



ORANGE COUNTY
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CEQA FILING COVER SHEET

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TYPE OR PRINT CLEARLY

Project Title

PUBLIC NOTICE/POSTING: ENDERLE CENTER REZONE PROJECT
(GPA-2024-0001, CA-2024-0003, AND ZC-2024-0001)

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type): POSTING

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON June 6, 2024

Posted for 30 days

DEPUTY CARINA HERRERA



NOTICE OF AVAILABILITY

DATE: June 6, 2024

TO: Agencies, Organizations and Interested Parties

SUBJECT: Notice of Availability of a Draft Environmental Impact Report in Compliance with Title 14, Section 15087(a) of the California Code of Regulations Prepared for the Enderle Center Rezone Project

NOTICE IS HEREBY GIVEN:

Pursuant to Public Resources Code Sections 21091 and 21092, and California Environmental Quality Act (CEQA) State Guidelines Sections 15105 and 15087, notice is hereby given that a Draft Environmental Impact Report (DEIR) (State Clearinghouse No. 2024020747) for the Enderle Center Rezone Project, is available for public review during the public comment period **June 7, 2024**, through **July 22, 2024**. The City of Tustin, as lead agency, has prepared the DEIR to analyze environmental impacts associated with implementation of the Proposed Project; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

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

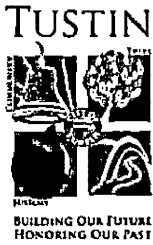
PROJECT LOCATION: The Project site is approximately 11.80 acres and is located within the City of Tustin. The Project site consists of Assessor Parcel Numbers (APNs) 401-251-04, -05, and -06; 401-252-05, -06, -08, -09, and -10; and 401-253-03 and -04. As shown in Figure 1, *Vicinity Map*, the Project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

DESCRIPTION: 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 (PCCB) land use designation when prescribed by a Housing Overlay (HO) or a Specific Plan (SP); a Zoning Code Amendment (CA) to establish a Housing Overlay (HO) District (overlay zone) in conjunction with the Planned Community Commercial District (base zone); and a Zone Change (ZC) that amends the City's zoning map to apply the Housing Overlay (HO) District to the project site.

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 building, but rather focuses on areas used for surface parking. No specific 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.

The proposed project includes a GPA to establish that higher density residential uses are allowed in the Planned Community Commercial/Business (PCCB) land use designation, when prescribed by a Housing Overlay (HO) District or a Specific Plan (SP). The GPA will amend the text within the Land Use Element to clarify the purpose and function of a HO and describe how the HO implements General Plan goals and policies.

In addition to the permitted uses under the existing PC COM zoning, the overlay zone would allow



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residential land uses. Thus, the HO 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 standards applicable to residential uses. The HO text would include a provision that the HO supersedes the development standards and allowed uses listed within the base zone.

The Project also includes an amendment to the City's Zoning Map to add the newly codified HO on top of the site's existing PC COM zoning. The proposed zone change requires an amendment to Tustin City Code (TCC), Article 9 (Land Use), Chapter 2 (Zoning), Part 5, to establish a HO District, which allows for higher density residential development, and stipulates that Objective Design Standards (ODS) will apply to properties within the boundary of the HO District.

Residential uses are currently not allowed on the Project site. Upon approval of the HO, the Project site could accommodate 413 units over approximately 7 acres of developable land within the existing 11.8-acre site. This would result in a density of 59 du/ac. The anticipated development over 7 acres may take place on underutilized asphalt parking lot areas, and not require demolition of any existing buildings. Parking displaced as a result of redevelopment would be accommodated by vertical parking structures located within the proposed development.

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.

ENVIRONMENTAL DETERMINATION: The City of Tustin has completed a DEIR for the Enderle Center Rezone Project, and for all the related actions including the General Plan Amendment, Zoning Code Amendment, and Zone Change and associated approvals. The DEIR analyzed impacts to 11 environmental topical areas: Air Quality, Energy, Greenhouse Gas Emissions (GHG), Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation/Circulation, Tribal Cultural Resources, and Utilities and Service Systems. Mitigation measures have been identified for Air Quality, GHG, Noise, Tribal Cultural Resources, and Utilities. The DEIR found significant and unavoidable impacts related to Air Quality and GHG.

PUBLIC REVIEW PERIOD: This DEIR is available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087(a) for 45-days. The comment period for the DEIR begins June 7, 2024 and ends July 22, 2024. Please provide any comments by **Monday, July 22, 2024, at 5:00 p.m.** to the contact person listed below.

RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organization and send your responses and comments to: Samatha Beier, Senior Planner; Phone: (714) 573-3354; E-mail: HousingElementRezone@tustinca.org; Mailing Address: City of Tustin, Community Development Department, Attn: Samantha Beier, 300 Centennial Way, Tustin, CA 92780; Website: <http://www.tustinca.org>.

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



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Figure 1 - Vicinity Map

