

Enderle Center Rezone Project

Initial Study

Lead Agency:

City of Tustin
300 Centennial Way
Tustin, CA 92780

CEQA Consultant:

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

3333 Michelson Drive, Suite 500
Irvine, CA 92612

February 2024

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Appendix A Cultural Record Search Results

Acronym List

A-P	Alquist-Priolo Earthquake Fault Zoning Act
AQMP	Air Quality Management Plan
AB	Assembly Bill
APN	Assessor’s Parcel Numbers
BMPs	Best Management Practices
CARB	California Air Resources Board
CBC	California Building Code
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
dBA	A-weighted decibel
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
GHG	Greenhouse Gas
MBTA	Migratory Bird Treaty Act
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollutant Discharge Elimination System
NAHC	Native American Heritage Commission
NOx	Nitrous Oxides
O ₃	Ozone
PM	Particulate Matter
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SWPPP	Stormwater Pollution Prevention Plan
TPZ	Timberland Production Zone
USFWS	United States Fish and Wildlife Service
USGS	United States Geologic Survey
WQMP	Water Quality Management Plan

1 INTRODUCTION

1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, Sections 15000 et seq.), as amended and approved on December 28, 2018.

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the proposed Project, described in greater detail in Section 3.0, *Project Description*. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Tustin, to determine if a Mitigated Negative Declaration or an Environmental Impact Report is required to evaluate the potential environmental impacts associated with the Project.

This Initial Study informs the City of Tustin decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the Project. A “significant effect” or “significant impact” on the environment means “a *substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*” (State CEQA Guidelines Section 15382).

Given the Project's broad scope and level of detail, combined with previous analyses and current information about the site and environs, the City's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations (Public Resources Code Section 21003.1).
- Encourage the applicant to incorporate environmental considerations into project conceptualization, design, and planning at the earliest feasible time (State CEQA Guidelines Section 15004[b][3]).
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted (State CEQA Guidelines Section 15126.4).

1.2 DOCUMENT ORGANIZATION

This Initial Study includes the following sections:

Section 1. Introduction

Provides information about CEQA and its requirements for environmental review and explains that an Initial Study was prepared to evaluate the proposed Project's potential impacts to the physical environment, and to determine if an Environmental Impact Report (EIR) is required.

Section 2. Environmental Setting

Provides information about the proposed Project's location.

Section 3. Project Description

Includes a description of the proposed Project's physical features and characteristics.

Section 4. Environmental Checklist

Includes the Environmental Checklist from Appendix G of the State CEQA Guidelines and identifies what subject areas were determined to be new significant environmental effects or previously identified effects that have a substantial increase in severity, based on the analysis in Section 5.

Section 5. Environmental Analysis

Evaluates the proposed Project's potential to result in significant adverse effects to the physical environment and identifies if an EIR is required, and what environmental topics need to be analyzed in the EIR if so.

2 ENVIRONMENTAL SETTING

2.1 PROJECT BACKGROUND

The City of Tustin prepared the 2021-2029 Housing Element Update of the General Plan in accordance with Government Code Section 65580 et seq. The City is required by State law to periodically update its Housing Element, a mandatory component of the City's General Plan. The update to the Housing Element covers the Sixth Cycle planning period from October 15, 2021, to October 15, 2029. The Housing Element is the City's housing policy and planning document that identifies housing needs and constraints, and 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).

On October 5, 2021, the City Council adopted Resolution No. 21-86, certifying the Negative Declaration (ND) for GPA 2021-0002 (and Resolution No. 21-87, approving GPA 2021-0002), which analyzed environmental impacts related to the City's Draft Housing Element Update of the General Plan. The Draft Housing Element Update was prepared, as required by State Housing Element law. Following preparation of the Draft Housing Element Update and certification of the ND, the Draft Housing Element went through several rounds of revisions and submittal for review to the State Department of Housing and Community Development (HCD). The City received formal certification of the Housing Element Update from HCD on September 12, 2022. On October 4, 2022, the City Council adopted Resolution No. 22-47, approving General Plan Amendment 2022-0002 for the final Housing Element Update.

The 2021-2029 Housing Element includes several provisions that aim to ensure the City can meet the required "fair share" of affordable housing units, as specified by the State of California. During the Housing Element process, the City assessed a number of properties and areas throughout the community that would be able to accommodate the City's assigned 2021 Regional Housing Needs Allocation (RHNA). The City identified 19 sites and one housing category (accessory dwelling units [ADUs]/junior accessory dwelling units [JADUs]) as qualifying sites to accommodate their RHNA allocation. Of the 19 Housing Element inventory sites, Enderle Center (Housing Element Site 17) was identified as necessary for rezoning under Housing Element Program 1.1f to allow for high density residential/mixed use development.

Enderle Center (the Project site) consists of approximately 11.80 acres of privately owned property. Currently, the Project site is developed with a commercial center. Of the site area, 7 acres within the southeastern portion of the Project site have been identified as suitable for housing development. These 7 acres are currently made up of paved parking areas. Based on the proposed overlay zone, redevelopment of 7 acres of the site would accommodate up to 413 housing units.

2.2 PROJECT LOCATION

The Project site is approximately 11.80 acres and is located within the City of Tustin. 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. Major freeways and highways within or bordering the City of Tustin are the I-5 freeway through the center, State Route (SR) 55 to the west, SR 261 to the east, and the I-405 freeway to the south, as illustrated in Figure 2-1, *Regional Location*.

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. The Project site 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.

The local vicinity of the Project site is illustrated in Figure 2-2, *Local Vicinity*.

2.3 EXISTING PROJECT SITE

The Enderle Center is currently developed with 87,136 SF of commercial business, 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 site also includes ornamental landscaping along the perimeter and throughout the parking areas. Figure 2-3, *Aerial*, illustrates the Project site in its current condition.

2.4 EXISTING GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The PCCB land use designation provides opportunities for a variety of miscellaneous retail, professional office, and service-oriented business activities. The PC COM zoning is intended to allow diversification of the relationships of various buildings, structures and open spaces in planned building groups, while ensuring substantial compliance with the district regulations and other provisions of the Planned Community District zone.

The Project site’s existing General Plan land use and zoning designations are shown in Figure 2-4, *Existing General Plan Land Use* and Figure 2-5, *Existing Zoning*.

2.5 SURROUNDING LAND USES

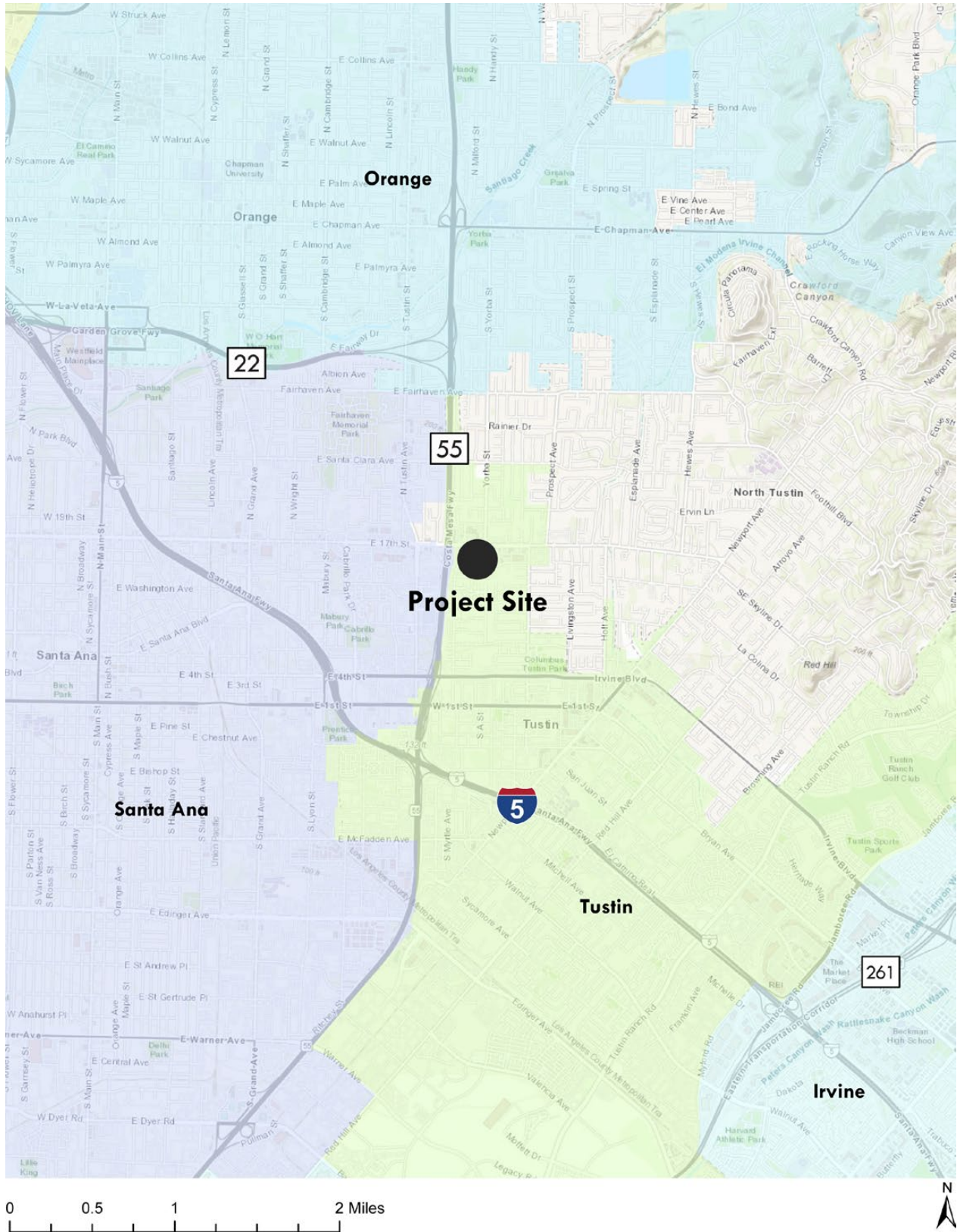
The Project site is located within a developed area. The surrounding land uses and their designations are described in Table 1-1.

Table 1-1: Surrounding Existing Land Use and Zoning Designations

	Existing Land Use	General Plan Designation	Zoning Designation
North	17 th Street followed by commercial, residential and office uses	Community Commercial (CC), Planned Community Commercial/Business (PCCB)	Retail Commercial (C1) with Parking Overlay, Commercial General (CG), & Planned Community Commercial (PC COM)
East	Enderle Center Drive followed by office uses	Planned Community Commercial/Business (PCCB)	Planned Community Commercial (PC COM)
South	Vandenberg Lane followed by residential uses	Planned Community Residential (PCR)	Planned Community Residential (PC RES)
West	Tustin city limits and SR-55 freeway, followed by restaurants and office uses in the City of Santa Ana	Professional and Administrative Office (PAO) & General Commercial (GC) <i>(City of Santa Ana)</i>	Professional (P) & Community Commercial (C1) <i>(City of Santa Ana)</i>

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Regional Location

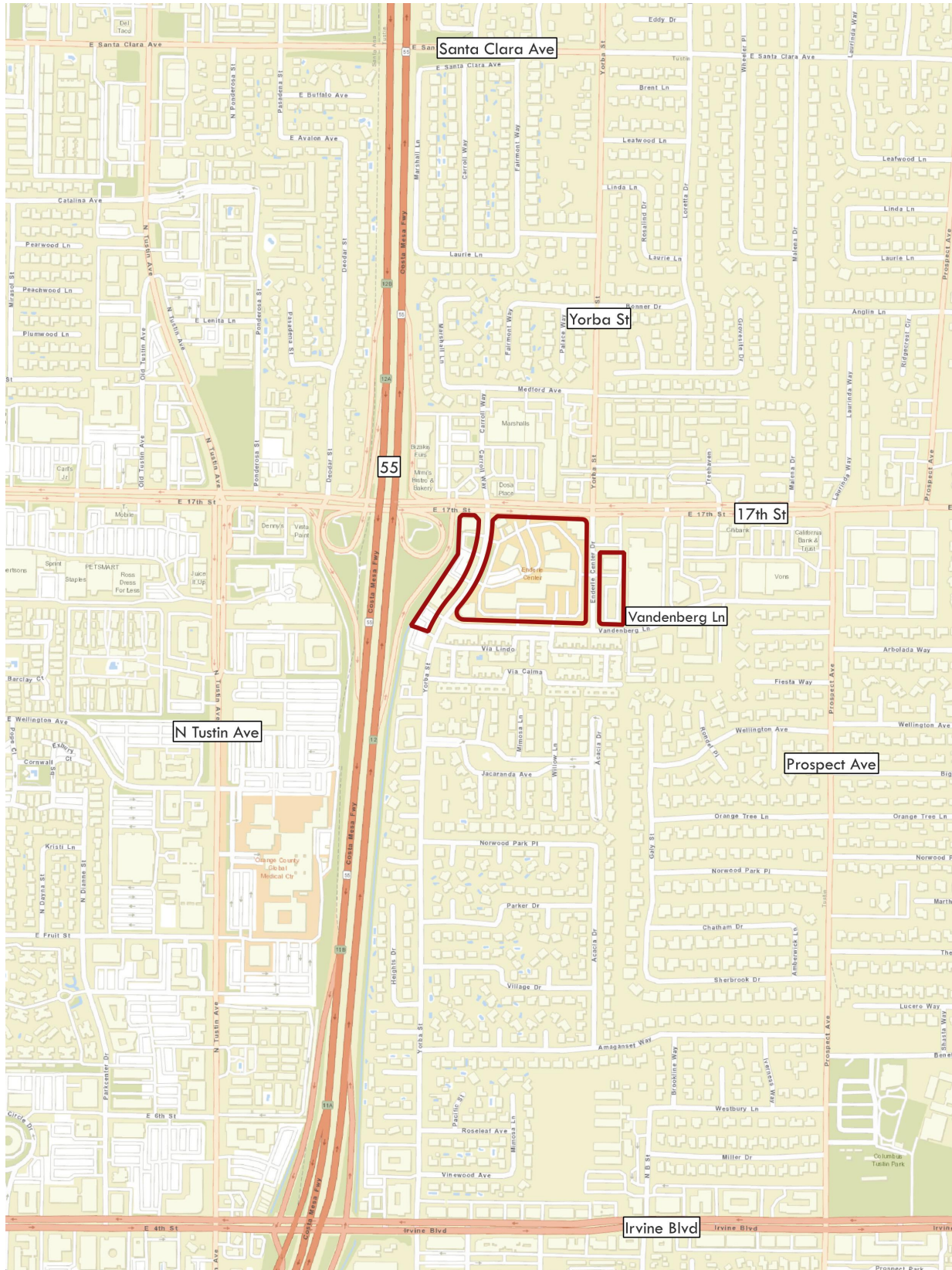


Enderle Center Rezone Project
City of Tustin

Figure 2-1

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Local Vicinity



 Project Site



Enderle Center Rezone Project
City of Tustin

Figure 2-2

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Aerial View

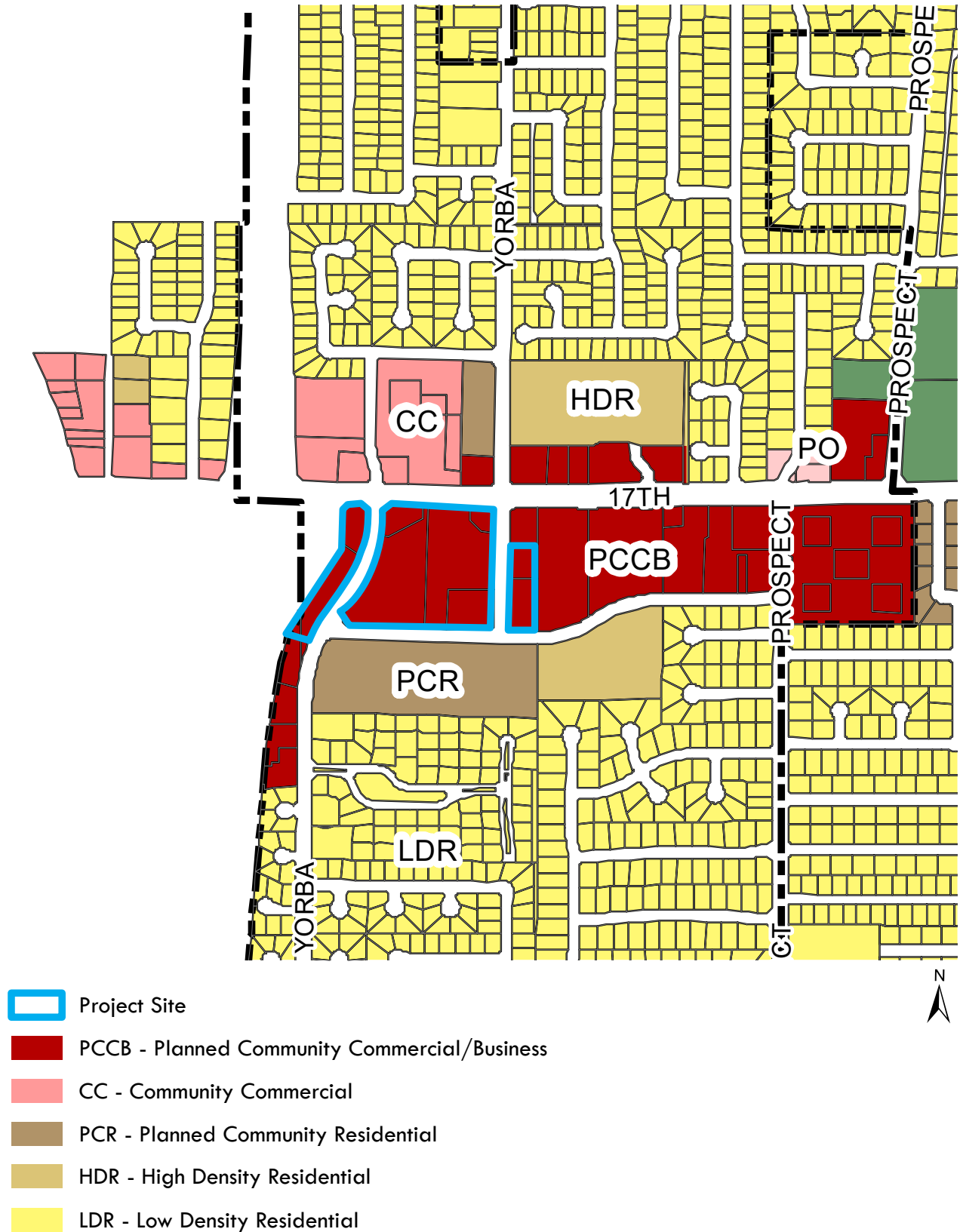


 **Project Site**



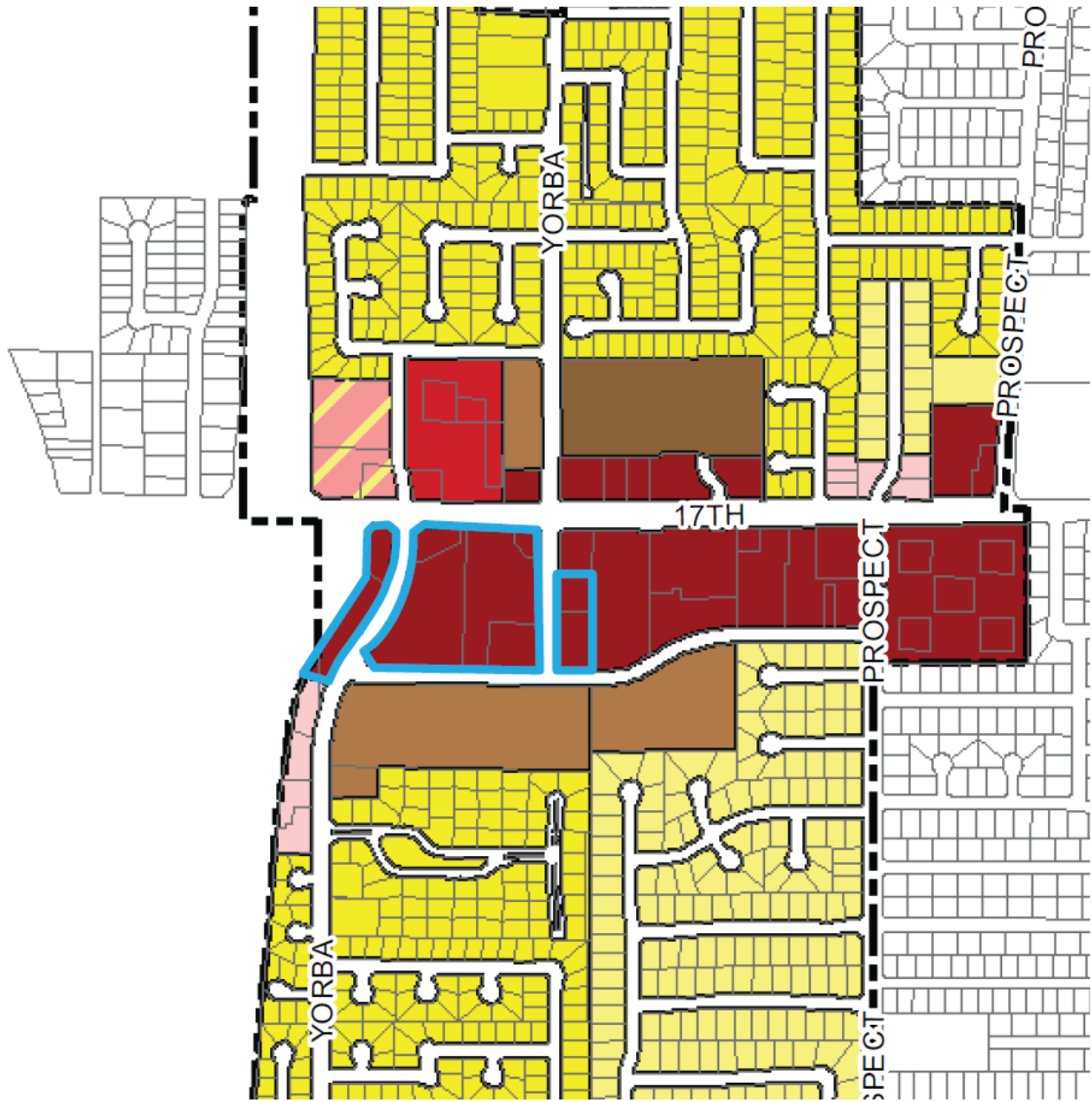
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Existing General Plan Land Use Designation



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Existing Zoning




 Project Site


 R1 - Single Family Residential


 R2 - Duplex Residential

 R3 - Multiple Family Residential

 R4 - Suburban Residential


 PC RES - Planned Community Residential


 PD - Planned Development


 MHP - Mobile Home Park

 PR - Professional


 C1 - Retail Commercial


 C2 - Central Commercial

 CG - Commercial General


 PC COM - Planned Community Commercial

 PM - Planned Industrial

 M - Industrial

 PC IND - Planned Community Industrial

 PI - Public and Institutional

 PCPI - Planned Community Public and Institutional



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3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

Pursuant to Housing Element Program 1.1f, the City is proposing an overlay zone (“overlay district”) for the project site. To accommodate this, a General Plan Amendment (GPA) is needed to establish that higher density residential uses are allowed in the Planned Community Commercial Business Designation when prescribed by a Housing Overlay (HO) district or a Specific Plan (SP); a Zoning Code Amendment (CA) to establish a Housing Overlay zoning district (overlay zone) and associated criteria, which will be applied in conjunction with the Planned Community Commercial District (base zone); and a Zone Change (ZC) that amends the City’s zoning map to apply a Housing Overlay (HO) district to the project site. The proposed HO district would allow residential development of 413 dwelling units over a maximum area of seven (7) acres.

The proposed project is consistent with the City’s adopted Housing Element, which identified the Enderle Center as having capacity for 413 housing units on seven acres of the existing Center’s parking lots (equating to 59 dwelling units per acre). The anticipated development density was determined through the Housing Element process and is a conservative estimate based on development trends in nearby communities. The anticipated development does not rely on the demolition of any existing building, but rather focuses on areas used for surface parking. No development is proposed as part of this Project, but this Draft EIR has analyzed all known anticipated impacts of the development of the proposed housing units. Table 1-2 lists the existing and proposed Project site land use regulation characteristics.

Table 1-2: Existing and Proposed Project Site Characteristics

	Existing			Proposed			
	GP Land Use	Zoning Designation	Maximum Allowable Units	GP Land Use	Zoning Designation	Maximum Residential Acreage	Maximum Allowable Units
Enderle Center	PCCB	PC COM	0	PCCB	PC COM & HO	7	413

3.2 PROJECT FEATURES

Proposed Housing Overlay District

During the Housing Element process, the City identified the Enderle Center as a suitable commercial site for rezoning to allow mixed-use development, which introduced the opportunity to allow higher density housing in either horizontal or vertical mixed-use development on the site. This would be accomplished with a “housing overlay” zone.

The housing overlay zone would allow residential land uses in addition to the uses allowed under the existing PC COM zoning. Thus, the Housing Overlay (HO) district would be added “on top” of the existing PC COM zone (i.e., Base Zone). The overlay zone would also provide development standards related to parking, height, noise, and other criteria applicable to residential uses. The HO district text will include a provision that the HO district supersedes the development standards and allowed uses listed within the Base Zone.

Residential uses are currently not allowed on the Project site. Upon approval of the Housing Overlay (HO) district, the Project site could accommodate 413 units on approximately 7 acres of developable land within the existing 11.8-acre site. This could result in a density of 59 dwelling units per acre (du/ac). The anticipated development over 7 acres may take place on underutilized asphalt parking lot areas and does not require

demolition of existing buildings. Parking displaced as a result of redevelopment would be accommodated by vertical parking structures located within the Project site.

Proposed General Plan Amendment

As described in Section 2, *Environmental Setting*, the Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB). The PCCB designation is part of the City's General Plan Planned Community (PC) designations and is intended to provide for a mix of commercial and office uses such as hotel/motels, commercial centers, research and development, and professional offices. The Planned Community Commercial designation may also permit other uses that support this land use designation, such as residential uses. The overall population density range for residential uses within the PCCB designation is 2 to 54 persons per acre. The proposed General Plan Amendment (GPA) via text will establish that a higher density of residential uses are allowed in the PCCB designation subject to limits contained within a Housing Overlay (HO) district (zoning) or as allowed by a specific plan.

Proposed Zone Code Amendment

The Project includes an amendment to Tustin City Code (TCC), Article 9 (Land Use), Chapter 2 (Zoning), Part 5, to establish a Housing Overlay (HO) district, which allows for high density residential development, and stipulates that objective development standards and design guidelines will apply to properties within the boundary of the Housing Overlay (HO) district.

Proposed Zone Change

The Project also includes an amendment to the City's Zoning Map to add the newly codified Housing Overlay (HO) district on top of the site's existing PC COM zoning. Figure 3-1, *Proposed Zoning*, illustrates the proposed zone change.

Nonresidential Buildout

The Project site is envisioned to function as a mixed-use site, with a portion of the Project site maintaining nonresidential land uses. The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB). The General Plan PCCB designation allows for development of a Floor Area Ratio (FAR) up to 1.5:1 (one-and-a-half to one). However, the General Plan assumes the average site to develop up to an FAR of 0.4:1. Based on the General Plan development assumption, the Project site is assumed to be developed with 205,603 SF of nonresidential uses.

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, and 18,426 SF of office use. Therefore, the total remaining nonresidential use assumed for future buildout of the Project site is 118,467 SF.

Therefore, the Project anticipates the additional development of nonresidential uses of 118,467 SF in the future, for a total nonresidential development capacity of 205,603 SF on the Project site, pursuant to the General Plan. Future nonresidential projects proposed that are within the remaining development capacity of the site would be required to comply with the existing PCCB development standards and the City's plan review process. Future nonresidential development is anticipated to be developed within exiting undeveloped areas, and the Project does not assume demolition of existing structures. A specific development project is not proposed as part of this Project.

Housing Element Programs Applicable to the Project Site

The 2021-2029 Housing Element included several housing programs to be implemented during the 2021-2029 planning period. The discussion below outlines three programs that are applicable to the proposed Project.

Program 1.2a

Program 1.2a provides that the City will amend its Zoning Code to remove subjective design guidance in TCC Section 9272 (Design Review) and adopt new Objective Design Standards (ODS) to ensure that the City can provide clear guidance regarding project design, in order to streamline the development of high-quality residential development. The ODS would include provisions consistent with the requirements of Senate Bill (SB) 35. Program 1.2a is anticipated to be complete in October 2024.

Program 1.2c

Program 1.2c directs the City to develop parking standards to facilitate residential housing production as part of mixed-use developments, adaptive reuse projects, and new residential developments. The program provides that parking displaced as a result of redevelopment may be replaced with vertical parking structures, as needed, to provide required parking. Additionally, the parking standards would incentivize creative parking strategies such as parking credits for transit rich development, and allowance of parking structures and parking lifts, by right and subject to the ODS.

Infrastructure Improvements

Roadways and utilities may be required to support development of future residential construction within the Project site. Future onsite infrastructure improvements that may be necessary for residential development within the Enderle Center include storm drains, wastewater, water, and dry utilities that would connect to existing facilities within the Project site or adjacent to the Project area. Specific infrastructure improvements required to support residential development within the Enderle Center are not known at this time and will not be known until a development project is proposed.

3.3 PROJECT OBJECTIVES

CEQA Guidelines §15124(b) (14 California Code of Regulations [CCR]) requires “A statement of objectives sought by the proposed project. A clearly written statement of objectives would help the Lead Agency develop a reasonable range of alternatives to evaluate in the EIR and would aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project.” The primary purpose and goal of the Project is to accommodate the City’s 6th Cycle RHNA identified within the City of Tustin 2021-2029 Housing Element. The Project would achieve this goal through the following objectives:

- Creation of a Housing Overlay (HO) district to allow residential development at densities which achieve the estimated capacities determined in the Housing Element, and without inhibitors to residential development.
- Increase the number of housing opportunities available in Tustin to ensure the City provides its fair share of housing units within a variety of income categories.
- Increase flexibility in allowed uses and development potential within an underutilized area of the City of Tustin.
- Promote a diverse housing stock with products that are offered at a wide range of sizes and affordability.

3.4 DISCRETIONARY APPROVALS AND PERMITS

Preparation of an EIR is anticipated for the Project. The City of Tustin has primary approval responsibility for the Project. As such, the City serves as the Lead Agency for the EIR pursuant to CEQA Guidelines §15050. The Tustin Planning Commission will evaluate the EIR and the Project and make a recommendation to the City Council as to whether the Project should be approved and the EIR certified. The City Council is the decision-making authority for the Project, and therefore will consider the Project along with the Planning Commission’s

recommendations, and make a final decision to approve, approve with changes, or deny the Project. The City, including the Planning Commission and the City Council, will consider the information in the EIR and the Project's administrative record in its decision-making processes. In the event that the Council certifies the EIR and approves the Project, the City would subsequently conduct administrative and discretionary review of development proposals and grant ministerial and discretionary permits and approvals that implement Project requirements, conditions of approval, and future development within the Enderle Center.

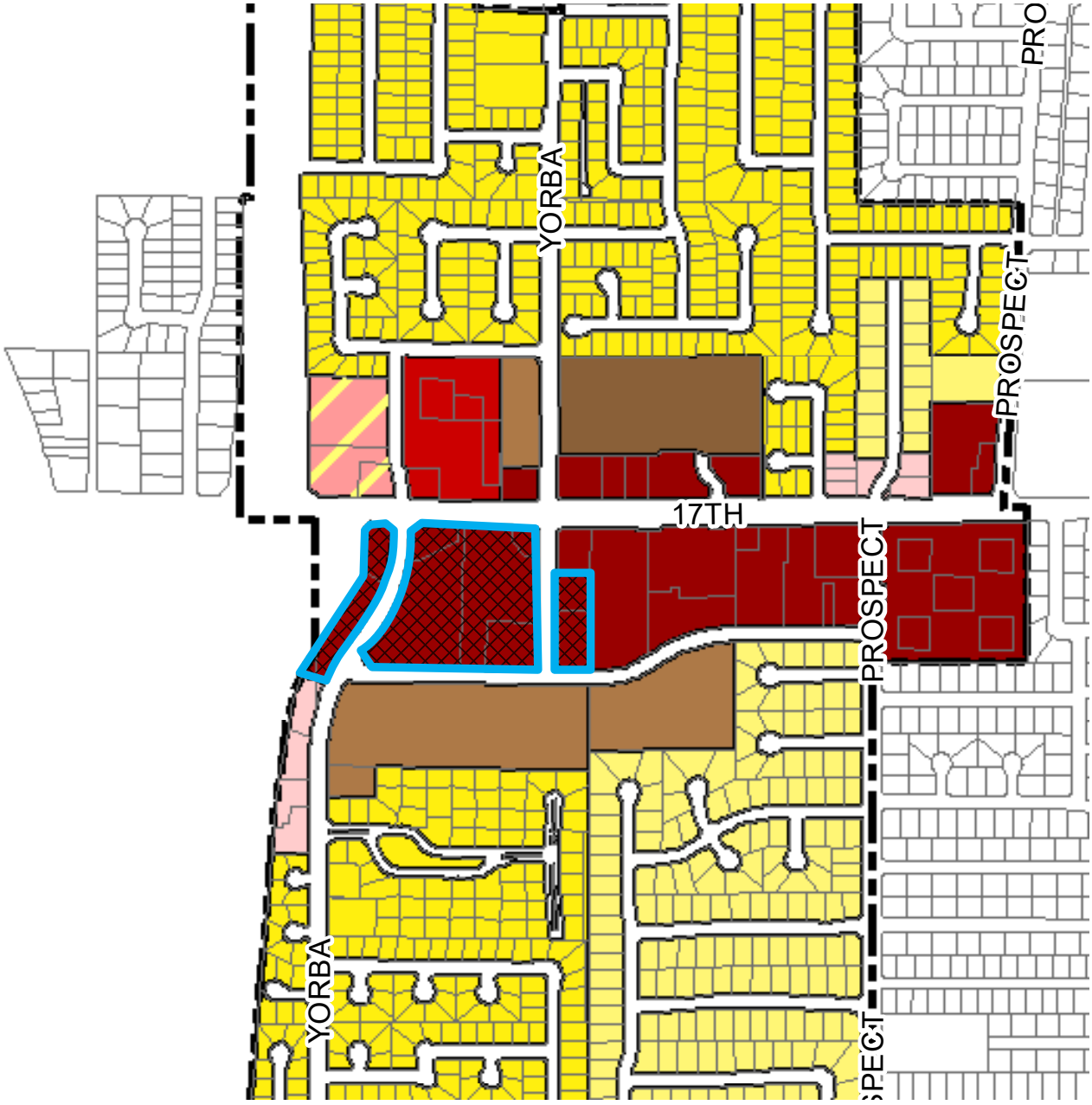
Approval and implementation of the Housing Overlay (HO) district requires City approval of the following discretionary actions:

- Certification of the EIR;
- Adoption of the GPA to allow higher density residential uses within Planned Community Commercial/Business land use designations, subject to residential densities and development restrictions established by a Housing Overlay (HO) district or specific plan;
- Adoption of a Zoning Code Amendment (CA) to establish the zoning, development regulations, guidelines, and implementation provisions governing development of the Housing Overlay District.
- Adoption of a Zone Change (ZC) to modify the City's Zoning Map to add the Housing Overlay (HO) district over the site's existing PC COM zoning; and
- Approval of a Housing Overlay (HO) district for the 11.8-acre Project site, authorizing 413 dwelling units on 7 (seven) acres.

The EIR may be used by various governmental decisionmakers for discretionary permits and actions that are necessary or may be requested in connection with implementation of future development projects pursuant to the Project. Additional discretionary, administrative, and/or ministerial actions may be necessary from other responsible agencies to fully implement the Project. The state or local agencies that may rely upon the information contained in the EIR, when considering approval of permits, may include the following:

- Tustin Unified School District.

Proposed Zoning



- Project Site
- R1 - Single Family Residential
- R2 - Duplex Residential
- R3 - Multiple Family Residential
- R4 - Suburban Residential
- PC RES - Planned Community Residential
- PD - Planned Development
- MHP - Mobile Home Park
- PR - Professional
- HO - Housing Overlay
- C1 - Retail Commercial
- C2 - Central Commercial
- CG - Commercial General
- PC COM - Planned Community Commercial
- PM - Planned Industrial
- M - Industrial
- PC IND - Planned Community Industrial
- PI - Public and Institutional
- PCPI - Planned Community Public and Institutional



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4 ENVIRONMENTAL CHECKLIST

4.1 BACKGROUND

Project Title: Enderle Center Rezone Project
Lead Agency: City of Tustin
Lead Agency Contact: Samantha Brier, Senior Planner
Project Location: 17350 17th St, Tustin, CA 92780
Project Sponsor's Name and Address: City of Tustin, 300 Centennial Way, Tustin, CA 92780
Existing General Plan and Zoning Designation: The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) as shown in Figure 2-4, <i>Existing General Plan Land Use</i> ; and a zoning designation of Planned Community Commercial (PC COM) as shown in Figure 2-5, <i>Existing Zoning</i> .
Project Description: Pursuant to Housing Element Program 1.1f, the City is proposing a GPA, CA, ZC, and Housing Overlay (HO) zone to allow residential development within the Enderle Center. The Housing Element identified the Enderle Center as having capacity for 413 housing units. The anticipated development density was determined through the Housing Element process and is a conservative estimate based on development trends in nearby communities. The anticipated development does not rely on the demolition of any existing buildings, but rather focuses on areas used for surface parking.
Surrounding Land Uses and Setting: North: 17 th Street followed by commercial, residential, and office uses. East: Enderle Center Drive followed by a fast-food restaurant and office uses. South: Vandenberg Lane followed by residential uses. West: City limits and the SR-55 Freeway.
Other Public Agencies Whose Approval is Required: None.

4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture/Forestry Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards/Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input checked="" type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Population/Housing	<input checked="" type="checkbox"/>	Public Services
<input checked="" type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Utilities and Service Systems	<input type="checkbox"/>	Wildfire	<input checked="" type="checkbox"/>	Mandatory Findings of Significances

4.3 DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier analysis pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Name and Title

Lead Agency

4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
5. Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Guidelines Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

5 ENVIRONMENTAL ANALYSIS

This section provides evidence to substantiate the conclusions in the environmental checklist.

5.1 AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Have a substantial adverse effect on a scenic vista?

No Impact. Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or “vista” of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project’s proposed height, mass, and location relative to surrounding land uses and travel corridors.

The City of Tustin General Plan designates landforms and visual interest points as scenic resources within the Conservation Element (City of Tustin, 2018). The City of Tustin protects public views along the ridge lines, views toward the inland mountains and along scenic transportation corridors. Specifically, Policy 35, *Protect Scenic Views and Resources*, protects views of the Peter Canyon Ridgeline:

Policy 35. Protect Scenic Views and Resources: Through the Hillside Review process, monitor and limit development of Peters Canyon Ridgeline consistent with the requirements of the East Tustin Specific Plan, Grading and Excavation Code and Grading Manual.

The Project site is currently developed as a commercial site and is surrounded by other commercial developments. The view of Peters Canyon Ridgeline from the Project site is obstructed by surrounding buildings and trees. The Project site is bordered by 17th Street to the north, which offers limited public views of Peters Canyon Ridgeline to motorists, bicyclists, and pedestrians traveling eastbound. Views to the east from CA-55 are completely obstructed by adjacent developments and the raised embankment.

The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City's certified 2021-2029 Housing Element. Future residential development would be constructed within the boundaries of the existing Enderle Center site and would not impede any existing views of Peters Canyon Ridgeline from 17th Street. The provision for residential development in an area formerly designated for nonresidential land uses would not further diminish views of a scenic vista. Therefore, the Project would result in no impact.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

No Impact. According to the California Department of Transportation (Caltrans) Scenic Highway Map, the City of Tustin does not contain any scenic highways within or surrounding the City (California Department of Transportation, 2018). The nearest state scenic highway is Route 91 in the City of Orange, approximately 8.5 miles to the north. According to the County of Orange General Plan, there are no designated scenic roadways or scenic vistas in the Project vicinity (County of Orange, 2005). Therefore, the Project would have no impact on scenic resources within a state scenic highway.

c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). Or if the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

Less Than Significant Impact. The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project site is currently developed as a commercial site and is surrounded by other commercial developments. The Project site is bordered to the north by 17th Street, followed by commercial, residential and office uses; to the east by Enderle Center Drive, followed by office uses; to the south by South Vandenberg Lane, followed by residential uses; and to the west by Tustin city limits and SR-55 freeway, followed by restaurants and office uses in the City of Santa Ana (see Table 1-1). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City's certified 2021-2029 Housing Element.

Per Housing Element Program 1.2a, the City will develop objective development standards (ODS) to ensure high quality residential development, while simultaneously meeting the City's goal of streamlining residential development to meet its RHNA goals. Development is not proposed as part of the Project; however, all future residential development proposed within the Project site would be subject to the requirement and provisions of the applicable ODS. Commercial development within the Enderle Center does not currently have a maximum height limit or required setback distances, and site design is evaluated on a project-by-project basis due to the properties designation as Planned Community Commercial (PC COM). Design requirements established through ODS for the site would be created to ensure compatibility with the existing site development and surrounding land uses, such as compatible building height, cohesive architectural style, and appropriate landscaping. The ODS would ensure high visual character and quality of future residential development proposed within the Project site. All future development would be required to comply with the City's ODS for the site. Therefore, the Project would not conflict with applicable zoning and other regulations governing scenic quality and would have a less than significant impact on visual character and quality.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

Less Than Significant Impact. Spill light occurs when lighting fixtures, such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting, are not properly aimed or shielded to direct light to the desired location, and light escapes and partially illuminates a surrounding location. Sensitive uses (e.g., residential uses) surrounding the Project site could be impacted by the light from development within the boundaries of the Project site if light spill occurs.

Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background, such as the night sky. Glare may also refer to the sensation experienced looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort. Glare generally does not result in illumination of off-site locations but results in a visible source of light viewable from a distance. Glare could also occur from building materials of the new structures, including glass and other reflective materials.

The City of Tustin Municipal Code, Section 9271hh, *Light and Glare*, includes the following requirements:

All exterior lighting shall be subject to the following standards, unless otherwise exempted by the City of Tustin:

- (a) Outdoor lighting shall be designed to minimize impacts from light pollution, including light trespass and glare to minimize conflict caused by unnecessary illumination.
- (b) Outdoor lighting fixtures that are used to illuminate a premises, architectural features or landscape feature on private property shall be directed, shielded, or located in such a manner that the light source is not directed off-site.

The Project does not propose development but would allow for the future development of residential land uses within an existing commercial land use. Future development could add additional nighttime light sources, such as landscape lighting, security lighting, and the lighting from additional cars. As previously discussed, all future projects would be required to comply with the applicable ODS for the site. The ODS would include specific setbacks, lighting standards, and building materials that would ensure the avoidance of potential lighting impacts. Further, all future projects would be required to comply with the City's light and glare ordinance, which would be verified through plan check prior to project approval. Therefore, the Project would result in a less than significant impact.

5.2 AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact. The State of California Department of Conservation’s Farmland Mapping and Monitoring Program is charged with producing maps for analyzing impacts on the state’s agricultural resources. California’s agricultural lands are rated based on soil quality and irrigation status. Per Section 21060.1 of the State CEQA Guidelines, the following categories qualify as “agricultural land”: Prime Farmland, Farmland of Statewide Importance, or Unique Farmland.

Per the CDOC FMMP Map, the Project site is designated as Urban and Built-Up Land (California Department of Conservation, 2018). Further, the City does not currently include any commercial agricultural land uses. Existing zoning categories within the City of Tustin do not allow for commercial agricultural uses. Therefore, the Project would result in no impact on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

No Impact. The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private landowners for indefinite terms in exchange for reduced property tax assessments.

The Project site is currently developed with commercial land uses and does not include agricultural land uses. The Project site is not currently under a Williamson Act contract. Therefore, the Project would result in no impact on existing zoning for agricultural use or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. “Forest land” is defined as “land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.” “Timberland” is defined as “land, other than land owned by the federal government and land designated by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.” “Timberland Production Zone” (TPZ) is defined as “an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h).”

The Project site is currently completely developed with commercial land use. The Project site does not include forest land or timberland. Additionally, the Project site is currently zoned for Planned Community Commercial (PC COM), which does not provide for forest land or timberland production and management. Therefore, the Project would result in no impact on zoning of forest land or timberland.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. As discussed above, the Project site is currently completely developed as commercial land use and does not include forest land. Therefore, the Project would have no impact on forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact. The Project site is within an urbanized area and is currently completely developed as commercial land use. The area surrounding the Project site is also completely developed. The existing environment does not include any agricultural land uses or forest land.

5.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non- attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) through d)

Potentially Significant Impact. The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. The provision of development intensification could facilitate future operational air quality impacts. Residential land uses have not been previously analyzed through applicable air quality plans. The addition of residential land uses could result in a cumulatively considerable net increase of criteria pollutants within the study area. Additionally, the introduction of new land uses to existing development could expose sensitive receptors to substantial pollutant concentrations. Therefore, an air quality study will be conducted for the Project to determine potential impacts and air quality impacts will be further analyzed within the EIR.

5.4 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Wildlife or U.S. Fish and Wildlife Service?

No Impact. The Project site consists of approximately 11.8 acres that are developed with existing commercial uses, including restaurant, retail, and office establishments, a paved parking lot, and landscaping. The area identified in the City’s adopted Housing Element as most likely for future residential development is 7 acres of existing parking lot area within the southeast portion of the Project site. The Project site is surrounded by urban developed areas with structures, paved parking, and ornamental landscaping. There is no evidence of either suitable habitat for or the presence of any endangered, rare, threatened, or special status plant species (or associated habitats) or wildlife species designated by the U.S. Fish and Wildlife Service (USFWS), California Department of Fish and Wildlife (CDFW), or California Native Plant Society (CNPS).

The Project does not propose development; however, the Project would provide for future proposed development through implementation of the housing overlay and the City’s certified 2021-2029 Housing Element. Landscaping implemented as part of future projects would likely include a variety of ornamental trees, shrubs, and groundcover. As the Project site is currently completely paved, implementation of the

Project would not result in an adverse effect, either directly or through habitat modifications, on any sensitive species, and impacts would not occur.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

No Impact. As discussed above, the area proposed for the provision of future residential development is completely paved with a parking lot. There is no existing riparian habitat or sensitive natural community within the developable area of the site. Therefore, the Project would result in no impact.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. As discussed above, the area proposed for the provision of future residential development is completely paved with a parking lot. There are no wetlands or riparian areas within the developable area of the site. Therefore, the Project would result in no impact.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

Less Than Significant Impact with Mitigation. Wildlife corridors are areas where wildlife movement is concentrated due to natural or anthropogenic constraints and corridors provide access to resources such as food, water, and shelter. Animals use these corridors to move between different habitats and provide avenues for wildlife dispersal, migration, and contact between other populations.

The Project site does not support conditions for migratory wildlife corridors or linkages. The Project site is completely developed and surrounded by a roadway and developed land uses. The site and surrounding areas do not provide function for wildlife movement. Additionally, the surrounding area is developed and urban. There are no rivers, creeks, or open drainages near the site that could function as a wildlife corridor. Thus, implementation of the Project would not result in impacts related to wildlife movement or wildlife corridors.

However, the Project site contains existing ornamental trees that could be used for nesting by common bird species that are protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season that occurs between February 1 and September 15. The provisions of the MBTA prohibit disturbing or destroying active nests. Therefore, Mitigation Measure BIO-1 has been included to require that if commencement of vegetation clearing for any future residential development project occurs between February 1 and September 15, a qualified biologist shall conduct a nesting bird survey no more than 3 days prior to commencement of activities to confirm the absence of nesting birds. With implementation of Mitigation Measure BIO-1, potential impacts to nesting birds would be less than significant.

e) Conflict with any local policies or ordinances protecting biological resources?

Less Than Significant Impact. The Project site is urban and developed and contains no biological resources to be preserved under the resource protection policies of the City's General Plan. Article 7, Chapter 3 of the Municipal Code addresses the protection of "trees, plants or shrubs in or growing upon or over any public parkway street, highway, alley, right-of-way, City-owned property in the City." The Project would not impact any such trees and shrubs. To the extent that future development facilitated by the Project is required to plant new trees on public property pursuant to Section 7308 of Article 7, Chapter 3, the Project would be

required to comply with the Municipal Code requirements as part of the City permitting process (PPP BIO-1). As a result, impacts would be less than significant.

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact. The Project site is developed and in an urban area. The Project site does not contain any natural lands that are subject to an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. Therefore, the Project would not result in impacts to biological habitat or conservation plans.

Plans, Programs, or Policies (PPP)

PPP BIO-1 Street Trees. Installation of street trees shall occur in compliance with the City of Tustin Municipal Code Article 7, Chapter 3, Section 7308.

Mitigation Measures

MM BIO-1 Migratory Bird Treaty Act. Prior to commencement of grading activities, the City Building Division shall verify that, in the event that vegetation and tree removal activities occur within the active breeding season for birds (February 1–September 15), the Project applicant (or their Construction Contractor) shall retain a qualified biologist (meaning a professional biologist that is familiar with local birds and their nesting behaviors) to conduct a nesting bird survey no more than 3 days prior to commencement of construction activities.

The nesting survey shall include the Project site and areas immediately adjacent to the site that could potentially be affected by Project-related construction activities, such as noise, human activity, and dust, etc. If active nesting of birds is observed within 100 feet of the designated construction area prior to construction, the qualified biologist shall establish an appropriate buffer around the active nests (e.g., as much as 500 feet for raptors and 300 feet for non-raptors [subject to the recommendations of the qualified biologist]), and the buffer areas shall be avoided until the nests are no longer occupied and the juvenile birds can survive independently from the nests.

5.5 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A Cultural Records Search (see Appendix A) was prepared by Brian F. Smith and Associates Environmental Services (BFSA) for the Project to determine the potential for historic and architectural resources to occur within the Project site and has been incorporated into the discussion below (BFSA Environmental Services, 2023).

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

No Impact. State CEQA Guidelines Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered “historically significant” if it meets one of the following criteria:

- i. Is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage;
- ii. Is associated with the lives of persons important in our past;
- iii. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- iv. Has yielded, or may be likely to yield, information important in prehistory or history.

According to results of the cultural record search prepared for the Project, the Project site does not contain any historic resources. Additionally, the area proposed for future implementation of residential land uses pursuant to the Housing Element is the existing parking lot, which does not contain any structures that could become historic in the future. Therefore, the Project would result in no impact to a historical resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact with Mitigation. According to results of the cultural record search prepared for the Project, the Project site does not contain any archaeological resources. The Project site is currently developed as a commercial site and is surrounded by other commercial developments. Therefore, the Project site is heavily disturbed and does not currently contain any native undisturbed soils. However, the Project could facilitate future construction at depths greater than previous excavation activities, which could result in the disturbance of undisturbed native soils. Therefore, there is a low potential that future construction could result in inadvertent discovery of a buried archeological resource. Mitigation Measure CUL-1 has been incorporated to mitigate any potential impact to an archeological resource. In the event of an inadvertent discovery of a buried archeological resource, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a “unique archaeological resource”, and if the discovered resource(s) appears

Native American in origin, a Native American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources. Prior to the issuance of any permits for ground-disturbing activities that include the excavation of soils (including as grading, excavation, and trenching), the City of Tustin shall ensure that all Project grading and construction plans and specifications include requirement to halt construction activity and contact an archaeologist.

The City has detailed standards and requirements for grading that are designed to protect sensitive topographic, soil, palaeontologic, and archaeological resources. The Tustin Grading Manual prescribes appropriate measures to protect the earth by controlling erosion, sedimentation, and storm drainage (PPP HYD-2). Proper grading, soil management, and open space standards will work to preserve any potential archaeological resources in the unlikely event that a resource is encountered. Therefore, the Project would result in a less than significant impact with mitigation on archeological resources.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact. The Project site has been previously disturbed, as described above, and has not been previously used as a cemetery. Thus, human remains are not anticipated to be uncovered during project construction. In addition, California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 (included as PPP CUL-1) mandate the process to be followed in the event of an accidental discovery of any human remains. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. Compliance with existing law would ensure that significant impacts to human remains would not occur through the implementation of future construction facilitated by the Project.

Plans, Policies, and Programs (PPP)

PPP CUL-1 Human Remains. In the event that human remains are encountered on the Project site, work within 50 feet of the discovery shall cease and the County Coroner shall be notified immediately consistent with the requirements of California Code of Regulations (CCR) Section 15064.5(e). State Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code (PRC) Section 5097.98. Prior to the issuance of grading permits, the City Community Department Director, or designee, shall verify that all grading plans specify the requirements of CCR Section 15064.5(e), State Health and Safety Code Section 7050.5, and PRC Section 5097.98, as stated above.

PPP HYD-2 City of Tustin Grading Manual. All future projects are required to comply with the City of Tustin Grading Manual (1990). Implementation of grading manual standards would be verified by the City during the plan check and permitting process.

Mitigation Measures (MM)

MM CUL-1 Inadvertent Discovery. In the event that potential archaeological resources are discovered during excavation, grading, or construction activities, work shall cease within 50 feet of the find until a qualified archaeologist from the City or County List of Qualified Archaeologists has evaluated the find to determine whether the find constitutes a “unique archaeological

resource,” as defined in Section 21083.2(g) of the California Public Resources Code. Any resources identified shall be treated in accordance with California Public Resources Code Section 21083.2(g).

If the discovered resource(s) appears Native American in origin, a Native American Monitor shall be contacted to evaluate any potential tribal cultural resource(s) and shall have the opportunity to consult on appropriate treatment and curation of these resources. The discovery would also be reported to the City and the South Central Coastal Information Center (SCCIC).

Prior to the issuance of any permits for ground-disturbing activities that include the excavation of soils (including as grading, excavation, and trenching), the City of Tustin shall ensure that all Project grading and construction plans and specifications include requirement to halt construction activity and contact an archaeologist as specified above.

5.6 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) and b)

Potentially Significant Impact. The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. The provision of development intensification could facilitate future energy impacts. Residential land uses have not been previously analyzed for consistency with state or local energy plans and policies. Additionally, the future construction and operation of potential development could result in a substantial increase in energy consumption. Therefore, an energy study will be conducted for the Project to determine potential impacts and energy impacts will be further analyzed within the EIR.

5.7 GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to Division of Mines and Geology Special Publication 42)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?**

Less Than Significant Impact. In 1972, the Alquist-Priolo Special Studies Zones Act was signed into law. In 1994, it was renamed the Alquist-Priolo Earthquake Fault Zoning Act (A-P Act). The primary purpose of the Act is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy across the trace of an active fault. The A-P Act requires the State Geologist (Chief of the California Geology Survey) to delineate “Earthquake Fault Zones” along with faults that are “sufficiently active” and “well-defined.” The boundary of an “Earthquake Fault Zone” is generally about 500 feet from major active faults and 200 to 300 feet from well-defined minor faults. The A-P Act dictates that cities and counties withhold development permits for sites within an Alquist-Priolo Earthquake Fault Zone until geologic investigations demonstrate that the site zones are not threatened by surface displacements from future faulting.

The Project site is located in the northwest corner of the City of Tustin. According to the California Geological Survey available fault maps, the Project is approximately 10 miles to the south of the nearest A-P fault, Whitter Fault (Parrish, Earthquake Zones of Required Investigation, Yorba Linda Quadrangle, 2015). The Project is also approximately 11 miles to the north of the North Branch Fault (Parrish, Earthquake Zones of Required Investigation, Seal Beach Quadrangle, 1999). Due to the location of these faults, the general region is subject to the potential for earthquakes; however, the Project site is outside of a 500-foot radius from an active fault and is not subject to a special development permit. The Project site contains existing development, and the provision for additional development would not exacerbate existing risk of earthquake. Further, all future development permitted would be required to comply with the requirement of the California Building Code (CBC) (California Code of Regulations, Title 24, Part 2) (PPP GEO-1), which is a minimum requirement intended to protect life safety and prevent collapse of structures. Therefore, the Project would result in a less than significant impact.

ii. Strong seismic ground shaking?

Less Than Significant Impact. The Project site is located within a seismically active region of Southern California. As mentioned previously, the Whitter Fault is located 10 miles from the site (Parrish, Earthquake Zones of Required Investigation, Yorba Linda Quadrangle, 2015). Thus, moderate to strong ground shaking can be expected at the Project site. The amount of motion expected at the Project site can vary from none to forceful depending upon the distance to the fault and the magnitude of the earthquake. Greater movement can be expected at sites located closer to an earthquake epicenter, which consists of poorly consolidated material such as alluvium, and in response to an earthquake of great magnitude.

Structures built in the City are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking. Implementation of CBC standards would be verified by the City during the plan check and permitting process (PPP GEO-1). Because the proposed Project would be constructed in compliance with the CBC, the proposed Project would result in a less-than-significant impact related to strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact with Mitigation. Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. During the loss of stress, the soil acquires “mobility” sufficient to permit both horizontal and vertical movements. Soil properties and soil conditions such as type, age, texture, color, and consistency, along with historical depths to ground water are used to identify, characterize, and correlate liquefaction susceptible soils.

Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

According to the California Geological Survey available fault maps, the Project is approximately 1.25 miles from the nearest liquefaction zone in the City of Orange (Parrish, Earthquake Zones of Required Investigation, Orange Quadrangle, 1998). The southern portion of Tustin is also identified as partially within a liquefaction zone. Additionally, all future projects implemented through the proposed housing overlay would be required to conduct a project-specific geotechnical investigation to ensure that the site’s soils are adequate for the construction and operation of the proposed project. Future projects would be required to implement measures identified within the project-specific geotechnical investigation (MM GEO-1). The Project

site is outside of a liquefaction zone and would be required to conduct project-specific geotechnical investigations at the time that the project is proposed; therefore, the Project would result in a less-than-significant impact with mitigation.

iv. Landslides?

No Impact. Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquake induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits.

The Project site is currently fully developed with commercial and office uses. The Project site is flat and is not adjacent to or within the vicinity of steep slopes or other landforms susceptible to landslides. The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City's certified 2021-2029 Housing Element. The provision of future residential development would not result in new risk of loss, injury, or death involving a landslide. Therefore, the Project would result in no impact.

b) Result in soil erosion or the loss of topsoil?

Less Than Significant Impact. The Project site is currently fully developed with commercial and office uses. However, future development facilitated by the provision of residential land uses within the Project site could result in ground disturbing activities as part of the construction.

All proposed development construction would be required to comply with the California Regional Water Quality Control Board (RWQCB) Order No. R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033 – Construction General Permit requirements (PPP HYD-1). Requirements include installation of Best Management Practices (BMPs), which establishes minimum stormwater management requirements and controls. To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer). The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP would identify potential sources of erosion and sedimentation to prevent loss of topsoil during construction, and to identify erosion control BMPs to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags; stabilized construction entrances/exits; hydroseeding, and similar measures. In addition to RWQCB requirements, proposed development would need to comply with the City of Tustin Grading Manual procedures (PPP HYD-2). The City of Tustin Grading Manual is a compilation of rules, procedures, and interpretations necessary to carry out the provisions of the Tustin City Code relating to grading and excavation.

Following construction, future development would be required to prepare and implement a Water Quality Management Plan (WQMP) per City standards. Future projects would be required to comply with the requirements of the Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated cities of Orange County within the Santa Ana Region (included as PPP HYD-3).

The DAMP regulations are included in the City's Municipal Code in Section 4902 and are the implementation method for NPDES Stormwater Permit compliance. The DAMP:

- Provides the framework for the program management activities and plan development;
- Provides the legal authority for prohibiting unpermitted discharges into the storm drain system and for requiring BMPs in new development and significant redevelopment;
- Ensures that all new development and significant redevelopment incorporates appropriate Site Design, Source Control, and Treatment Control BMPs to address specific water quality issues; and

- Ensures that construction sites implement control practices that address construction related pollutants including erosion and sediment control and onsite hazardous materials and waste management.

The DAMP requires that new development and significant redevelopment projects develop and implement a water quality management plan (WQMP) that includes BMPs and low impact development (LID) design features that would provide onsite treatment of stormwater to prevent pollutants from onsite uses from leaving the site. These requirements would ensure that future projects would not result in substantial soil erosion or the loss of topsoil. With implementation of uniformly applicable requirements (SWPPP, City of Tustin Grading Manual, and the DAMP), the Project would result in a less-than-significant impact.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?**

Less Than Significant Impact with Mitigation. Landslides and other forms of mass wasting, including mud flows, debris flows, and soil slips, occur as soil moves downslope under the influence of gravity. Landslides are frequently triggered by intense rainfall or seismic shaking. As described in Response (a) (iv), the Project site is located in a relatively flat developed urban area that does not contain or adjacent to large slopes, and the Project would not generate large slopes. Therefore, impacts related to landslides would not occur.

Lateral spreading is a type of liquefaction-induced ground failure associated with the lateral displacement of surficial blocks of sediment resulting from liquefaction in a subsurface layer. Once liquefaction transforms the subsurface layer into a fluid mass, gravity plus the earthquake inertial forces may cause the mass to move downslope towards a free face (such as a river channel or an embankment). Lateral spreading may cause large horizontal displacements and such movement typically damages pipelines, utilities, bridges, and structures. As discussed in Response (a), the Project site is outside of a zone identified as susceptible to liquefaction. Further, the Project site then has a low potential for lateral spreading. However, all future projects implemented through the proposed housing overlay would be required to conduct a project-specific geotechnical investigation to ensure that the site's soils are adequate for the construction and operation of the proposed project. Future projects would be required to implement measures identified within the project-specific geotechnical investigation (MM GEO-1).

Subsidence is a general lowering of the ground surface over a large area that is generally attributed to lowering of the ground water levels within a groundwater basin. Localized or focal subsidence or settlement of the ground can occur as a result of an earthquake motion in an area where groundwater in basin is lowered. The United States Geological Survey (USGS) has surveyed the state for areas of recorded subsidence—historical and current—across California. According to the USGS Areas of Subsidence in California Map, the Project site is within an area of subsidence as a result of excessive groundwater pumping (United States Geological Survey, 2023). As described above, all future projects implemented through the proposed housing overlay would be required to conduct a project-specific geotechnical investigation to ensure that the site's soils are adequate for the construction and operation of the proposed project. Future projects would be required to implement measures identified within the project-specific geotechnical investigation (MM GEO-1).

Therefore, the Project would result in a less-than-significant impact with mitigation on the risk of landslide, lateral spreading, subsidence, liquefaction or collapse.

- d) Be located on expansive soil, as defined in in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

Less Than Significant Impact with Mitigation. Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experience, such as southern

California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture.

The Project site is currently developed as a commercial site and is surrounded by other commercial developments. The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City's certified 2021-2029 Housing Element. All future projects would be required to comply with applicable Federal, State, and local policies and regulations established to prevent or reduce impacts due to expansive soil, including Policy 8.5 of the Conservation/Open Space/Recreation Element, which requires City review of threats from expansive soils during the development review process (PPP GEO-2). Further, if necessary, geological investigations would be prepared and implemented for each future project to reduce significant impacts (MM GEO-1). Therefore, the project would result in a less-than-significant impact with mitigation.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. All future development would be served by the City sewer utilities and would not include the use of septic tanks or alternative wastewater disposal systems. Therefore, the Project would result in no impact.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant Impact. The Project site is currently developed as a commercial site and is surrounded by other commercial developments. Therefore, the Project site is heavily disturbed and does not contain any native undisturbed soils. However, the Project could facilitate future construction at depths greater than previous excavation activities, which could result in the disturbance of undisturbed native soils. The City's Conservation/Open Space/Recreation Element of the General Plan Figure COSR-2 identifies areas sensitive to paleontological resources (City of Tustin, 2018). The Project site is not located in an area identified by the General Plan as "High Paleontological Sensitivity." The City has detailed standards and requirements for grading that are designed to protect sensitive topographic, soil, palaeontologic, and archaeological resources. The Tustin Grading Manual prescribes appropriate measures to protect the earth by controlling erosion, sedimentation, and storm drainage (PPP HYD-2). Proper grading, soil management, and open space standards will work to preserve any potential paleontological resources in the unlikely event that a resource is encountered. Therefore, the Project would result in a less-than-significant impact on a paleontological resource, site, or geologic feature.

Plans, Policies, and Programs (PPP)

The Project would be subject to the following PPP:

PPP GEO-1 **CBC Title 24, Part 2.** Structures built in the City are required to be built in compliance with the CBC (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking. Implementation of CBC standards would be verified by the City during the plan check and permitting process.

PPP GEO-2 **Policy 8.5 of the Conservation/Open Space/Recreation Element.** Project applicants would be required to submit applications for building and grading permits, and applications for subdivision for adjacency to, threats from, and impacts on geological hazards arising from

seismic events, landslides, or other geologic hazards such as expansive soils and subsidence areas, which would be reviewed by the City during plan check.

PPP HYD-1 **SWPPP.** Prior to issuance of any grading or demolition permits, the applicant shall provide the City Building Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

PPP HYD-2 **City of Tustin Grading Manual.** All future projects are required to comply with the City of Tustin Grading Manual (1990). Implementation of grading manual standards would be verified by the City during the plan check and permitting process.

PPP HYD-3 **WQMP.** Prior to the approval of the Grading Plan and issuance of Grading Permits a completed Water Quality Management Plan (WQMP) shall be prepared by the Project applicant and submitted to and approved by the City Public Works Department. The WQMP shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development Project in order to minimize the adverse effects on receiving waters.

Mitigation Measures (MM)

MM GEO-1 All future projects implemented through the proposed housing overlay would be required to conduct a project-specific geotechnical investigation to ensure that the site's soils are adequate for the construction and operation of the proposed project. Future projects would be required to implement measures identified within the project-specific geotechnical investigation.

5.8 GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) through b)

Potentially Significant Impact. Global climate change is not confined to a particular project area. A typical project does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. GHGs are produced by both direct and indirect emissions sources. Direct emissions include consumption of natural gas, heating and cooling of buildings, landscaping activities and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal.

The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. The provision of development intensification could result in construction and operational GHG impacts due to the introduction of new residential land uses. Specifically, the addition of mobile source emissions through the generation of residential traffic could result in a significant GHG impact. Further, the Project could result in conflicts with applicable plan, policy, and regulations adopted for the purpose of reducing the emissions of GHG. Therefore, an air quality study will be conducted for the Project to determine potential impacts and GHG impacts will be further analyzed within the EIR.

5.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact. A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Construction

The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project site is currently developed as a commercial site and is surrounded by other commercial developments. The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. The Project does not propose development; however, the Project would provide for future proposed

development through implementation of the housing overlay and the City's certified 2021-2029 Housing Element.

Future construction activities could involve the transport, use, and disposal of hazardous materials such as paints, solvents, oils, grease, and caulking. In addition, hazardous materials could be needed for fueling and servicing construction equipment on the site. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements that are implemented by the City during building permitting for construction activities. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. As a result, routine transport and use of hazardous materials during construction would be consistent with applicable regulations and would be less than significant.

Operation

The Project involves the provision for future development of up to 413 housing units, which involve routinely using household hazardous materials including solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The normal routine use of these products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. Additionally, the Project would create a mixed-use environment in which residential land uses would be introduced into existing commercial land use (the Enderle Center). Existing commercial uses include a mix of office, restaurant, and retail establishments. Existing commercial uses require the routine use of similar hazardous materials as residential land uses (solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans) and would not impose additional hazards to potential future residential uses. Therefore, operation of the Project would not result in a significant hazard to the public or to the environment through the routine transport, use, or disposal of hazardous waste, and impacts would be less than significant.

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Less Than Significant Impact.

Construction

While the routine use, storage, transport, and disposal of hazardous materials in accordance with applicable regulations during potential future construction activities would not pose health risks or result in significant impacts; improper use, storage, transportation and disposal of hazardous materials and wastes could result in accidental spills or releases, posing health risks to workers, the public, and the environment. To avoid an impact related to an accidental release, the use of BMPs during construction are implemented as part of a SWPPP as required by the National Pollution Discharge Elimination System General Construction Permit (and included as PPP HYD-1). Implementation of an SWPPP would minimize potential adverse effects to workers, the public, and the environment. Construction contract specifications would include strict on-site handling rules and BMPs that include, but are not limited to:

- Establishing a dedicated area for fuel storage and refueling and construction dewatering activities that includes secondary containment protection measures and spill control supplies;
- Following manufacturers' recommendations on the use, storage, and disposal of chemical products used in construction;
- Avoiding overtopping construction equipment fuel tanks;
- Properly containing and removing grease and oils during routine maintenance of equipment; and
- Properly disposing of discarded containers of fuels and other chemicals.

All future development through implementation of the housing overlay and the City's certified 2021-2029 Housing Element would be required to develop and implement a SWPPP as required through NPDES. Therefore, construction of future development would result in a less-than-significant impact.

Operation

As described previously, future operation of up to 413 residential units would include use of limited hazardous materials, such as solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. Normal routine use of typical residential products pursuant to existing regulations would not result in a significant hazard to the environment, residents, or workers in the vicinity of the Project. As a result, operation of the proposed Project would not create a reasonably foreseeable upset and accident condition involving the release of hazardous materials into the environment, and impacts would be less than significant.

c) **Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?**

Less Than Significant Impact. 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. The nearest school, Loma Vista Elementary School, is located approximately 2,100 feet to the east of the Project site. However, as described previously, construction and operation of the Project could involve the use, storage, and disposal of small amounts of hazardous materials on the Project site. These hazardous materials would be limited and used and disposed of in compliance with federal, state, and local regulations, which would reduce the potential for accidental release into the environment near a school. Therefore, the Project would not emit hazardous or handle acutely hazardous materials, substances, or waste near a school, and impacts would be less than significant.

d) **Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

No Impact. The Project site is not located on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Department of Toxic Substances Control, 2023). Therefore, the Project would result in no impact.

e) **For a project within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

No Impact. The Airport Land Use Commission (ALUC) for Orange County has responsibility under state law for formulating a comprehensive airport land use plan (ALUP) for the anticipated growth of each public use airport and its surrounding vicinity. General Plans for cities affected by an ALUP must be consistent with that plan. The purpose of the ALUP is to safeguard the general welfare of the inhabitants within the vicinity of airports and to ensure the continued operation of the airports. The ALUC for Orange County has adopted the Airport Environs Land Use Plan (AELUP) governing John Wayne Airport, AFRC Los Alamitos, Fullerton Airport, and Heliports.

The Project site is approximately 5.5 miles to the north of the John Wayne Airport, which is the nearest airport to the Project site. The Project site is not located within any land use compatibility zone for John Wayne Airport, nor is it within an airport safety zone within the AELUP (Orange County Airport Land Use Commission, 2008). The Project's proximity to the airport would not result in potential safety hazards or excessive noise for people that would reside or work within the Project site in the future. Therefore, the Project would result in no impact.

f) Impair implementation of an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact. The Project site is located at the southeast of the corner of 17th Street and 55 Freeway (State Route 55), a major arterial and highway, respectively. These adjacent roadways would likely be utilized as evacuation routes in the event of an emergency evacuation of the Project site. Pursuant to the City's Emergency Operations Plan, specific evacuation requirements will vary with each situation, but should be carried out in a manner consistent with other critical functions (City of Tustin, 2019). Under ideal circumstances there will be enough time for radio and/or television stations to broadcast the required evacuation information via the Emergency Alert System, and if enough time is available, copies of the evacuation order or notice and route. The Project site is not designated as an emergency evacuation route. The Project would not impair the implementation of evacuation protocol in the event of an emergency within the City or Project site. Additionally, each future residential project implemented as part of the housing overlay and Housing Element would require a project-level plan check with the City and would be reviewed by the City's fire department (Orange County Fire Authority) to ensure proper emergency access to and from the site. Therefore, the Project would result in a less-than-significant impact.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact. The Project site is currently developed as a commercial site and is surrounded by other commercial developments. According to the CalFire Fire Hazard Severity Zone Map, the City of Tustin contains very high fire severity zones in the northeast portion of the City (California Department of Forestry and Fire Protection, 2023). The Project site is not located within or near state responsibility areas or lands classified as very high fire hazard severity zones. Therefore, the Project would result in no impact regarding the exposure of people or structures to risk of loss, injury, or death involving a wildland fire.

Plans, Policies, and Programs (PPP)

PPP HYD-1 SWPPP. Prior to issuance of any grading or demolition permits, the applicant shall provide the City Building Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.

5.10 HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) Result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact.

The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project site is currently developed as a commercial site and is surrounded by other commercial developments. The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. The Project does not propose development; however, the Project would provide for future proposed development through implementation of the housing overlay and the City’s certified 2021-2029 Housing Element.

Construction

The Project site is located in the northwestern portion of Tustin, which is part of the Newport Bay Watershed (OC Watersheds, 2006). The entire watershed spans 154 square miles and is contained in the jurisdictional boundary of Orange County. The largest drainage, San Diego Creek, and its many tributaries begin along the coastal foothills of the Santa Ana Mountains and flow predominantly southwest into Newport Bay. The Newport Bay Watershed is within the jurisdiction of the Santa Ana Regional Water Quality Control Board (Regional Board), within the subunit of the Lower Santa Ana River Basin (designated Hydrologic Unit 801.11). The Water Quality Control Plan for the Santa Ana River Basin lists Newport Bay both Upper and Lower, as tributaries to the Pacific Ocean and also as receiving waters for San Diego Creek. The Project site is within the Tustin/Irvine/Modeno Channel Tustin/Irvine/Modeno Channel Subwatershed, which is tributary to the San Diego Creek: Reach 1. As of the 2018 303(d) impaired waters list, San Diego Creek: Reach 1 was listed as impaired for nutrients, sedimentation/siltation, selenium, toxaphene, toxicity, indicator bacteria, benthic community effects, DDT (dichlorodiphenyltrichloroethane), and malathion (California Waterboards, 2023).

Construction of future development facilitated by the Project would require grading and excavation of soils over approximately seven acres, which would loosen sediment, and then have the potential to mix with surface water runoff and degrade water quality. Additionally, construction would require the use of heavy equipment and construction-related chemicals, such as concrete, cement, asphalt, fuels, oils, antifreeze, transmission fluid, grease, solvents and paints. These potentially harmful materials could be accidentally spilled or improperly disposed of during construction and, if mixed with surface water runoff, could wash into and pollute waters.

These types of water quality impacts during construction would be prevented through implementation of a SWPPP (PPP HYD-1). Construction of the Project would disturb more than one acre of soil; therefore, the proposed Project would be required to obtain coverage under the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. Construction activity subject to this permit includes clearing, grading, and ground disturbances such as trenching, stockpiling, or excavation. The Construction General Permit requires implementation of a SWPPP that is required to identify all potential sources of pollution that are reasonably expected to affect the quality of storm water discharges from the construction site. The SWPPP would generally contain a site map showing the construction perimeter, proposed buildings, stormwater collection and discharge points, general pre- and post-construction topography, drainage patterns across the site, and adjacent roadways. The SWPPP would also include construction BMPs.

Adherence to the existing requirements and implementation of the appropriate BMPs, as ensured through the City's plan check and permitting process, would ensure that the Project would not violate any water quality standards or waste discharge requirements, potential water quality degradation associated with construction activities would be minimized, and construction impacts would be less than significant.

Operation

Future development facilitated by the Project would include operation of residential uses. Potential pollutants associated with the proposed uses include various chemicals from cleaners, pathogens from pet wastes, nutrients from fertilizer, pesticides and sediment from landscaping, trash and debris, and oil and grease from vehicles. If these pollutants discharge into existing stormwater systems, it could result in further degradation of water quality.

However, operation of the proposed Project would be required to comply with the requirements of the Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated cities of Orange County within the Santa Ana Region (included as PPP HYD-3).

The DAMP regulations are included in the City's Municipal Code in Section 4902 and are the implementation method for NPDES Stormwater Permit compliance. The DAMP:

- Provides the framework for the program management activities and plan development;
- Provides the legal authority for prohibiting unpermitted discharges into the storm drain system and for requiring BMPs in new development and significant redevelopment;
- Ensures that all new development and significant redevelopment incorporates appropriate Site Design, Source Control, and Treatment Control BMPs to address specific water quality issues; and
- Ensures that construction sites implement control practices that address construction related pollutants including erosion and sediment control and onsite hazardous materials and waste management.

The DAMP requires that new development and significant redevelopment projects develop and implement a water quality management plan (WQMP) that includes BMPs and low impact development (LID) design features that would provide onsite treatment of stormwater to prevent pollutants from onsite uses from leaving the site. A WQMP is required to be approved prior to the issuance of a building or grading permit. WQMPs prepared for future development would be reviewed and approved by the City to ensure it complies with the MS4 Permit regulations. In addition, the City's permitting process would ensure that all BMPs in the WQMP would be implemented with the project. Overall, implementation of the WQMP pursuant to the existing regulations (included as PPP HYD-3) would ensure that operation of the proposed Project would not violate any water quality standards, waste discharge requirements, or otherwise degrade water quality, and impacts would be less than significant.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Potentially Significant Impact. The Project site is currently developed as a commercial site and is surrounded by other commercial developments. The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City's certified 2021-2029 Housing Element. The Project does not propose development; however, the Project would provide for future proposed development through implementation of the housing overlay and the City's certified 2021-2029 Housing Element. The provision for 413 additional housing units would require additional water supply, which could result in decreased groundwater supply. Therefore, this topic will be further analyzed in the EIR.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. result in a substantial erosion or siltation on- or off-site?

Less Than Significant Impact. The Project site does not include, and is not adjacent to, a natural stream or river. Implementation of the Project would not alter the course of a stream or river.

The Project site is currently developed with commercial uses. The Project site currently drains into the City's stormwater sewer system via a series of culverts and drains. Stormwater drains to the southeast corner of the site into a catch basin at the Vanderberg Lane and Enderle Center Drive intersection. The storm drain then continues east and connects to the existing Orange County Flood Control District (OCFCD) facility located between Enderle Center Drive and Prospect Avenue.

Construction

Construction of future development facilitated by the Project would require the removal of asphalt within the existing parking lot areas of the Project site and excavation of underlying soils. Construction could result in a temporary disturbance of soils that could cause erosion or siltation on- and off-site.

All proposed development construction would be required to comply with the California Regional Water Quality Control Board (RWQCB) Order No. R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033 – Construction General Permit requirements (PPP HYD-1). Requirements include installation of Best Management Practices (BMPs), which establishes minimum stormwater management requirements and controls. To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer). The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP would identify potential sources of erosion and sedimentation to prevent loss of topsoil during construction, and to identify erosion control BMPs to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags; stabilized construction entrances/exits; hydroseeding, and similar measures. In addition to RWQCB requirements, proposed development would need to comply with the City of Tustin Grading Manual procedures (PPP HYD-2). The City of Tustin Grading Manual is a compilation of rules, procedures, and interpretations necessary to carry out the provisions of the Tustin City Code relating to grading and excavation.

Following construction, future development would be required to prepare and implement a Water Quality Management Plan (WQMP) per City standards. Future projects would be required to comply with the requirements of the Orange County Drainage Area Management Plan (DAMP) and the intent of the non-point source NPDES Permit for Waste Discharge Requirements for the County of Orange, Orange County Flood Control District and the incorporated cities of Orange County within the Santa Ana Region (included as PPP HYD-3).

The DAMP regulations are included in the City's Municipal Code in Section 4902 and are the implementation method for NPDES Stormwater Permit compliance. The DAMP:

- Provides the framework for the program management activities and plan development;
- Provides the legal authority for prohibiting unpermitted discharges into the storm drain system and for requiring BMPs in new development and significant redevelopment;
- Ensures that all new development and significant redevelopment incorporates appropriate Site Design, Source Control, and Treatment Control BMPs to address specific water quality issues; and
- Ensures that construction sites implement control practices that address construction related pollutants including erosion and sediment control and onsite hazardous materials and waste management.

The DAMP requires that new development and significant redevelopment projects develop and implement a water quality management plan (WQMP) that includes BMPs and low impact development (LID) design features that would provide onsite treatment of stormwater to prevent pollutants from onsite uses from leaving the site. These requirements would ensure that future projects would not result in substantial soil erosion or the loss of topsoil. With implementation of uniformly applicable requirements (SWPPP, City of Tustin Grading Manual, and the DAMP), the Project would result in a less-than-significant impact.

Operation

Changes due to development of the Project site could result in potential changes in the drainage pattern due to siltation and erosion. However, the City's MS4 permit and County DAMP require new development projects to prepare a WQMP (included as PPP HYD-3) that is required to include BMPs to reduce the potential of erosion and/or sedimentation through site design and structural treatment control BMPs. As part of the permitting approval process, the proposed drainage and water quality design and engineering plans would be reviewed by the City's Engineering Division to ensure that the site-specific design limits the potential for erosion and siltation. Overall, adherence to the existing regulations would ensure that impacts as a result of future development related to alteration of a drainage pattern and erosion/siltation from operational activities would be less than significant.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less Than Significant Impact.

Construction

Construction of the proposed Project would require demolition of the existing building structures, including foundations, floor slabs, and utilities systems, and crushing the existing pavement. These activities could temporarily alter the existing drainage pattern of the site and change runoff flow rates. However, as described previously, implementation of the Project requires a SWPPP (included as PPP WQ-1) that would address site specific drainage issues related to construction of the Project and include BMPs to eliminate the potential of flooding or alteration of a drainage pattern during construction activities. This includes regular monitoring and visual inspections during construction activities. Compliance with the Construction General Permit and a SWPPP prepared by a QSD and implemented by a QSP (per PPP WQ-1) as verified by the City through the construction permitting process would prevent construction-related impacts related to potential alteration of a drainage pattern or flooding on- or offsite from development activities. Therefore, construction impacts would be less than significant.

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?

Less Than Significant Impact.

The Project site is currently developed as a commercial site and is surrounded by other commercial developments. The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City's certified 2021-2029 Housing Element. The Project does not propose development; however, the Project would provide for future proposed development through implementation of the housing overlay and the City's certified 2021-2029 Housing Element.

Construction

Construction of future development could result in a temporary disturbance of soils and the use of construction equipment and materials that could increase pollutant loads discharged into stormwater runoff.

However, implementation of the Project requires a SWPPP (included as PPP HYD-1) that would address site-specific pollutant and drainage issues related to construction of the Project and include BMPs to eliminate the potential of polluted runoff and increased runoff during construction activities. This includes regular monitoring and visual inspections during construction activities. Compliance with the Construction General Permit and a SWPPP prepared by a QSD and implemented by a QSP (per PPP HYD-1) as verified by the City through the construction permitting process would prevent construction-related impacts related to increases in run-off and pollution from development activities. Therefore, impacts would be less than significant.

Operation

The Project site currently drains into the City's stormwater sewer system via a series of culverts and drains. Stormwater drains to the southeast corner of the site into a catch basin at the Vanderberg Lane and Enderle Center Drive intersection. The storm drain then continues east and connects to the existing Orange County Flood Control District (OCFCD) facility located between Enderle Center Drive and Prospect Avenue. Because the site is currently almost entirely paved, future development would increase intensity of development, but would not result in additional impervious surfaces that could increase the volume and velocity of stormwater

runoff. Therefore, future development would not be anticipated to exceed capacity of the existing stormwater drainage system.

Additionally, as discussed previously, the City's MS4 permit and County DAMP require new development projects to prepare a WQMP (included as PPP HYD-3) that is required to include BMPs to reduce the potential of stormwater pollutants through site design and structural treatment control BMPs. As part of the permitting approval process, the proposed drainage and water quality design and engineering plans would be reviewed by the City's Engineering Division to ensure that the site-specific design limits the potential for sources of polluted runoff. Overall, adherence to the existing regulations would ensure that impacts as a result of future development related to stormwater runoff would be less than significant.

iv. impede or redirect flood flows?

Less Than Significant Impact.

The Project site is in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map Number 06059C0164J (Federal Emergency Management Agency, 2009). The Project site is within an area designated as Zone X, areas of 0.2 percent annual chance of flood; areas of 1 percent annual chance of flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1 percent annual chance flood. Therefore, the Project site is not currently within a designated flood zone. The Project site is currently completely developed and completely paved, with the exception of some ornamental landscaped areas. Future development would not result in additional impervious surfaces that could increase the volume and velocity of stormwater runoff that would exacerbate flood conditions. Therefore, the Project would result in a less-than-significant impact.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No Impact.

According to the Federal Emergency Management Agency (FEMA) Map 06059C0164J, the Project site is within Flood Zone X, or the 0.2 percent annual change flood area, areas of 1 percent annual chance flood with average depth less than 1 foot or with drainage areas of less than 1 square mile (Federal Emergency Management Agency, 2009). The site is not within a special flood hazard area.

A seiche is a surface wave created when an inland body of water is shaken, usually by earthquake activity. The site also is not subject to flooding hazards associated with a seiche because there are no large body of surface water located near the project site to result in effects related to a seiche, which could result in release in pollutants due to inundation of the site. The Project site is not located near an inland body of water that could result in impacts due to seiche.

The Pacific Ocean is located over 12 miles southwest of the Project site; consequently, there is no potential for the Project site to be inundated by a tsunami that could release pollutants. In addition, the Project site is flat and not located near any steep hillsides; therefore, there is no potential for the site to be adversely affected by mudflow. Thus, implementation of the proposed Project would not expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche, tsunami, or mudflow that could release pollutants due to inundation of the Project site. No impact would occur.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact. The Project site is currently developed as a commercial site and is surrounded by other commercial developments. The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City's certified 2021-2029 Housing Element. The Project does not propose development; however, the

Project would provide for future proposed development through implementation of the housing overlay and the City's certified 2021-2029 Housing Element. The provision for 413 additional housing units would require additional water supply, which could result in conflict with a sustainable groundwater management plan. Therefore, this topic will be further analyzed in the EIR.

Plans, Policies, and Programs (PPP)

- PPP HYD-1** **SWPPP.** Prior to issuance of any grading or demolition permits, the applicant shall provide the City Building Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.
- PPP HYD-2** **City of Tustin Grading Manual.** All future projects are required to comply with the City of Tustin Grading Manual (1990). Implementation of grading manual standards would be verified by the City during the plan check and permitting process.
- PPP HYD-3** **WQMP.** Prior to the approval of the Grading Plan and issuance of Grading Permits a completed Water Quality Management Plan (WQMP) shall be prepared by the Project applicant and submitted to and approved by the City Public Works Department. The WQMP shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development Project in order to minimize the adverse effects on receiving waters.

5.11 LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Physically divide an established community?

No Impact.

The Project site is currently developed as the Enderle Center, a commercial center that includes restaurant, retail, and office uses. The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. The Project does not propose development; however, the Project would provide for future proposed development through implementation of the housing overlay and the City’s certified 2021-2029 Housing Element. Implementation of the Project would allow for the intensification of the existing site; however, the introduction of residential land uses would not result in division of an established community. Therefore, the Project would result in no impact.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Potentially Significant Impact.

The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. The introduction of residential land uses to an existing commercial site could result in conflicts with existing land use plans, policies, and regulations. Therefore, the Project could result in a potentially significant impact and this topic will be analyzed in the EIR.

5.1.2 MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

No Impact. In order to protect the availability of mineral resources of value, the California Department of Conservation identifies sites to which continuing access is important to satisfying mineral production needs of the region and the State. The relative importance of potential mineral resource sites is indicated by inclusion in one of four Mineral Resource Zones (MRZ):

- MRZ 1: No mineral resources
- MRZ 2: Significant resource area (quality and quantity known)
- MRZ 3: Significant resource area (quality and quantity unknown)
- MRZ 4: No information (applies primarily to high-value ores)

The Conservation/Open Space/Recreation Element identifies one mineral resource within the Tustin Planning Area known as Mercury-Barite in Red Hill (City of Tustin, 2018). However, this resource is not utilized. The Project site is not identified for mineral resource extraction. Therefore, the Project would result in no impact on the loss of availability of a known mineral resource.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on the general plan, specific plan, or other land use plan?

No Impact. As discussed above, the Project site is not identified for mineral resource extraction per the City General Plan Conservation Element (City of Tustin, 2018). Therefore, the Project would result in no impact on the loss of availability of a locally important mineral resource recovery.

5.13 NOISE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) through c)

Potentially Significant Impact. The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. The provision of development intensification could facilitate future noise impacts. Residential land uses have not been previously analyzed for consistency with applicable noise standards. The addition of residential land uses could result in a cumulatively considerable net increase of noise within the study area due to the introduction of new mobile and stationary noise sources. Therefore, a noise study will be conducted for the Project to determine potential noise impacts and this topic will be further analyzed within the EIR.

5.1.4 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

Potentially Significant Impact. The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. The provision of residential development within the Project site was not previously analyzed under existing local or regional housing and land use plans. Therefore, the Project could facilitate substantial unplanned population growth and this topic will be further analyzed within the EIR.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project would include land use changes to allow for the future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element, within an existing commercial land use. Therefore, the Project would not result in the displacement of existing people or housing and there would be no impact.

5.1.5 PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for:

Potentially Significant Impact. The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. As previously discussed, the provision of residential development within the Project site was not previously analyzed under existing local or regional plans and could result in substantial unplanned population growth. Therefore, the potential unplanned future demand placed on public service providers could require the development of new or physically altered fire, police, school, park, and library facilities. The Project could result in a potentially significant impact and this topic will be further analyzed within the EIR.

5.16 RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) and b)

Potentially Significant Impact. The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. As previously discussed, the provision of residential development within the Project site was not previously analyzed under existing local or regional plans and could result in substantial unplanned population growth. Therefore, the potential unplanned future demand placed on recreational facilities could result in deterioration of nearby recreational facilities and/or require the development of new or physically altered recreational facilities. The Project could result in a potentially significant impact and this topic will be further analyzed within the EIR.

5.17 TRANSPORTATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) through d)

Potentially Significant Impact. The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City’s certified 2021-2029 Housing Element. The Project does not propose development; however, the Project would provide for future proposed development through implementation of the housing overlay and the City’s certified 2021-2029 Housing Element. Future residential development would result in the generation of additional trips and demand placed on the existing circulation system. Land use changes could result in inconsistencies with programs, plans, policies, and local ordinances regarding the circulation system. Further, future residential development could result in a Vehicle Miles Traveled (VMT) Impact. Therefore, a VMT study will be prepared for the Project and this topic will be analyzed in the EIR.

5.18 TRIBAL CULTURAL RESOURCES

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

Potentially Significant Impact. The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project site is currently developed as a commercial site and is surrounded by other commercial developments.

Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (Public Resources Code § 21074). Pursuant to Assembly Bill 52 (AB 52), the City will conduct consultation with tribes that indicate an interest in consulting on the Project. The results of the consultation will be incorporated into the EIR, and this topic will be further analyzed.

5.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) through e)

Potentially Significant Impact. The Project site has a General Plan land use designation of Planned Community Commercial/Business (PCCB) and a zoning designation of Planned Community Commercial (PC COM). The Project would include a GPA, CA and rezone of the Project site with a Housing Overlay (HO) district to allow for future development of up to 413 housing units, consistent with the City's certified 2021-2029 Housing Element. As previously discussed, the provision of residential development within the Project site was not previously analyzed under existing local or regional plans and could result in substantial unplanned population growth. The potential demand that could result from additional residential uses could surpass the existing capacity and availability of resources and existing utility infrastructure. Therefore, the potential unplanned future demand placed on water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities could require the development of construction of new or expanded utility facilities. Additionally, future waste potentially generated by residential land uses could exceed the solid waste capacity and standards/reduction goals for the Project site. The Project could result in a potentially significant impact and this topic will be further analyzed within the EIR.

5.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

a) through d)

No Impact. The Project site is currently developed as a commercial site and is surrounded by other commercial developments. According to the CalFire Fire Hazard Severity Zone Map, the City of Tustin contains very high fire severity zones in the northeast portion of the City (California Department of Forestry and Fire Protection, 2023). The Project site is not located within or near state responsibility areas or lands classified as very high fire hazard severity zones. Therefore, the project would result in no impact due to wildfire hazard.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less Than Significant Impact with Mitigation. As discussed in Section 5.4, the Project site is currently developed and does not contain habitat of a fish or wildlife species. However, the Project site contains existing ornamental trees that could be used for nesting by common bird species that are protected by the federal Migratory Bird Treaty Act (MBTA) and the California Fish and Game Code Sections 3503.5, 3511, and 3515 during the avian nesting and breeding season that occurs between February 1 and September 15. The provisions of the MBTA prohibits disturbing or destroying active nests. Therefore, Mitigation Measure BIO-1 has been included to require that if commencement of vegetation clearing occurs between February 1 and September 15, a qualified biologist shall conduct a nesting bird survey no more than 3 days prior to commencement of activities to confirm the absence of nesting birds. With implementation of Mitigation Measure BIO-1, potential impacts to nesting birds would be less than significant.

Additionally, as described in Section 5.5, the project site does not contain any buildings or structures that meet any of the California Register of Historical Resources (California Register) criteria or qualify as "historical resources" as defined by CEQA. Additionally, the Project site is completely paved and is not anticipated to contain archaeological resources; however, Mitigation Measure CUL-1 has been included to stop all ground disturbing activity within a 50-foot radius of an inadvertent discovery in the unlikely event that a potential archeological resource is unearthed during excavation activities. Therefore, the proposed project would not cause a substantial adverse change in the significance of a historical or archaeological resource. As discussed in Section 5.8, the Project site is not sensitive to paleontological resources.

Therefore, the Project would result in a less than significant impact with mitigation on the potential to

substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory.

- b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

Potentially Significant Impact. Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- a) Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- b) The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

As presented in this document, potential Project-related impacts are either less than significant or would be less than significant with mitigation incorporated for impacts related to aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, mineral resources, and wildfire risk. Given that the potential Project-related impacts would be less than significant or mitigated to a less than significant level, implementation of the proposed Project would not result in impacts that are cumulatively considerable when evaluated with the impacts of other current projects, or the effects of probable future projects. Therefore, the proposed Project's contribution to any significant cumulative impacts would be less than cumulatively considerable for aesthetics, agriculture and forestry resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, mineral resources, and wildfire risk.

The Project could result in significant impacts on several environmental topics, and further, cumulatively considerable impacts. Specifically, the Project has the potential to result in cumulatively considerable impacts on energy, GHG, land use, noise, population and housing, public services, recreation, transportation, tribal cultural resources, and utilities and service systems. The Project's potential for contribution to cumulatively considerable impacts will be further analyzed within the EIR.

- c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

Potentially Significant Impact. As discussed in Sections 5.3, 5.11, and 5.13, the Project could facilitate development that could result in significant air quality and noise impacts, as well as conflict with policies implemented to mitigate environmental impacts on existing populations. An air quality and noise study will be prepared for the Project to evaluate potential impacts on human beings, with specific focus on sensitive receptor populations. Therefore, the Project could result in a potentially significant impact and this topic will be further analyzed in the EIR.

6 REFERENCES

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End of document.



February 16, 2024

Jazmin Rodriguez
EPD Solutions
3333 Michelson Drive, Suite 500
Irvine, California 92660

RE: Archaeological Resources Records Search Results for the Enderle Center Project, Tustin, California (APNs 401-252-05, -06, -08, through -10, 401-253-03, and -04)

Dear Ms. Rodriguez:

An archaeological resources records search has been completed for the Enderle Center Project. The proposed approximately 11-acre project is located at the intersection of 17th Street and Enderle Center Drive (Assessor's Parcel Numbers [APNs] APNs 401-252-05, -06, -08, through -10, 401-253-03, and -04) within the city of Tustin, California. The subject property is situated within an unsectioned portion of Township 5 South, Range 9 West on the U.S. Geological Survey (USGS) *Orange, California* (7.5-minute) topographic quadrangle map. As part of the environmental review process, BFS Environmental Services, a Perennial Company (BFS), conducted an archaeological resources records search at the South Central Coastal Information Center (SCCIC) at California State University, Fullerton.

Archaeological Records Search Results

The archaeological resources records search was completed by BFS at the SCCIC on August 22, 2023, and encompassed the project area as well as an additional 500 feet surrounding the project. Based upon the records search results, no resources are recorded within the project or the 500-foot buffer search area. No previous studies are recorded on the property, however, there are two studies recorded within the search area that are not specific to the subject property (Padon 1989; McKenna 2001).

BFS requested a review of the Sacred Lands File (SLF) by the Native American Heritage Commission (NAHC) on August 18, 2023, to determine if any recorded Native American sacred sites, or locations of religious or ceremonial importance are present within one mile of the project. The results of this search were received on October 3, 2023. The results were negative.

The full results of the SCCIC completed records search and the NAHC SLF search results are attached to this letter report (Attachments A and B). Please contact us should you have any questions or require additional study for this project.

Regards,

A handwritten signature in black ink, appearing to read "Tracy A. Stropes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Tracy Stropes, M.A., RPA
Director/Principal Archaeologist
BFSA Environmental Services

Attachments:

Attachment A – Archaeological Records Search Results
Attachment B – NAHC Sacred Lands File Search Results

ATTACHMENT A

Archaeological Records Search Results

BFSA Environmental Services, a Perennial Company

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEMS RECORDS SEARCH

Company: BFSA Environmental Services, a Perennial Company
Processed By: Emily T. Soong
Date Processed: August 24, 2023
Project Identification: Enderle Center
Information Center: South Central Coastal Information Center
Search Radius: 500 Feet Buffer

Historical Resources:

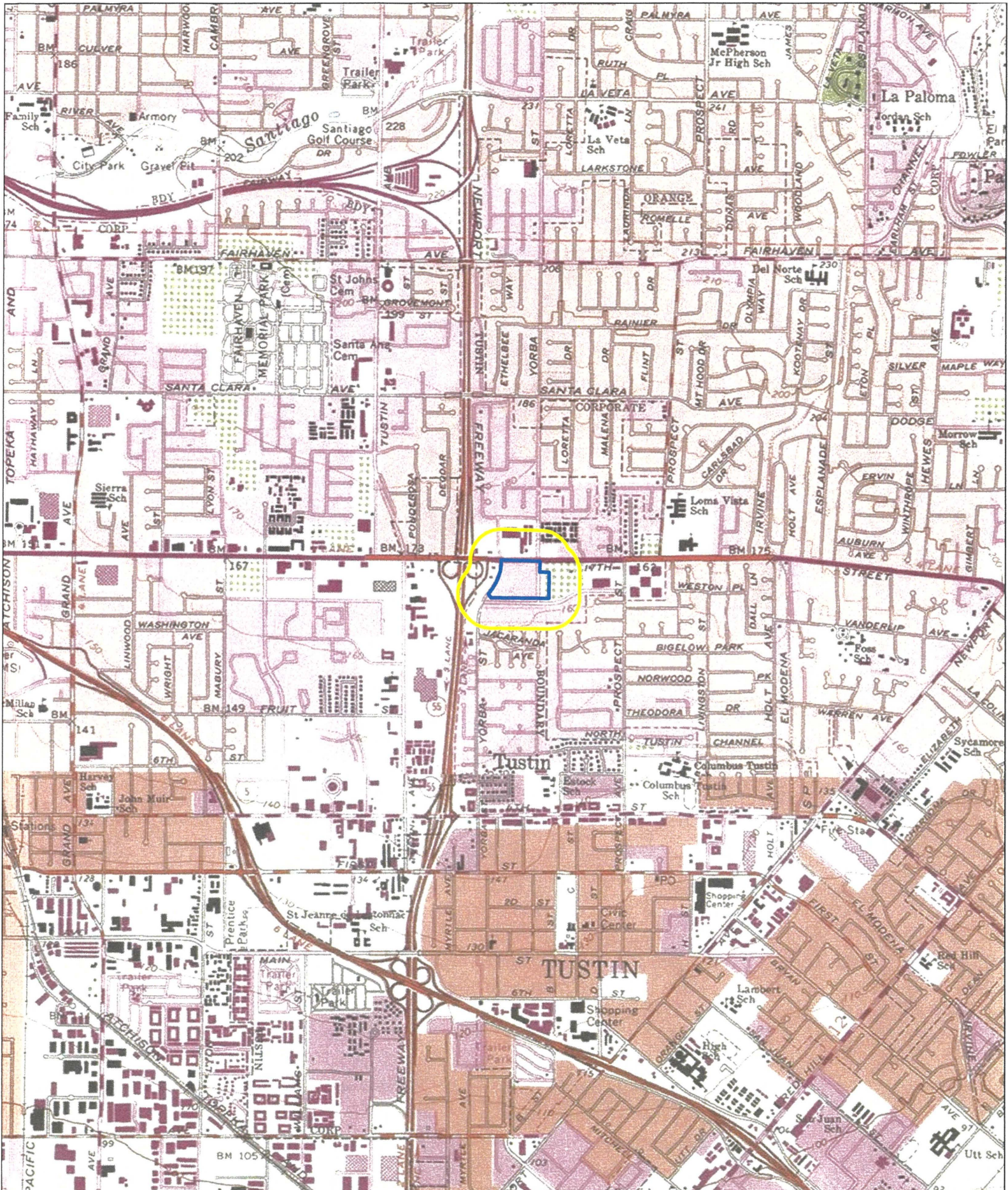
Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been reviewed for all recorded sites.

There are no resources located within a 500 feet radius of the current project area or within the subject property.

Previous Survey Report Boundaries:

Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been reviewed.

There are two reports within a 500 feet radius of the current project area, none of which are located within the subject property.



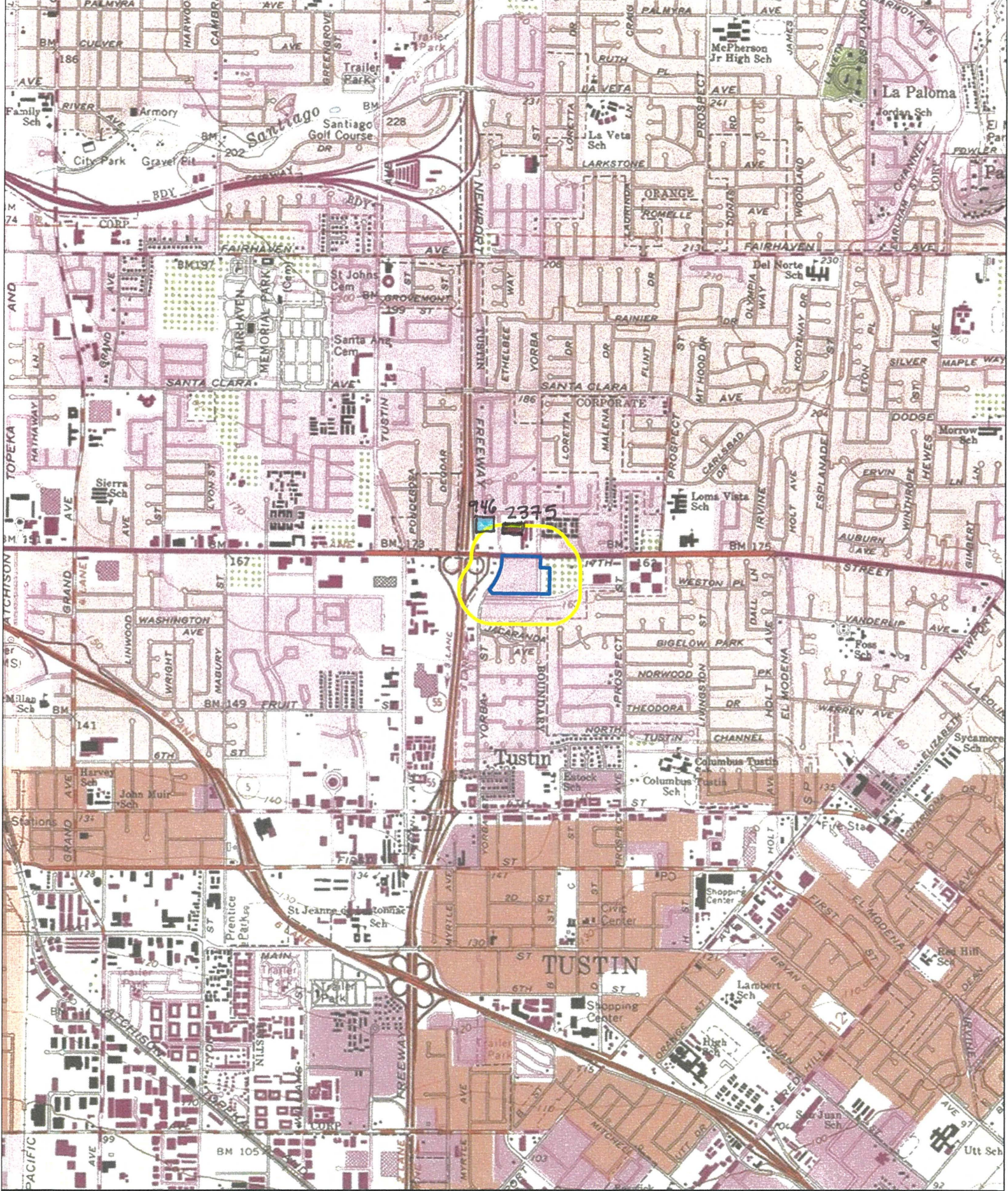
- 500 Ft Buffer
- Project

NO RESOURCES IN SEARCH AREA
 Enderle Center Project
 USGS Orange Quadrangle
 (7.5-minute series)



Resource
 1:24,000

ETS BSAES: 8/18/2023



- 500 Ft Buffer
- Project

Enderle Center Project
 USGS Orange Quadrangle
 (7.5-minute series)

Reports
 1:24,000

ETS BSAES: 8/18/2023

Report List

Ender le Center

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00946	Paleo -	1989	Padon, Beth	Archaeological and Paleontological Review for 13911, 13931, and 13951 Carroll Way, Tustin, Ca.	LSA Associates, Inc.	
OR-02375	Cellular -	2001	McKenna, Jeanette A.	Review of Culutral Resource Assessment/evaluation for Cingular Wireless Site Sc-001-01, Orange County, California	McKenna et al.	

ATTACHMENT B

NAHC Sacred Lands File Search Results



August 18, 2023

For: Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, California 95814

From: Emily T. Soong
BFSA Environmental Services, a Perennial Company
14010 Poway Rd. Suite A
Poway, CA 92064

Re: Request for Sacred Lands File and Native American Contact List for the Enderle Center Project, Tustin, Orange County, California.

I would like to request a record search of the Sacred Lands File and a list of appropriate Native American contacts for the following project: Enderle Center Project (Project No. 23-222). The project is an archaeological study located southeast of the intersection of Yorba Street and 17th Street (APNs 401-252-05, -06, -08, -09, -10, 401-253-03, -04), Tustin, Orange County, California. Specifically, the project is in an unsectioned portion of Township 5 South, Range 9 West as seen on the USGS *Orange*, California topographic quadrangle. Please find the enclosed map on which the project is delineated.

Thank you for your time.

Sincerely,

Emily T. Soong
Graphics/GIS
Billing: 14010 Poway Road, Suite A, Poway, CA 92064
Phone: 858-484-0915
Email: esoong@bfsa.perennialenv.com

Attachments:
USGS 7.5 *Orange*, California, topographic maps with project area delineated.
Sacred Lands File request form

Sacred Lands File & Native American Contacts List Request
NATIVE AMERICAN HERITAGE COMMISSION
915 Capitol Mall, RM 364 * Sacramento, CA 95814 * (916) 653-4082
(916) 657-5390 – Fax * nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Project: Enderle Center Project (Project No. 23-222)

County: Orange

USGS Quadrangle Name(s): *Orange*

Township 5 South, Range 9 West

Company/Firm/Agency: BfSA Environmental Services, a Perennial Company

Contact Person: Emily T. Soong

Street Address: 14010 Poway Road, Suite A

City: Poway Zip: 92064

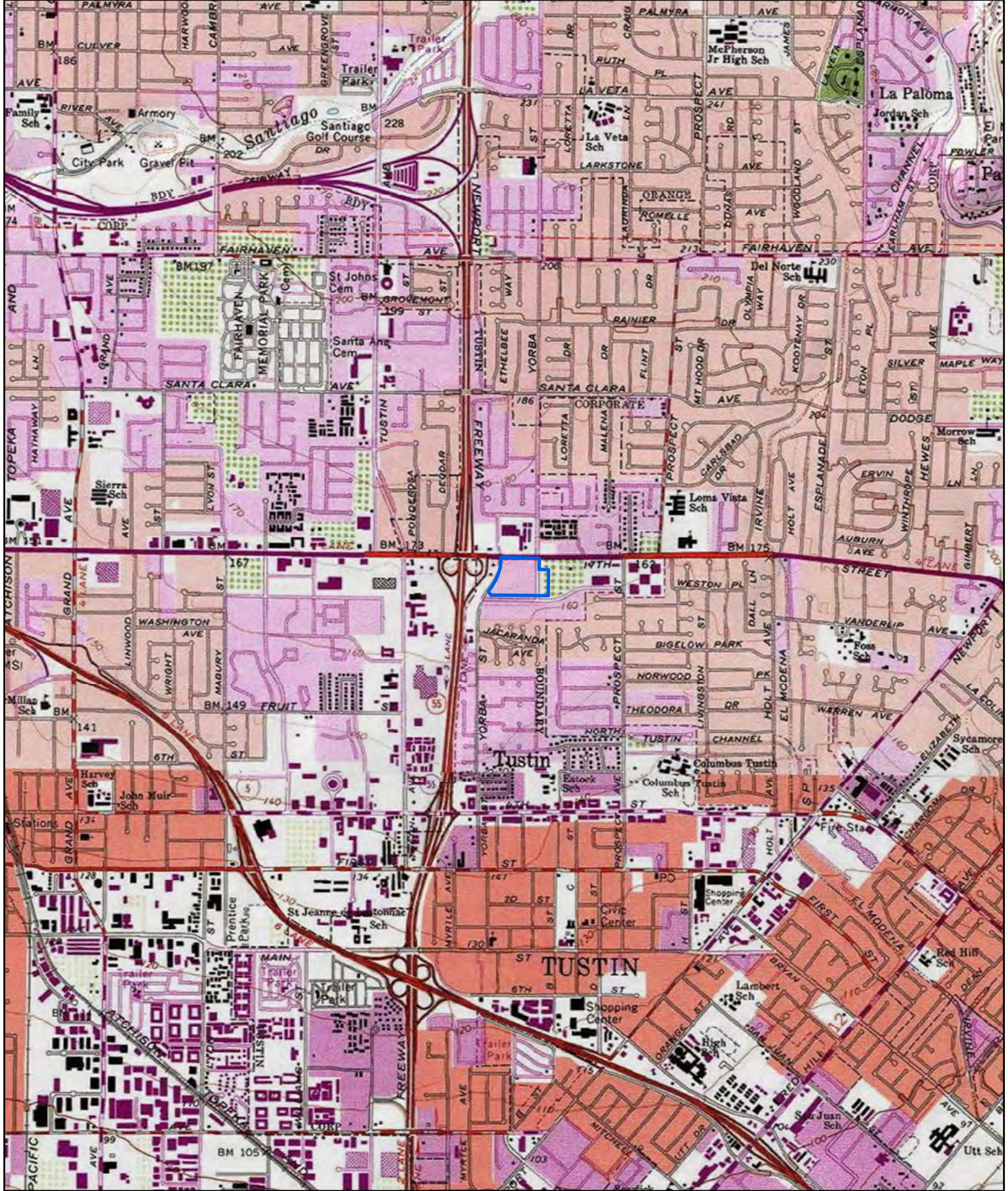
Phone: 858-484-0915

Fax: 858-679-9896

Email: esoong@bfsa.perennialenv.com

Project Description:

I would like to request a record search of the Sacred Lands File and a list of appropriate Native American contacts for the following project: Enderle Center Project (Project No. 23-222). The project is an archaeological study located southeast of the intersection of Yorba Street and 17th Street (APNs 401-252-05, -06, -08, -09, -10, 401-253-03, -04), Tustin, Orange County, California. Specifically, the project is in an unsectioned portion of Township 5 South, Range 9 West as seen on the USGS *Orange*, California topographic quadrangle. Please find the enclosed map on which the project is delineated.



 Project

Enderle Center Project
USGS Orange Quadrangle
(7.5-minute series)



1:24,000

ETS BSAES: 8/18/2023

From: NAHC@NAHC
To: Emily Soong
Cc: Green, Andrew@NAHC
Subject: RE: Request for Sacred Land Search for The Market Place Project (23-223)
Date: Saturday, August 19, 2023 9:16:27 AM
Attachments: [image001.png](#)
[The Market Place Project Sacred Lands File form.pdf](#)
[The Market Place Project NAHC Search Request.pdf](#)
[The Market Place Map.pdf](#)

This sender is trusted.

Hello,

Thank you for your message. We're in receipt of your request. We have recently hired new staff, and this change in our office is creating some delays. We estimate a turn-around time of 4 weeks and don't anticipate responding sooner than the end of that time frame. Please let us know if you have any questions.

Kind regards,

Native American Heritage Commission

1550 Harbor Blvd, Suite 100
West Sacramento, CA 95691
(916) 373-3710

From: Emily Soong <esoong@bfsa.perennialenv.com>
Sent: Friday, August 18, 2023 10:48 AM
To: NAHC@NAHC <NAHC@nahc.ca.gov>
Cc: Jenni Stropes <jstropes@bfsa.perennialenv.com>
Subject: Request for Sacred Land Search for The Market Place Project (23-223)

To whom it may concern,

I would like to request a record search of the Sacred Lands File and a list of appropriate Native American contacts for the following project: [The Market Place Project \(Project No. 23-223\)](#). The project is an archaeological study located north of the intersection of Jamboree Road and Santa Ana Freeway (APNs 500-291-02, -04, -06, -07, -08, -11, -21, -23, -24, -25, -26, -27, 500-312-01, -02, -04, -06, -08, -09), Tustin, Orange County, California. Specifically, the project is in former Lomas De Santiago and San Joaquin Ranchos, Township 1 South, Range 6 West as seen on the USGS *Tustin*, California topographic quadrangle. Please find the enclosed map on which the project is delineated.

Best regards,

Emily T. Soong
BFSA Environmental Services



Phone: 858-484-0915

Email: esoong@bfsa.perennialenv.com

14010 Poway Road, Suite A
Poway, CA 92064

www.bfsa-ca.com

NATIVE AMERICAN HERITAGE COMMISSION

October 3, 2023

Emily T. Soong
BFSA Environmental Services

Via Email to: esoong@bfsa.perennialenv.com

Re: Enderle Center Project, Orange County

Dear Ms. Soong:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment



CHAIRPERSON
Reginald Pagaling
Chumash

VICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
Nomlaki

SECRETARY
Sara Dutschke
Miwok

PARLIAMENTARIAN
Wayne Nelson
Luiseño

COMMISSIONER
Isaac Bojorquez
Ohlone-Costanoan

COMMISSIONER
Stanley Rodriguez
Kumeyaay

COMMISSIONER
Laurena Bolden
Serrano

COMMISSIONER
Reid Milanovich
Cahuilla

COMMISSIONER
Vacant

EXECUTIVE SECRETARY
Raymond C. Hitchcock
Miwok, Nisenan

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Orange County
10/3/2023**

Tribe Name	Fed (F) Non- Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno
Gabrieleno/Ton gva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno
Gabrielino /Tongva Nation	N	Sandonne Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPO	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbmian.chairwoman@gmail.com	Juaneno
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515	(760) 742-3189	sgaughen@palatribe.com	Cupeno Luiseno
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	lsaul@santarosa-nsn.gov	Cahuilla

Tribe Name	Fed (F) Non- Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Enderle Center Project, Orange County.