



NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION FOR THE HOUSING ELEMENT UPDATE (SIXTH CYCLE: 2021-2029)

PUBLIC REVIEW PERIOD: AUGUST 24, 2021 to SEPTEMBER 23, 2021

Fee Exempt per Govt. Code Section 6103

Notice is hereby given that the public agency named below has completed an Initial Study of the following described project at the following location:		
Applicant:	Community Development Department	
Public Agency:	City of Tustin	
Project Name:	Negative Declaration for the Housing Element 6th Cycle Update (2021-2029)	
Project Location – Identify street address and cross streets or attach a map showing project site (preferably a USGS 15’ or 7 1/2’ topographical map identified by quadrangle name):	The Housing Element is a planning and policy document that covers then entire jurisdictional limits of the City of Tustin (see attached map).	
<p>Project Description: The City is required by State law to periodically update its Housing Element, a mandatory component of the City’s General Plan. The proposed update to the Housing Element constitutes the sixth such update and covers the Sixth Cycle planning period from October 15, 2021 to October 15, 2029 and would supersede the existing Housing Element (Fifth Cycle). The Housing Element is the City’s housing policy and planning document that identifies housing needs and constraint, sets forth goals, policies and programs that address the future housing needs for all income levels over an eight-year planning period that coincides with a Regional Housing Needs Allocation (RHNA).</p> <p>With each housing element cycle, the Southern California Association of Governments (SCAG) is responsible for assigning every jurisdiction within Orange County a RHNA, which is an allocation of residential units by income category (very low, low, moderate and above-moderate incomes). Tustin’s RHNA of the Sixth Cycle planning period is 6,782 residential units (1,724 very low, 1,046 low, 1,132 moderate, and 2,880 above-moderate). The Housing Element must in turn identify potential sites throughout the City that could adequately accommodate the City’s RHNA. The proposed Housing Element Update includes a “Site Inventory” that identifies potential housing sites throughout the City.</p> <p>This Initial Study was completed in accordance with the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the City's Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration. The Initial Study reflects the independent judgment of the City.</p>		
<input type="checkbox"/>	The Project site IS on a list compiled pursuant to Government Code section 65962.5.	
<input checked="" type="checkbox"/>	The Project site IS NOT on a list compiled pursuant to Government Code section 65962.5.	
<input type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.	
<input type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.	
<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.	
<input type="checkbox"/>	A scoping meeting WILL be held by the lead agency.	
<input checked="" type="checkbox"/>	A scoping meeting WILL NOT be held by the lead agency.	
If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:		
Date:	N/A	Time: N/A
		Location: N/A
PUBLIC REVIEW PERIOD: In accordance with California Environmental Quality Act (CEQA) Guidelines Section 15072, the Initial Study and Draft Negative Declaration are available for a 30-day public review and comment period from August 24, 2021 to September 23, 2021. The initial study prepared for the project determined that the project would not result in		

potentially significant impacts on the environment. Therefore, a Draft Negative Declaration has been prepared and is recommended for approval. A copy of the Draft Negative Declaration and all related reports and documents referenced within area on file in the Community Development Department at the address noted below and may be reviewed, by appointment, Monday through Thursday, 7:30 a.m. to 5:30 p.m. and every Friday from 8:00 a.m. to 5:00 p.m. (except holidays) and on the City of Tustin website at the following link: www.tustinca.org/1080/Current-Projects.

City Hall address: **Community Development Department, 300 Centennial Way, Tustin, California 92780**

Comments will be received until the following date: **September 23, 2021**

Any person wishing to comment on this matter must submit such comments, in writing, to Erica H. Demkowicz, Senior Planner at edemkowicz@tustinca.org prior to the close of the review period on September 23, 2021. The City is required to consider all written comments received during the noticed public review period prior to approving the project.

The City Council will consider the project and the Draft Negative Declaration at its meeting on:

Date: **October 5, 2021**

Time: **6:00 P.M.**

If the City Council finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration. This means that the City Council may proceed to consider the project without the preparation of an Environmental Impact Report.

ADDITIONAL INFORMATION: Pursuant to the California Government Code and Public Resources Code, if you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raise in written correspondence delivered to the City of Tustin, Community Development Department during the public review period. If you have any questions regarding the proposed project or want to submit comments, you may contact Erica H. Demkowicz, at the Community Development Department, 300 Centennial Way, Tustin, CA 92780. Email: edemkowicz@tustinca.org/Phone: (714) 573-3127.

Staff Name: Erica H. Demkowicz

Title: Senior Planner.

Phone: (714) 573-3127.