



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-12/20/2024-1095

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



4101.25

202485001113 1:40 pm 12/20/24

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Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

TUSTIN LEGACY SPECIFIC PLAN AMENDMENT (SPA2024-0002)

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):

FILED

DEC 20 2024

HUGH NGUYEN, CLERK-RECORDER

BY: SD DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** December 20, 2024

Posted for 30 days

DEPUTY SARAH DUFFY



FILED

DEC 20 2024

HUGH NGUYEN, CLERK-RECORDER

BY: SG DEPUTY

COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780

(714) 573-3100

NOTICE OF DETERMINATION

Fee Exempt per Govt. Code Section 6103

Project Title: Tustin Legacy Specific Plan Amendment (SPA2024-0002)

State Clearing House No.: 1994071005

Type of Document: Environmental Impact Report

Project Location (including County): Tustin Legacy Specific Plan (TLSP), Tustin (Orange County)

Name and Address of Person or Agency Carrying Out Project: City of Tustin
300 Centennial Way
Tustin, CA 92780

Lead Agency Contact Person: Samantha Beier, Senior Planner, City of Tustin
Phone Number: (714) 573-3354

Project Description: The proposed Specific Plan Amendment (SPA) would amend Neighborhood D South, D North, and G (PAs 8,13-14, and 15) to increase the allowed residential capacity to be consistent with the 2021-2029 Housing Element. The proposed rezoning would add a total of 2,211 additional residential units to the capacity of the TLSP, which includes 855 residential units to meet Regional Housing Needs Allocation (RHNA) requirements, plus 1,356 buffer units. The environmental impacts of 2,759 additional density bonus units have also been analyzed. Together, a total of 4,970 additional units were analyzed in the SEIR.

This is to advise that the City of Tustin (*Lead Agency* *Responsible Agency*) has approved the above described project on December 17, 2024, and has made the following determinations regarding the project:

1. The project { will will not} have a significant effect on the environment.
2. An EIR was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 An Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures { were were not} made a condition of project approval.
4. A Statement of Overriding Consideration { was was not} adopted for this project.
5. Findings { were were not} made pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Impact Report and record of approval, is available to the general public at: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780 and online at <https://www.tustinca.org/1494/Housing-Element-Rezone-Project>.

Date 12/19/2024

Justina L. Willkom
Justina L. Willkom, Community Development Director

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Tustin
Address: 300 Centennial Way, Tustin, CA, 92780
Contact: Samantha Beier
Phone: 714-573-3354

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 1994071005

Project Title: Tustin Legacy Specific Plan Amendment (SPA2024-0002)

Project Applicant: City of Tustin

Project Location (include county): Tustin Legacy Specific Plan (TLSP), Tustin, Orange County

Project Description:

The proposed Specific Plan Amendment (SPA) would amend Neighborhood D South, D North, and G (PAs 8,13-14, and 15) to increase the allowed residential capacity to be consistent with the 2021-2029 Housing Element. The proposed rezoning would add a total of 2,211 additional residential units to the capacity of the TLSP, which includes 855 residential units to meet Regional Housing Needs Allocation (RHNA) requirements, plus 1,356 buffer units. The environmental impacts of 2,759 additional density +

This is to advise that the City of Tustin has approved the above (Lead Agency or Responsible Agency)

described project on 12-17-2024 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

www.tustinca.org/HousingElementRezone

Signature (Public Agency): Title: COD Director

Date: 12/19/2024 Date Received for filing at OPR:

FILED

DEC 20 2024

HUGH NGUYEN, CLERK-RECORDER

DEPUTY BY: 810



2024 ENVIRONMENTAL DOCUMENT FILING FEE

CASH RECEIPT

DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:
30 — 12/20/2024 — 1095
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: CITY OF TUSTIN
LEAD AGENCY EMAIL
DATE: 12/20/2024
COUNTY/STATE AGENCY OF FILING: Orange
DOCUMENT NUMBER: 202485001112

PROJECT TITLE: TUSTIN LEGACY SPECIFIC PLAN AMENDMENT (SPA2024-0002)

PROJECT APPLICANT NAME: CITY OF TUSTIN
PROJECT APPLICANT EMAIL
PHONE NUMBER: (714) 573-3354
PROJECT APPLICANT ADDRESS: 300 CENTENNIAL WAY
CITY: TUSTIN STATE: CA ZIP CODE: 92780

PROJECT APPLICANT (Check appropriate box)
[checked] Local Public Agency [] School District [] Other Special District [] State Agency [] Private Entity

CHECK APPLICABLE FEES:

- [checked] Environmental Impact Report (EIR) \$4,051.25 \$ 4,051.25
[] Mitigated/Negative Declaration (MND)(ND) \$2,916.75 \$ 0.00
[] Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,377.25 \$ 0.00
[] Exempt from fee
[] Notice of Exemption (attach)
[] CDFW No Effect Determination (attach)
[] Fee previously paid (attach previously issued cash receipt copy)
[] Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
[] County documentary handling fee \$
[] Other \$

PAYMENT METHOD:

- [] Cash [] Credit [checked] Check [] Other TOTAL RECEIVED \$ 4,051.25

SIGNATURE: X Sarah Duffy
AGENCY OF FILING PRINTED NAME AND TITLE: SARAH DUFFY, DEPUTY