



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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TYPE OR PRINT CLEARLY

Project Title

PUBLIC NOTICE/POSTING: TUSTIN LEGACY SPECIFIC PLAN AMENDMENT

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): **POSTING**

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON June 27, 2024

Posted for 30 days

DEPUTY CARINA HERRERA

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# NOTICE OF AVAILABILITY

**DATE:** June 27, 2024

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

**SUBJECT:** Notice of Availability of a Draft Supplemental Environmental Impact Report in Compliance with Title 14, Section 15087(a) of the California Code of Regulations Prepared for the Tustin Legacy Specific Plan Amendment

## NOTICE IS HEREBY GIVEN:

Pursuant to Public Resources Code Sections 21091 and 21092, and California Environmental Quality Act (CEQA) State Guidelines Sections 15105, 15087, and 15163, notice is hereby given that a Draft Supplemental Environmental Impact Report (SEIR) (State Clearinghouse No. 1994071005) for the Tustin Legacy Specific Plan Amendment Project (TLSP SPA), is available for public review during the public comment period **June 28, 2024**, through **August 12, 2024**. The TLSP SPA (Modified Project) is an amendment to a previously approved TLSP Amendment (2015-001) and General Plan Amendment (2015-002) (Approved Project), which were approved by the City of Tustin on July 18, 2017. The City of Tustin, as lead agency, has prepared the DSEIR to analyze environmental impacts associated with implementation of the Modified Project, and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

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

**PROJECT LOCATION:** As shown in Figure 1, *Vicinity Map*, the Modified Project site is the portion of the TLSP area where changes are proposed through a Specific Plan Amendment (SPA). The Modified Project site consists of three TLSP subareas, spread across two geographically defined areas referred to as "Neighborhoods", and further delineated into "Planning Areas" (PAs) within the TLSP: Neighborhood D North (PA 8); D South (PAs 13 and 14), which encompass a total of 314 acres; and PA 15 of Neighborhood G, which encompasses 271 acres. These neighborhoods are within an urbanized area of southern Tustin in Orange County, California. The portions of Neighborhood D and G that are part of the Modified Project were identified within the recently approved 2021-2029 Housing Element Update (HEU) as suitable for future housing development. The major roadways that border Neighborhood D (PAs 8, 13, and 14) are Valencia Avenue to the north, Barranca Parkway to the south, Armstrong Avenue to the west, and Tustin Ranch Road to the east. PA 15 of Neighborhood G is generally bound by Edinger Avenue to the north, Warner Avenue to the south, Tustin Ranch Road to the west, and Jamboree Road to the east.

**DESCRIPTION:** The TLSP was adopted by ordinance on February 3, 2003, and establishes the zoning for the 1,606-acre TLSP 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 discretionary approval applicable to the project area be consistent with the TLSP (and amendments thereof). The TLSP has been amended seven times between 2001 and 2017 in response to changing market conditions. The latest SPA occurred in 2017 (Adopted Specific Plan), which reorganized the delineated PAs to provide additional flexibility; additionally, overall maximum allowable residential capacity was increased, and maximum allowable nonresidential capacity was decreased.

The current SPA proposes to amend three neighborhoods, Neighborhood D North (PA 8), D South (PAs 13 & 14), and G (PA 15) (see Figure 2), to increase the allowed residential capacity to be consistent with



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the HEU. The TLSP SPA would increase residential capacity of Neighborhood D North by 1,911 units (currently no residential is allowed), Neighborhood D South by 100 units (from 1,672 to 1,772), and Neighborhood G by 200 units (from 2,814 to 3,014). Compared to the Adopted Specific Plan, the proposed SPA would increase the allowed residential capacity by a total of 2,211 residential units. Additionally, provision for state density bonus is applicable to the TLSP area. Therefore, the proposed allowed residential capacity increase of 2,211 and an additional potential of 2,759 density bonus units has been conservatively analyzed within the Draft SEIR to account for future potential maximum buildout conditions. No changes are proposed to the allowed nonresidential capacity (i.e. office, commercial, hotel, etc.). No development or infrastructure improvements are proposed as part of the project.

**ENVIRONMENTAL DETERMINATION:** The City of Tustin has completed a DSEIR for the Modified Project, and for all the related actions including the SPA and associated approvals. The DSEIR analyzed impacts to 10 environmental topical areas: Air Quality, Energy, Greenhouse Gas Emissions (GHG), Land Use and Planning, Noise, Population and Housing, Public Services, Transportation/Circulation, Tribal Cultural Resources, and Utilities and Service Systems. Mitigation measures from the Approved Project have been carried forward into the Modified Project. New mitigation measures have been adopted for Air Quality, Greenhouse Gas, and Tribal Cultural Resources. The DSEIR found the Modified Project would result in significant and unavoidable impacts related to Air Quality and Greenhouse Gas.

**PUBLIC REVIEW PERIOD:** This DSEIR is available for public review and comment for 45-days, pursuant to California Code of Regulations, Title 14, Section 15087(a). The comment period for the DSEIR begins June 28, 2024, and ends August 12, 2024. Please provide any comments by Monday, **August 12, 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: Samatha Beier, Senior Planner; Phone: (714) 573-3354; E-mail: [HousingElementRezone@tustinca.org](mailto:HousingElementRezone@tustinca.org); Mailing Address: City of Tustin, Community Development Department, Attn: Samantha Beier, 300 Centennial Way, Tustin, CA 92780; Website: <https://www.tustinca.org/HousingElementRezone>

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

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Figure 1 - Vicinity Map



