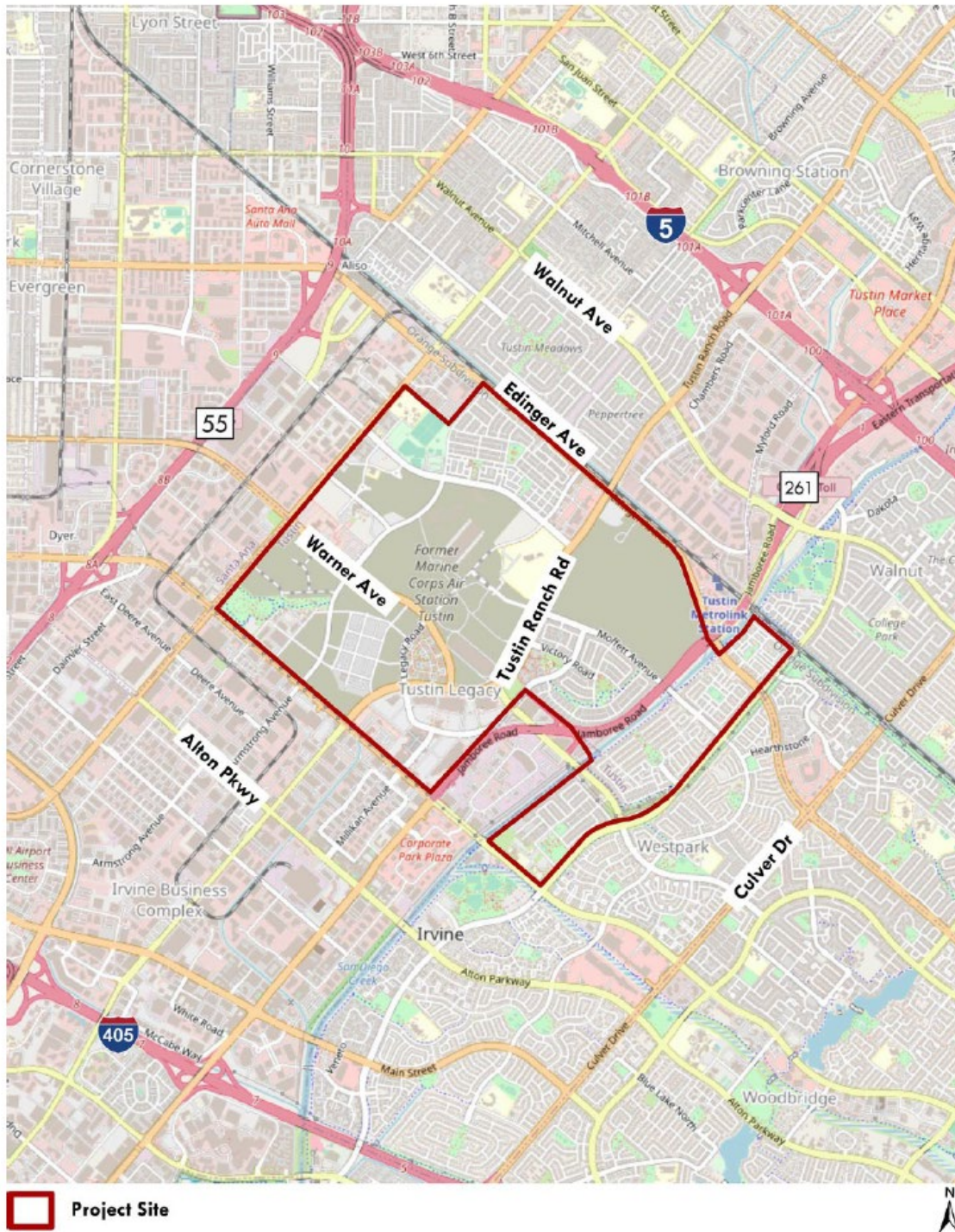
**SCOPING MEETING:** One scoping meeting will be held to receive comments on the proposed scope and content of the Tustin Legacy Specific Plan Amendment Draft Supplemental Environmental Impact Report (DSEIR). You are invited to attend and present environmental information that you believe should be addressed in the DSEIR. The meeting is scheduled for:

Date: Wednesday, March 20th, 2024  
Time: 5:00 p.m.  
Place: [Community Center at The Market Place](#)  
2961 El Camino Real  
Tustin, CA 92782

**DOCUMENT AVAILABILITY:** The Initial Study is available for public review during regular business hours at the City of Tustin Community Development Department listed above and the Tustin Library, 345 E. Main Street, Tustin. The Initial Study can be viewed on the City of Tustin website at the following address (URL): <http://www.tustinca.org/HousingElementRezone>.

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Figure 1 - Vicinity Map





# NOTICE OF PREPARATION AND SCOPING MEETING

Figure 2 - Neighborhood Map

