

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2024020747**

**Project Title:** Enderle Center Rezone Project

Lead Agency: City of Tustin Contact Person: Samantha Beier  
 Mailing Address: 300 Centennial Way Phone: 714-573-3354  
 City: Tustin Zip: 92780 County: Orange

**Project Location:** County: Orange City/Nearest Community: Tustin

Cross Streets: Enderle Center Drive and 17th Street Zip Code: 92780

Longitude/Latitude (degrees, minutes and seconds): 33 ° 45 ' 32.64 " N / 117 ° 49 ' 41.20 " W Total Acres: 11.8

Assessor's Parcel No.: 401-251-04, -05, and -06; 401-252-05, -06, -08, and -10; and 401-253-03 Section: \_\_\_\_\_ Twp.: 5S Range: 9W Base: \_\_\_\_\_

Within 2 Miles: State Hwy #: SR-55, SR-22, I-5 Waterways: None

Airports: None Railways: Metrolink Inland Empire-Orange County Line Schools: Loma Vista Elementary School, others

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec  (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 413 Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. 118,467 Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Land Use: Planned Community Commercial/Business (PCCB); Zoning: Planned Community Commercial (PC COM)

**Project Description:** *(please use a separate page if necessary)*

The City is proposing an overlay zone ("overlay district") for the Project site in order to add 413 housing units. The City is proposing a GPA to establish that higher density residential uses are allowed in the Planned Community Commercial/Business (PCCB) land use designation, when prescribed by either a Housing Overlay (HO) district or by a Specific Plan. The anticipated development does not rely on the demolition of any existing buildings, but rather focuses on areas currently used for surface parking. Additionally, the Project anticipates the additional development of 118,467 square feet of nonresidential uses in the future, for a total nonresidential development capacity of 205,603 square feet on the Project site, pursuant to the General Plan. A specific development project is not proposed as part of this Rezoning Project.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input checked="" type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>12</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date June 7, 2024 Ending Date July 22, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: <u>EPD Solutions, Inc</u>	Applicant: <u>City of Tustin</u>
Address: <u>3333 Michelson Drive, Suite 500</u>	Address: <u>300 Centennial Way</u>
City/State/Zip: <u>Irvine, CA 92612</u>	City/State/Zip: <u>Tustin, CA 92780</u>
Contact: <u>Danielle Thayer</u>	Phone: <u>714-573-3354</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 06/06/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.