



# NOTICE OF PREPARATION AND SCOPING MEETING

**DATE:** February 22, 2024

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

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

**PUBLIC REVIEW:** February 26, 2024, to March 27, 2024

The City of Tustin is proposing a General Plan Amendment (GPA) to the City of Tustin General Plan, a Specific Plan Amendment (SPA) to the East Tustin Specific Plan (ETSP), and adoption of Objective Development Standards (ODS), to allow residential land uses on a site that currently only allows commercial development (The Market Place). The proposal implements the City's certified 2021-2029 Housing Element Update. Pursuant to the requirements of the California Environmental Quality Act (CEQA), the City is preparing an Environmental Impact Report (EIR) for the proposed GPA, SPA, and ODS described below. We request your review and comments as to the scope and content of the proposed EIR, as summarized in the Initial Study, available on the City's website at: [www.tustinca.org/HousingElementRezone](http://www.tustinca.org/HousingElementRezone), or available at City offices, 300 Centennial Way, Tustin, California, 92780.

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

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

**PROJECT TITLE:** The Market Place Rezone Project (GPA-2024-0001 and SPA-2024-0001)

**PROJECT LOCATION:** The City is in the central portion of Orange County and is surrounded by the cities of Irvine to the south and east, Santa Ana to the west, and Orange and unincorporated Orange County to the north. As shown in Figure 1, *Vicinity Map*, the Project site, a commercial development known as The Market Place, encompasses 76.9 acres and is generally bounded by Myford Road to the northwest, Bryan Avenue to the northeast, Jamboree Road to the southeast and I-5 (Santa Ana Freeway) to the southwest. The Market Place is developed with 747,165 square feet (SF) of commercial business, including restaurants, retail, and service commercial uses, as well as large surface parking lots.

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). Additionally, the Project site is within the East Tustin Specific Plan (SP-8) which designates the site as Mixed Use (MU).

**DESCRIPTION:** The City is proposing to designate an 18-acre portion of the overall 76.9-acre Project site exclusively for residential development. The 18-acre site consists of seven parcels (full or partial APNs 500-291-06, -07, -11, -12, and -25 and 500-312-03 and -10), which are primarily used as surface parking lots. 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. The SPA would modify the ETSP to identify "High Density Residential" as a new residential density category available within the specific plan area and identify "High Density Residential" as an allowable use within the MU land



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use of the ETSP. This new High Density Residential designation would allow for the future development of up to 900 dwelling units on the Project site, consistent with the certified 2021-2029 Housing Element Update.

In addition to analyzing 900 future residential units on the 18-acres housing zone site, the EIR analysis will take into consideration the remaining development potential of The Market Place, consisting of 13,032 SF of nonresidential land uses (i.e. retail, restaurant, office, etc.). This 13,032 of additional nonresidential development is the residual development capacity already assumed by the ETSP. Future residential and nonresidential development considered as part of the EIR is anticipated to occur within existing undeveloped areas, and this Project does not assume demolition of existing structures. A specific development project is not proposed as part of this Project. The Initial Study and the forthcoming EIR will analyze anticipated impacts associated with the construction and operation of the potential future residential and nonresidential development.

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

**PUBLIC REVIEW PERIOD:** This Notice of Preparation (NOP) and Initial Study will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Please provide any comments by **March 27, 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 questions and comments to: Samatha Beier, Senior Planner; Phone: (714) 573-3354; E-mail: [SBeier@tustinca.org](mailto:SBeier@tustinca.org); Mailing Address: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780; Website: <http://www.tustinca.org>.

**SCOPING MEETING:** One scoping meeting will be held to receive comments on the proposed scope and content of The Market Place Rezone Project Draft EIR. You are invited to attend and present environmental information that you believe should be addressed in the Draft EIR. The meeting is scheduled for:

Date: Wednesday, March 13th, 2024  
Time: 5:00 p.m.  
Place: Community Center at the Market Place  
2961 El Camino Real  
Tustin, CA 92782

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

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Figure 1 - Vicinity Map

