



CITY OF TUSTIN OFFICIAL NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND PUBLIC REVIEW PERIOD

Project Title: General Plan Amendment 2022-0001, Zone Change 2022-0001, Subdivision 2022-0002, Design Review 2022-0004 and Development Agreement 2022-0002 for the Intracorp Residential Project

Project Location: 17802 and 17842 Irvine Boulevard, Tustin, California

Project Description: A request to demolish two (2) existing two-story office buildings and construct a new, multi-family residential development project at the project location. The Project would include forty (40) three-story residential units (including two (2) affordable units) within eighteen (18) duplexes (36 units) and four (4) single-family residences. Each unit would include a fully enclosed, two-car garage (80 total garage parking spaces), and the project site would include eleven (11) uncovered guest parking spaces. Additionally, the proposed Project would include landscaping, private and common open space, and utility and access improvements. The discretionary actions required to allow for the development of the multi-family residential project are as follows:

- General Plan Amendment (GPA 2022-0001) to amend General Plan Land Use Designation from Professional Office (PO) to High Density Residential (HDR);
- Zone Change (ZC 2022-0001) to change Zoning District from Retail Commercial District (C1) with a Parking Overlay (P) to Multi-Family Residential (R3);
- Subdivision Map (SUB 2022-0002) / Tentative Tract Map (TTM No. 19224) to subdivide an existing two (2) lots to one (1) lot for condominium purposes;
- Design Review (DR 2022-0004) for the 40-unit multi-family residential development;
- Development Agreement (DA 2022-0002) to document the voluntary provision of community public benefits; and
- Density Bonus request.

Purpose: An Initial Study has been prepared for the above project and in accordance with the State of California Public Resources Code Section 21092 and Sections 15063 and 15072 of Title 14 of the California Code of Regulations Guidelines pertaining to the California Environmental Quality Act, the City hereby finds:

That although there is substantial evidence that the proposed project may have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been added to the project. Therefore, the preparation of an Environmental Impact Report is not required.

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**If you require special accommodations, please contact the
The Community Development Department at (714) 573-3106.**



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A Draft Mitigated Negative Declaration (MND) is available for review online at <https://www.tustinca.org/1080/Current-Projects>. Physical copies can be arranged to be viewed by appointment. For further information regarding public viewing options, please email LCarver@tustinca.org or call (714) 573-3126. The public is invited to comment on the appropriateness of this MND during a twenty (20) day review period between September 15, 2022, and October 5, 2022. Upon review by the Community Development Director, this review period may be extended if deemed necessary.

PUBLIC REVIEW PERIOD ENDS ON OCTOBER 5, 2022

Please send written comments to Leila Carver, Senior Planner Consultant, Community Development Department, 300 Centennial Way, Tustin, California, 92780 or LCarver@tustinca.org.

A public hearing before the Planning Commission is tentatively scheduled for October 25, 2022, at 7:00 p.m. in the Council Chamber, 300 Centennial Way, Tustin, California.

Carrie Woodward
Acting City Clerk

Publish: Tustin News | September 15, 2022

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