



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-12/20/2024-1093

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



4101.25

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202485001111 1:12 pm 12/20/24

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Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

ENDERLE CENTER REZONE PROJECT (GPA2024-0001; CA2024-0003; &
ZC2024-0001)

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):

FILED

DEC 20 2024

HUGH NGUYEN, CLERK-RECORDER

BY: SD DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** December 20, 2024

Posted for 30 days

DEPUTY SARAH DUFFY

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.



FILED

DEC 20 2024

HUGH NGUYEN, CLERK-RECORDER

BY: SA DEPUTY

COMMUNITY DEVELOPMENT DEPARTMENT

300 Centennial Way, Tustin, CA 92780
(714) 573-3100

NOTICE OF DETERMINATION

Fee Exempt per Govt. Code Section 6103

Project Title: Enderle Center Rezone Project (GPA2024-0001; CA2024-0003; & ZC2024-0001)

State Clearing House No.: 2024020747

Type of Document: Environmental Impact Report

Project Location (including County): Enderle Center Dr., Yorba St. and 17th St., Tustin (Orange County)

Name and Address of Person or Agency Carrying Out Project: City of Tustin
300 Centennial Way
Tustin, CA 92780

Lead Agency Contact Person: Samantha Beier, Senior Planner, City of Tustin
Phone Number: (714) 573-3354

Project Description: The City is proposing an overlay zone ("overlay district") for the Project site to allow for future development of up to 413 housing units. The City is proposing a GPA to establish that higher density residential uses are allowed in the PCCB land use designation, when prescribed by either a Housing Overlay (HO) district or by a Specific Plan. Additionally, the Project anticipates the future nonresidential build out of up to 205,603 total square feet within the Project site, pursuant to the General Plan Housing Element.

This is to advise that the City of Tustin (*Lead Agency* *Responsible Agency*) has approved the above described project on December 17, 2024, and has made the following determinations regarding the project:

1. The project { will will not} have a significant effect on the environment.
2. An EIR was prepared for this project pursuant to the provisions of CEQA.
 A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
 An Addendum was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures { were were not} made a condition of project approval.
4. A Statement of Overriding Consideration { was was not} adopted for this project.
5. Findings { were were not} made pursuant to the provisions of CEQA.

This is to certify that the Final Environmental Impact Report and record of approval, is available to the general public at: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780 and online at <https://www.tustinca.org/1494/Housing-Element-Rezone-Project>.

Date 12/19/2024

[Signature]
Justina L. Willkom, Community Development Director

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of Tustin
Address: 300 Centennial Way, Tustin, CA, 92780
Contact: Samantha Beier
Phone: 714-573-3354

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024020747

Project Title: Enderle Center Rezone Project (GPA2024-0001; CA2024-0003; & ZC2024-0001)

Project Applicant: City of Tustin

Project Location (include county): @ Enderle Center Dr., Yorba St. and 17th St., Tustin, Orange County

Project Description:

The City is proposing an overlay zone ("overlay district") for the Project site to allow for future development of up to 413 housing units. The City is proposing a GPA to establish that higher density residential uses are allowed in the PCCB land use designation, when prescribed by either a Housing Overlay (HO) district or by a Specific Plan. Additionally, the Project anticipates the future nonresidential buildout of up to 205,603 total square feet within the Project site, pursuant to the General Plan Housing

This is to advise that the City of Tustin has approved the above (Lead Agency or Responsible Agency)

described project on 12-17-2024 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

www.tustinca.org/HousingElementRezone

Signature (Public Agency): Title: CDD Director

Date: 12/19/2024 Date Received for filing at OPR:

FILED

DEC 20 2024

HUIGH NGUYEN, CLERK-RECORDER

DEPUTY



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/23) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 30 — 12/20/2024 — 1093
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF TUSTIN	LEAD AGENCY EMAIL	DATE 12/20/2024
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202485001111	

PROJECT TITLE
 ENDERLE CENTER REZONE PROJECT (GPA2024-0001; CA2024-0003; & ZC2024-0001)

PROJECT APPLICANT NAME CITY OF TUSTIN	PROJECT APPLICANT EMAIL	PHONE NUMBER (714)573-3354
PROJECT APPLICANT ADDRESS 300 CENTENNIAL WAY	CITY TUSTIN	STATE CA
		ZIP CODE 92780

PROJECT APPLICANT (Check appropriate box)

Local Public Agency School District Other Special District State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$4,051.25	\$	4,051.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input type="checkbox"/> County documentary handling fee		\$	
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 4,051.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE SARAH DUFFY, DEPUTY
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