



# NOTICE OF PREPARATION AND SCOPING MEETING

**DATE:** February 15, 2024

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

**SUBJECT:** Notice of Preparation of a Draft Environmental Impact Report for the Enderle Center Rezone Project in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

**PUBLIC REVIEW:** ~~February 16, 2024, February 20, 2024,~~ to March 18, 2024

The City of Tustin is proposing a General Plan Amendment (GPA) and zone change for the application of a Housing Overlay (HO) district over an existing commercial development known as the Enderle Center. As part of that process, the City intends to prepare an Environmental Impact Report (EIR), pursuant to the requirements of the California Environmental Quality Act (CEQA) for the proposed GPA and zone change, described below. We request your review and comments as to the scope and content of the proposed EIR, as summarized in the Initial Study, available on the City's website at [www.tustinca.org/HousingElementRezone](http://www.tustinca.org/HousingElementRezone), or available at City offices, 300 Centennial Way, Tustin, California, 92780.

**AGENCIES:** The City requests your review on the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed Project, in accordance with California Code of Regulations, Title 14, Section 15082(b). Your agency will need to use the EIR prepared by the City when considering any permits that your agency must issue, or other approval for the project.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City requests your comments and concerns regarding the environmental issues associated with implementation of the proposed Project.

**PROJECT TITLE:** Enderle Center Rezone Project (GPA-2024-0001, CA-2024-0003, and ZC-2024-0001)

**PROJECT LOCATION:** The City is in the central portion of Orange County and is surrounded by the cities of Irvine to the south and east, Santa Ana to the west, and Orange and unincorporated Orange County to the north. The Project site is approximately 11.80 acres and consists of Assessor Parcel Numbers (APNs) 401-251-04, -05, and -06; 401-252-05, -06, -08, -09, and -10; and 401-253-03 and -04. As shown in Figure 1, *Vicinity Map*, the Project site is generally bounded on the north by 17th Street; on the east by Enderle Center Drive and the eastern property line of properties fronting Enderle Center Drive; to the south by Vandenberg Lane; and to the west by the 55 Freeway, including properties west of Yorba Street.

**DESCRIPTION:** The Enderle Center is an existing commercial development within the City of Tustin. The Enderle Center is currently developed with 87,136 SF of commercial businesses, including 28,750 SF of restaurant use, 39,960 SF of retail and service use, 18,426 SF of office use, and surface parking lots. The City is proposing a Zoning Code Amendment (CA) to create a Housing Overlay (HO) district (Tustin City Code Section 9253), and apply the HO district to the Project site. The proposed land use change is pursuant to the City's 2021-2029 Housing Element Update (HEU), certified by the State of California Housing and Community Development Department (HCD) on September 12, 2022, and adopted by the City on October 4, 2022. The proposed HO district applied to the Project site would allow for future residential development with a maximum density of 413 units over a maximum development area of seven acres. The Initial Study and EIR assume future residential development to occur in the undeveloped parking areas within the Project site.



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Additionally, the Project analysis incorporates potential future nonresidential (i.e. retail, restaurant, office, etc.) development of 118,467 SF within the undeveloped parking areas, in addition to the 413 potential residential units. This additional nonresidential development is the residual development capacity already assumed by the General Plan Planned Community Commercial/Business (PCCB) designation's floor-area-ratio (FAR), as the future nonresidential development is assumed to be consistent with development standards, and overall anticipated capacity, of the City's General Plan.

No development is proposed as part of this Project; however, this Initial Study and the subsequent Draft EIR will analyze potential impacts of all future potential residential and nonresidential development not yet proposed. The Project would require a General Plan Amendment (GPA) to allow an overlay district for residential uses within Planned Community Commercial/Business land use designation; a Zoning Code Amendment (CA) to establish Housing Overlay Districts (overlay zone) in conjunction with the Planned Community Commercial Districts (base zone); and a Zone Change (ZC) to amend the City's zoning map to apply a Housing Overlay (HO) district to the Project site.

**POTENTIAL ENVIRONMENTAL EFFECTS:** An EIR will be prepared to evaluate the Project's potential environmental impacts. As determined by the Initial Study, the topic areas to be discussed in the EIR are Air Quality, Energy, Greenhouse Gas Emissions, Groundwater Recharge and Supply, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Service Systems impacts.

**PUBLIC REVIEW PERIOD:** The City has determined to make this Notice of Preparation (NOP) and Initial Study available for public review and comment, pursuant to California Code of Regulations, Title 14, Section 15082(b). Please provide any comments by **March 18, 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: [SBeier@tustinca.org](mailto:SBeier@tustinca.org); Mailing Address: City of Tustin, Community Development Department, Attn: Samantha Beier, 300 Centennial Way, Tustin, CA 92780; Website: <http://www.tustinca.org>.

**SCOPING MEETING:** One scoping meeting will be held to receive comments on the proposed scope and content of the Enderle Center Rezone Project Draft Environmental Impact Report (DEIR). You are invited to attend and present environmental information that you believe should be addressed in the DSEIR. The meeting is scheduled for:

Date: Wednesday, March 6th, 2024  
Time: 5:00 p.m.  
Place: Tustin Area Senior Center  
200 S C Street  
Tustin, CA 92780

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

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Figure 1 - Vicinity Map

