

**NOTICE OF PREPARATION  
SCOPING MEETING NOTICE  
June 1, 2022**

**To:** Interested Parties  
**Subject:** **NOTICE OF PREPARATION  
NORTH TUSTIN STREET SPECIFIC PLAN PROJECT  
DRAFT ENVIRONMENTAL IMPACT REPORT**

**Lead Agency:**  
Agency Name: City of Orange  
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City/State/Zip: Orange, CA 92866  
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[cortlieb@cityoforange.org](mailto:cortlieb@cityoforange.org)

The City of Orange (City) is the Lead Agency in preparing an Environmental Impact Report (EIR) for the proposed **North Tustin Street Specific Plan (Project)**. The City requests comments from responsible and trustee agencies as to the scope and content of the Draft EIR relevant to each agency's statutory responsibilities related to this Project in addition to seeking comments from the community on the potential environmental effects of the Project. A description of the Project and the potential significant effects of the Project identified for study in the EIR is provided below.

**Project Title:** **North Tustin Street Specific Plan**

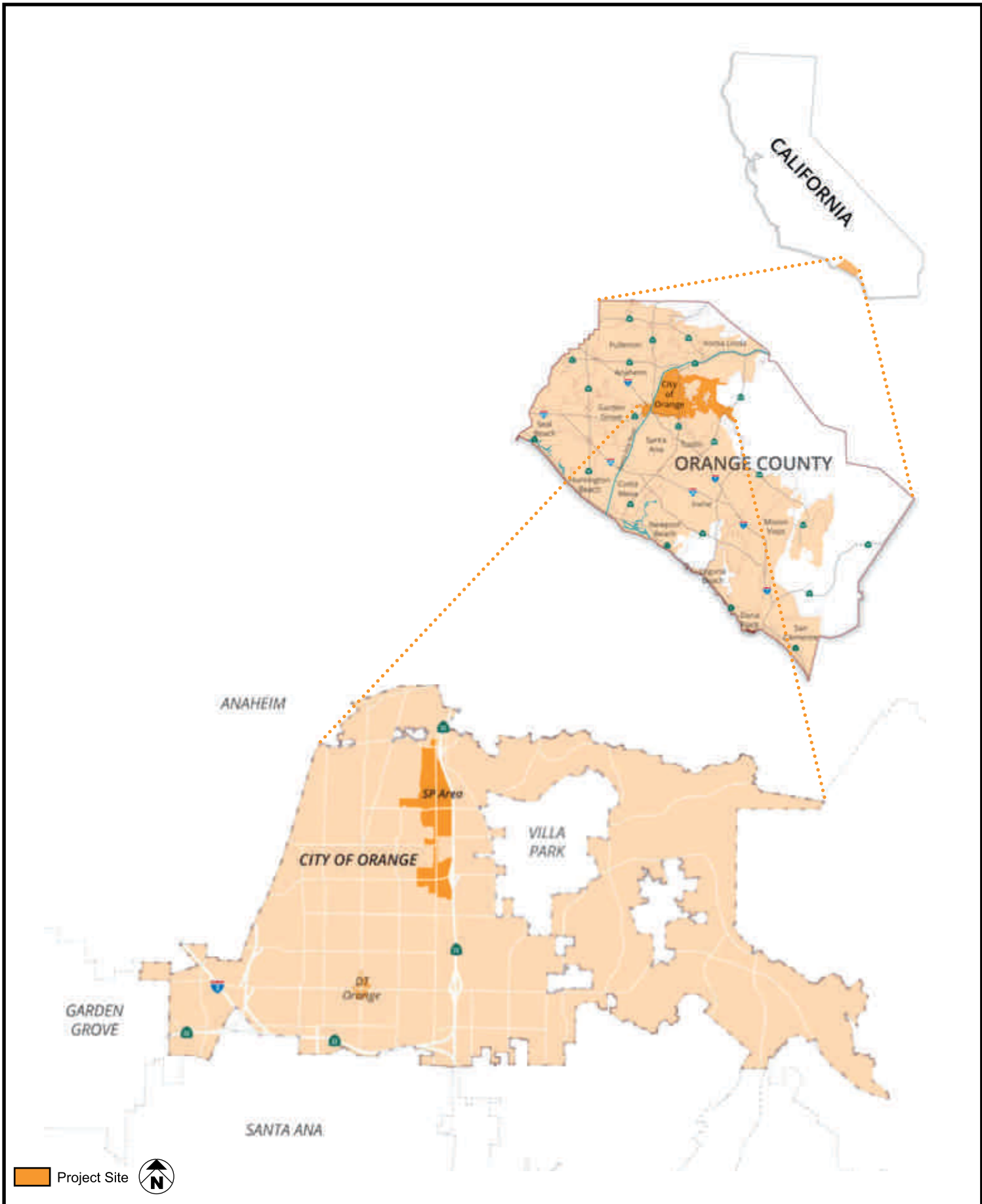
**Project Location:** The North Tustin Street Specific Plan is proposed for a corridor generally located along both sides of North Tustin Street, from Lincoln Avenue south to Katella Avenue in the City of Orange. North Tustin Street runs north-south through the Project area. Major east-west thoroughfares crossing Tustin Street include Lincoln Avenue, Meats Avenue, Taft Avenue, and Katella Avenue. The proposed Specific Plan Area encompasses approximately 443 acres and has direct access to State Route (SR) 55 from Lincoln Avenue and Katella Avenue. In addition to SR-55, regional access is also provided by SR-57, approximately 2.2 miles to the west, and Interstate 5 (I-5) approximately 4 miles to the west. **Figure 1, Regional Location**, and **Figure 2, Project Site Location**, illustrate the location of the Specific Plan Area.

**Existing General Plan and Zoning Designations:** The City of Orange 2010 General Plan land use designations for the Specific Plan Area include General Commercial, Public Facilities and Institutions, Medium Density Residential, Low-Medium Density Residential, and Low Density Residential, as shown in **Figure 3, General Plan Land Use Map**.<sup>1</sup> The Specific Plan Area is zoned Limited Business Tustin Redevelopment Area, Limited Business, Multi-Family Residential, Mobile-Home Residential, and Single-Family Residential, including a single-story residential overlay, illustrated in **Figure 4, Zoning Map**.<sup>2</sup>

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<sup>1</sup> City of Orange. 2010 General Plan - Land Use. Revised December 2015. Available at: <https://www.cityoforange.org/home/showpublisheddocument/208/637698172555630000>. Accessed April 2022.

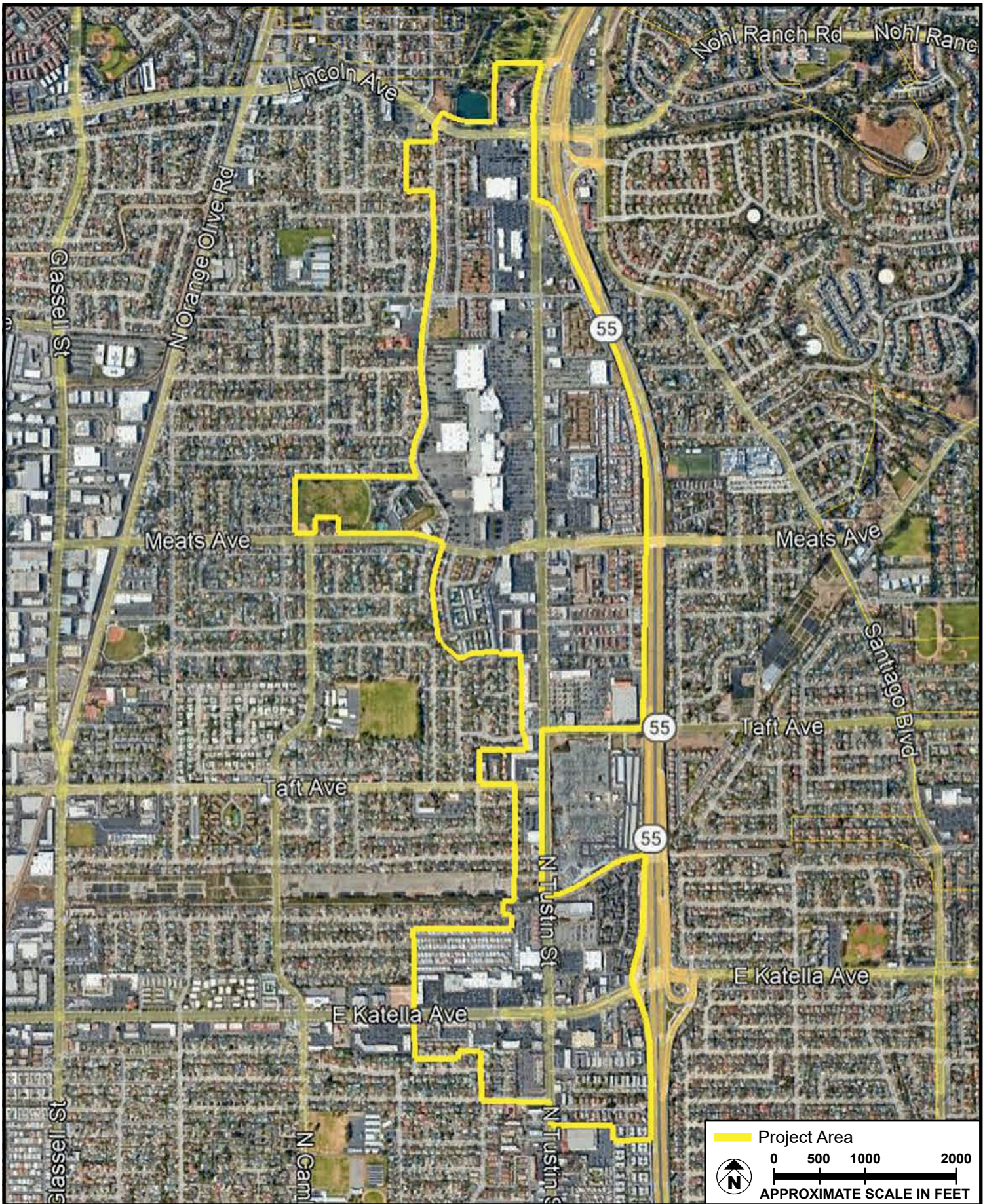
<sup>2</sup> City of Orange. City of Orange Zoning Map. September 1, 2020. Available at: <https://www.cityoforange.org/home/showpublisheddocument/40/637707607413300000>. Accessed April 2022.



SOURCE: North Tustin Street Specific Plan - December 2021

FIGURE 1

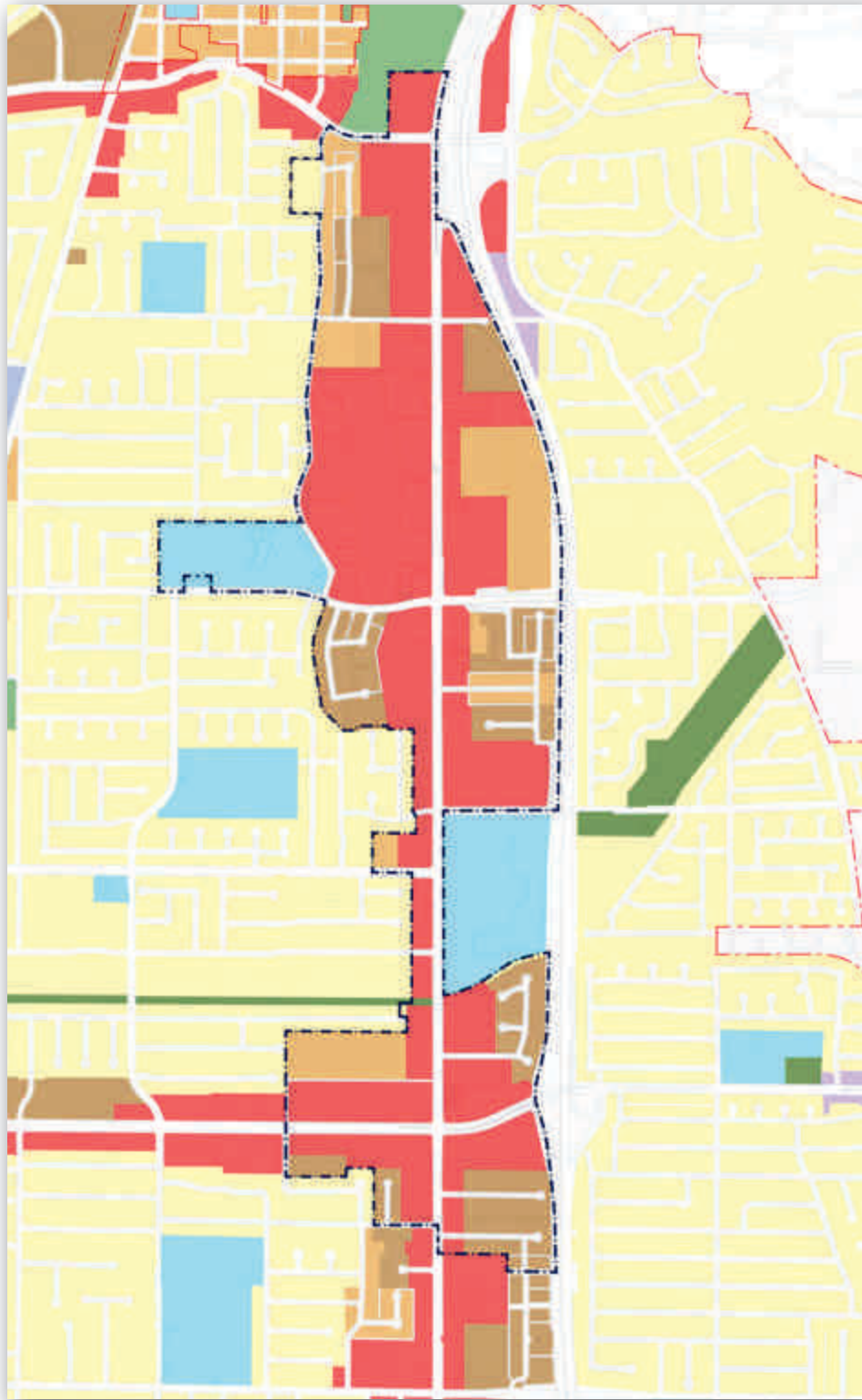










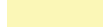


SOURCE: Google Earth - 2022

FIGURE 2





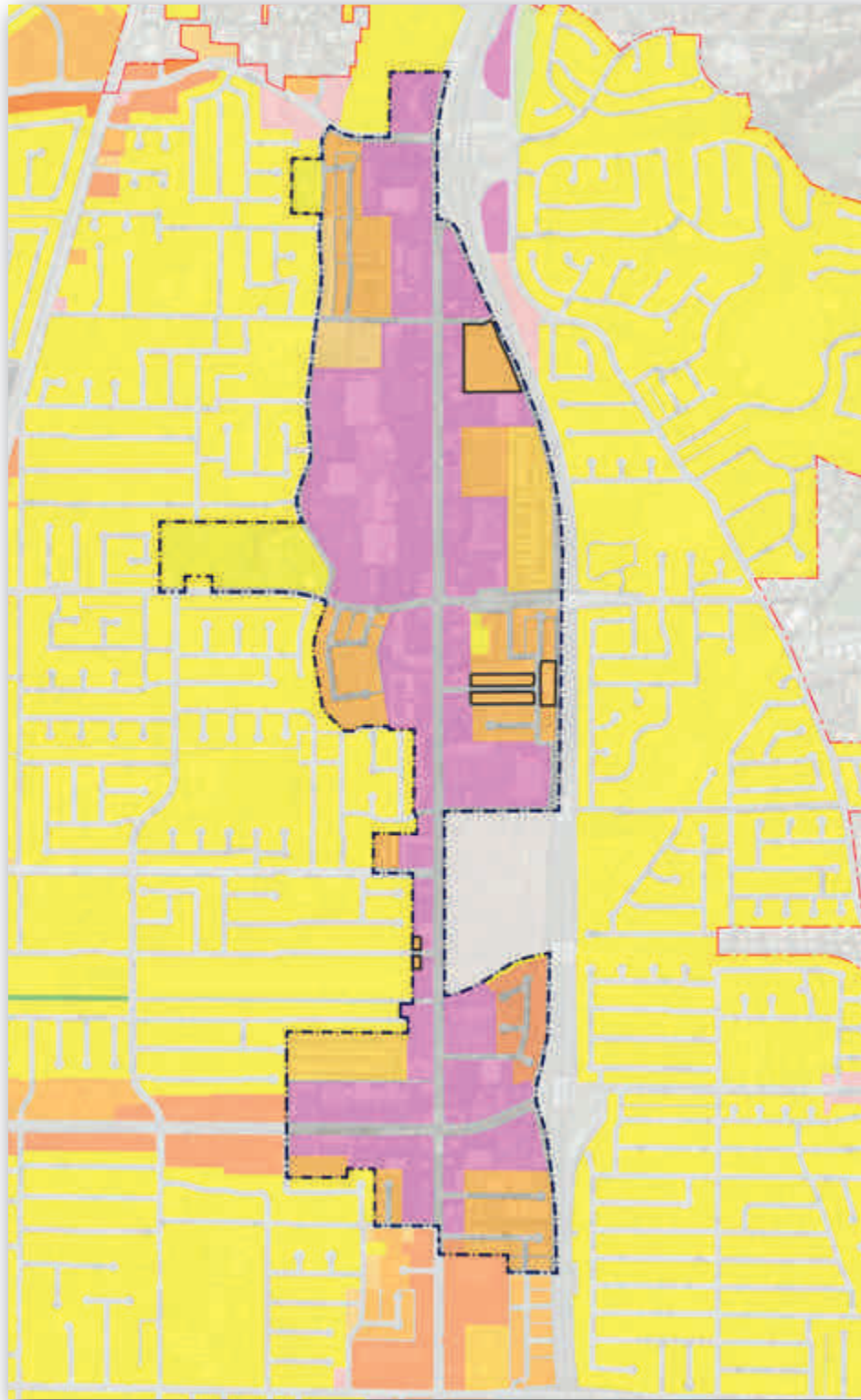
**Legend:**

- |   |  |   |                                  |
|---|--|---|----------------------------------|
|  | General Commercial (Max. 1 FAR)            |  | Light Industrial                 |
|  | Medium Density Residential (15-24 DUA)     |  | Public Facilities & Institutions |
|  | Low- Medium Density Residential (6-15 DUA) |  | Office Professional              |
|  | Low Density Residential                    |  | Park                             |
|   |  |  | Open Space                       |







SOURCE: North Tustin Street Specific Plan - December 2021

FIGURE 3



**Legend:**

-  Limited Business Tustin Redevelopment Area
-  Multi-Family Residential
-  Mobile-Home Residential
-  Single-Family Residential



SOURCE: North Tustin Street Specific Plan - December 2021

FIGURE 4

**Environmental Setting: Figure 2, Project Site Location**, provides an aerial photograph of the Specific Plan Area and surrounding area. The Project site is currently developed with approximately 2.3 million square feet of commercial uses, including approximately 2.12 million square feet of retail commercial and restaurant uses, 132,000 square feet of office uses, 36,000 square feet of hotel uses (104 rooms); 2,178 residential dwelling units; and 101,112 square feet of public, quasi-public and institutional uses.

Uses around the Specific Plan Area include retail commercial, restaurant, residential, and park uses. Residential uses, Eisenhower Park, and Olive Elementary School are located north of the Specific Plan Area. SR-55 and the Southern California Edison Villa Park Substation border the Specific Plan Area on the east. Uses further east include retail commercial and restaurant uses, residential uses, and schools such as Orange Lutheran High School, Orange Unified School District Administration Offices, Cerro Villa Middle School, and Villa Park High School. South of the Specific Plan Area include retail commercial uses, restaurant uses, and residential uses. Handy Elementary School, California Elementary School, and Yorba Middle School are located further southeast of the Specific Plan Area. Retail commercial, restaurant, residential, and park uses, as well as Taft Elementary School and St. Paul's Lutheran School, are located west of the Specific Plan Area.

**Project Description:** The approximately 443-acre North Tustin Specific Plan is proposed to revitalize existing auto-oriented retail commercial centers along North Tustin Avenue to meet shifting consumer preferences for more experiential, walkable settings. The primary goals of the proposed Specific Plan are to:

- Diversify commercial amenities and support all business
- Create unique places
- Improve walkability and mobility
- Provide great community gathering spaces
- Organize vehicular access
- Define a strong corridor identity
- Improve physical transition and interface between corridor and neighborhoods
- Connect corridor to neighborhoods
- Prioritize public safety —especially in regard to the safe and comfortable movement of pedestrians, cyclists, and vehicles

The primary intention of the proposed Specific Plan is to define a vision and regulatory framework to retrofit the physical form and land use conditions in a manner that improves the livability, economic vitality, and overall quality of life of the area and implement the City's General Plan. Most changes in uses within the Specific Plan Area would occur in small increments over many years as private property owners redevelop properties in conformance with the proposed Specific Plan.

The proposed Specific Plan would change the zoning in the Specific Plan Area, including replacement of the existing Limited Business Tustin Redevelopment Area zone. The EIR will analyze the potential environmental effects of projected buildout of up to approximately 2.1 million square feet of total commercial development, including approximately 1.9 million square feet of retail commercial uses, 138,000 square feet of office uses, 118,000 square feet of hotel uses (267 rooms); 4,211 residential units; and 101,112 square feet of public, quasi-public and institutional uses within the Specific Plan Area as shown in **Table 1, Existing & Projected Buildout Under the Proposed North Tustin Specific Plan**. This projection includes existing uses anticipated to remain in the proposed Specific Plan Area. It is anticipated that some properties currently developed with commercial uses would be redeveloped with residential uses.

**Table 1  
Existing & Projected Buildout Under the Proposed North Tustin Specific Plan**

	Non-Residential (square feet)					Residential
	Retail Commercial	Office	Hotel	Total Commercial	Public, Quasi-Public and Institutional	Total Number of Dwelling Units
<b>Existing Development</b>	2,118,604	132,298	36,303	<b>2,287,205</b>	101,112	<b>2,105</b>
<b>Projected Development</b>	1,858,520	138,177	117,892	<b>2,114,588</b>	101,112	<b>4,211</b>
<b>Net Change</b>	-260,084	5,879	81,589	<b>-172,616</b>	0	<b>2,106</b>

The North Tustin Specific Plan is proposed to replace the Tustin Street Design Standards, adopted in 1986, in order to better implement the City’s 2010 General Plan vision for the City. The zoning for the Project site would be changed to provide more precise development standards, including new mixed-use standards and guidelines. The new mixed-use standards and guidelines would apply to properties currently designated as commercial which are subject to the Tustin Street Design Standards. Most of the existing residential uses will retain their existing residential zoning. However, the existing Multi-Family Residential, Mobile-Home Residential, and Limited Business zoning for some existing residential neighborhoods adjacent to the SR-55 freeway will be changed to Multi-Family Residential. In addition, the single-story overlay on a few parcels on the east side of the Specific Plan Area (adjacent to SR-55) will be removed, which could change the intensity of these neighborhoods. Better pedestrian and bicycle connections from existing residential neighborhoods to commercial amenities in the corridor are proposed in the Specific Plan. The existing former Peralta School site will retain an existing General Plan Public Facilities and Institutions Land Use designation but the zoning will change from Single-Family Residential to Public Institution for sake of consistency.

As shown in **Figure 5, Regulating Plan**, the proposed Specific Plan would establish three (3) regulating zones and two (2) overlays to regulate land uses within the Specific Plan Area:

1. **South Corridor Zone:** The South Corridor Zone is not expected to undergo, but could be accommodating of, significant redevelopment under the proposed Specific Plan. The Zone will include existing, as well as some new, commercial, and other non-residential uses, up to three (3) stories in height. Wider sidewalks—in some cases along new side access lanes—will allow Tustin Street frontages to be activated with ground floor shops and restaurants facing the street.
2. **North Corridor Zone:** The North Corridor Zone contains capacity to undergo some change within the lifetime of this Plan. The North Corridor Zone is intended to be a walkable urban environment, with up to 3-story commercial, mixed-use, and residential buildings that face and define both existing and new streets, as well as public, quasi-public and institutional spaces. Wider sidewalks—in many cases along new side access lanes—will allow Tustin Street frontages to be activated with ground floor shops and restaurants facing the street.

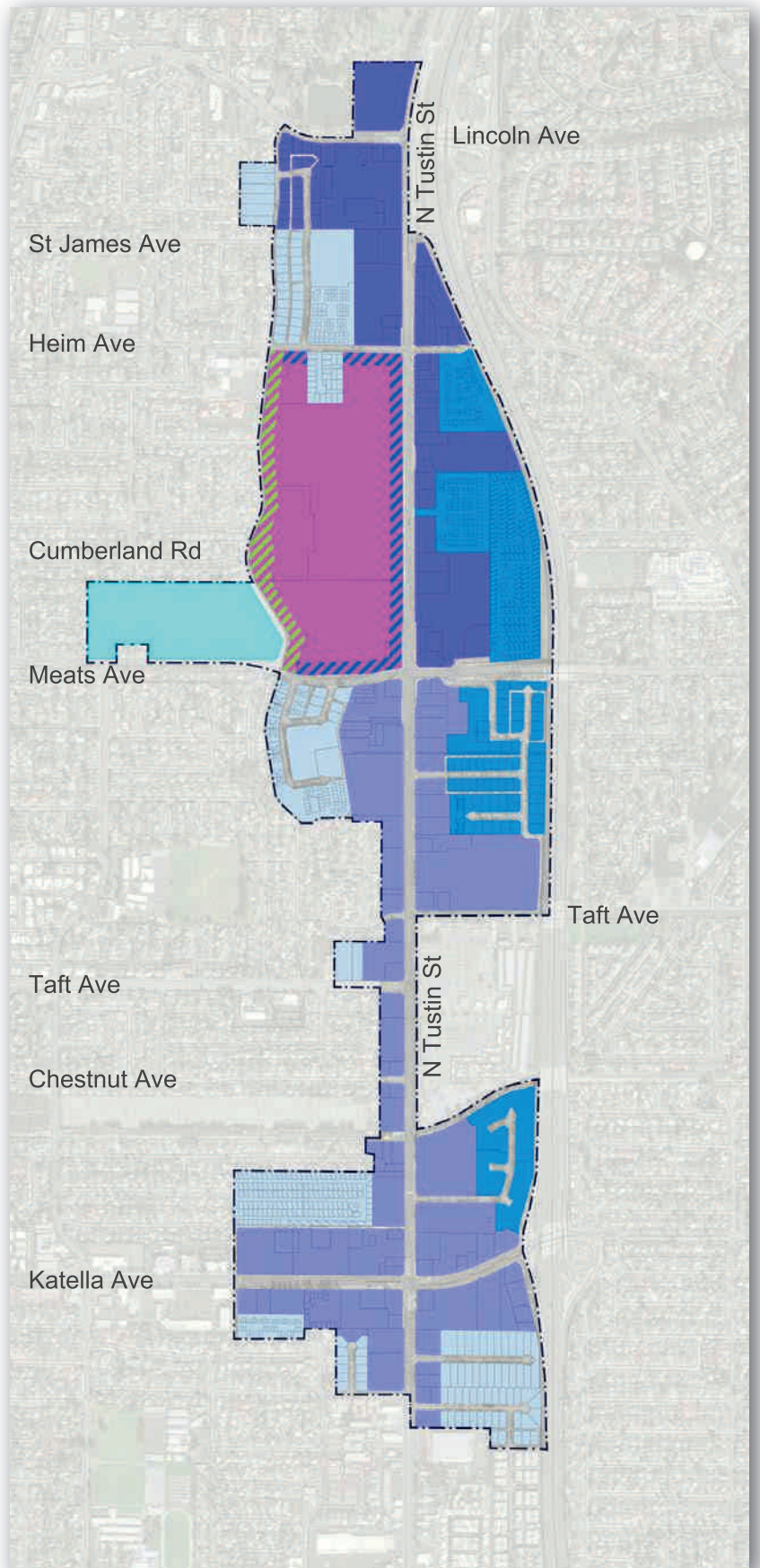
3. Village Core Zone: The Village Core Zone is intended to be a walkable urban environment, with up to 4-story commercial, mixed-use, and residential buildings that face, and define, both existing and new streets, as well as public, quasi-public and institutional spaces. Shared parking facilities are required and may include surface parking or parking structures within blocks, or below grade. Wider sidewalks—in many cases along new side access lanes—will allow Tustin Street frontages to be activated with ground floor shops and restaurants facing the street. Two (2) overlay zones would be applied within the Village Core Zone: the 2-Story Village Edge Overlay and the 3-Story Village Edge Overlay. These overlays are proposed to limit the height of new buildings on the edges of the Village Core Zone to new development within the Village Core Zone that are compatible with adjacent development. The Village Core Zone is currently being sought for near-term redevelopment.



Parcels outside of these zones would either remain as presently zoned or be designated Multi-Family Residential (R-4) as illustrated in **Figure 5**. Properties zoned R-1-10 to the northwest within the Specific Plan Area would be rezoned R-1-7, consistent with the surrounding neighborhoods. The former Peralta School site west of the Village Core would be rezoned to Public Institution.

The City proposes the following discretionary actions as part of the Project:

- Approval of General Plan Amendment (GP2021 0003-22) to replace the existing land use designations to accommodate the mix of uses outlined in the North Tustin Specific Plan, including changing General Commercial, Low-Medium Density Residential, and Medium Density Residential to Neighborhood Mixed Use.
- Approval of the North Tustin Specific Plan (SPLAN 0005-22).
- Approval of Zone Change (ZC 1306-22) to replace the Limited Business Tustin Redevelopment Area zone and change existing Multi-Family Residential, Mobile Home Residential, and Limited Business zoning to Multi-Family Residential for some existing residential neighborhoods adjacent to the SR-55 freeway within the North Tustin Specific Plan area. Also included is a replacement of the former Peralta School site zoning from Single-Family Residential to Public Institution, consistent with the site's existing Public Facilities and Institutions General Plan Land Use Designation.





-  Village Core Zone
-  2-Story Village Edge Overlay
-  3-Story Village Edge Overlay
-  North Corridor Zone
-  South Corridor Zone
-  R-4 (see OMC Chapter 17.14.)
-  Existing Zoning to Remain Substantially Similar
-  P-I, Public Institution (see OMC Chapter 17.24)



SOURCE: Sargent Town Planning - 2022

FIGURE 5

**Probable Environmental Effects:** In accordance with the California Environmental Quality Act (CEQA), Public Resources Code, Section 21000 et seq., and the State CEQA Guidelines (Title 14, California Code of Regulations, Chapter 3, Section 15000 et seq.), the City completed a preliminary review of the proposed Project per Section 15060(d) of the CEQA Guidelines and determined that an EIR will be prepared to evaluate the potential environmental effects of the Project.

The EIR will evaluate the potential for significant environmental effects to result from the proposed Project for the following environmental topics:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Population and Housing
- Public Services
- Recreation
- Traffic and Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

Based on preliminary review, the City has determined the Project does not have the potential to result in significant environmental effects related to the topics identified below. The Project site includes non-residential (retail commercial, restaurant, office, hotel, and public, quasi-public and institutional uses) and residential uses in an urbanized area of the City. These are similar to the uses proposed in the Specific Plan. For these reasons, detailed analysis of the following topics below is not proposed in the EIR.

- **Agriculture and Forestry Resources:** According to the City General Plan Program EIR, very little agricultural land exists within the City and no land is currently under a Williamson Act contract.<sup>3</sup> However, a few small, scattered parcels throughout the City remain designated as agricultural lands and are identified by the California Department of Conservation as Unique Farmland and Farmland of Statewide Importance, including a portion of the Project site. However, this portion of the Project site, similar to the remainder of the Project site and surrounding area, is located within an urbanized area of the City and is not actively cultivated. General Plan land use designations for the Project site include General Commercial, Public Facilities and Institutions, Medium Density Residential, Low-Medium Density Residential, and Low Density Residential.<sup>4</sup> The Project site is zoned Limited Business Tustin Redevelopment Area, Limited Business, Multi-Family Residential, Mobile-Home Residential, and Single-Family Residential.<sup>5</sup> Due to its location, General Plan land use designations, and zoning, the Project site is not suitable for agricultural and timberland production. For these reasons, the Project would have a less than significant impact on agricultural and forestry resources.
- **Mineral Resources:** According to the 2010 General Plan Natural Resources Element, the City has been characterized by numerous state-designated Mineral Resource Zones (MRZ) in the past, but the MRZs have since been declassified as a result of completed mining activity or as

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<sup>3</sup> City of Orange. Orange General Plan. Program Environmental Impact Report. State Clearinghouse #2006031117. March 2010. Available at: <https://www.cityoforange.org/home/showpublisheddocument/240/637698173340500000>. Accessed April 2022.

<sup>4</sup> City of Orange. 2010 General Plan- Land Use. Revised December 2015. Available at: <https://www.cityoforange.org/home/showpublisheddocument/208/637698172555630000>. Accessed April 2022.

<sup>5</sup> City of Orange. City of Orange Zoning Map. September 1, 2020. Available at: <https://www.cityoforange.org/home/showpublisheddocument/40/637707607413300000>. Accessed April 2022.

a result of urban development.<sup>6</sup> Mineral resource deposits in the City are primarily limited to the sand and gravel resources contained in and along the Santa Ana River and Santiago Creek, which are located approximately 1.2 miles northwest and approximately 1.1 miles east of the Project site, respectively. Implementation of the Project would not impact these sites or result in loss of regionally-important, or locally-important, mineral resources. Based on this information, the Project would have a less than significant effect on mineral resources.

- **Wildfire:** The Project site is in a Local Responsibility Area and State or Federal Responsibility Areas and is classified by CAL FIRE as non-VHFHSZ (non-very high fire hazard severity zone).<sup>7</sup> The Project site and surrounding areas are flat and developed with urban uses that would neither contribute to the uncontrolled spread of wildfire nor exacerbate potential wildfire risks, including downslope flooding and landslides caused by runoff, slope instability, or drainage changes from wildfire. Furthermore, the Project would not impair adopted emergency responses and evaluation plans. The Project would not result in, or be subject to, significant effects related to wildfire risk.

**NOP Response Period:** Please provide written comments including, if applicable, specific statutory responsibilities of your agency. Pursuant to CEQA Guideline §15082(b), responsible and trustee agencies, and other interested parties, must submit any written comments in response to this notice no later than 30 days after receipt of the notice. The NOP comment period runs from June 1, 2022 through July 1, 2022.

Please indicate a contact person for your agency or organization if your agency or organization will be a responsible or trustee agency for this Project and provide input in accordance with CEQA Guideline §15096(b). Please address your response to:

City of Orange  
Community Development Department  
c/o Chad Ortlieb, Acting Principal Planner  
300 E. Chapman Avenue  
Orange, CA 92866

Responses may also be emailed to Mr. Ortlieb at [cortlieb@cityoforange.org](mailto:cortlieb@cityoforange.org).

**Scoping Meeting:** The Project meets the definition of a project of Statewide, regional, or areawide significance as defined in §15206(b)(2)(E). Therefore, pursuant to State CEQA Guideline §15082(c)(1), a scoping meeting for public agency representatives and a separate scoping meeting for the public will be held. A scoping meeting for public agency representatives will be held on June 16, 2022, at 4:00 PM at the City of Orange Community Development Department, 300 E. Chapman Avenue, Orange CA 92866. The scoping meeting for the public will be held on June 16, 2022, at 6:00 PM at the City of Orange Community Development Department, 300 E. Chapman Avenue, Orange CA 92866.

Date:

June 1, 2022



Chad Ortlieb, Acting Principal Planner

<sup>6</sup> City of Orange. 2010 General Plan – Natural Resources Element. Revised December 4, 2015. Available at: <https://www.cityoforange.org/home/showpublisheddocument/210/637698172559270000>. Accessed April 2022.

<sup>7</sup> CAL FIRE. Very High Fire Hazard Severity Zones in LRA as recommended by CAL Fire. October 2011. Available at: [https://osfm.fire.ca.gov/media/5892/c30\\_orange\\_vhfhsz\\_2.pdf](https://osfm.fire.ca.gov/media/5892/c30_orange_vhfhsz_2.pdf). Accessed April 2022.