



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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TYPE OR PRINT CLEARLY

Project Title

PUBLIC NOTICE/POSTING: THE MARKET PLACE REZONE PROJECT
(GPA-2024-0001 AND SPA-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

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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 Market Place 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. 2024020969) for The Market Place 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: The Market Place Rezone Project (GPA-2024-0001 and SPA-2024-0001)

PROJECT LOCATION: The Project site is approximately 76.9 acres and is located within the City of Tustin. The Project site consists of Assessor's Parcel Numbers (APNs) 500-291-06, -07, -11, -12, and -25 and 500-312-03 and -10. As shown in Figure 1, *Vicinity Map*, the Project site 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 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



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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.

ENVIRONMENTAL DETERMINATION: The City of Tustin has completed a DEIR for the Market Place Rezone Project, and for all the related actions including the General Plan Amendment, Specific Plan Amendment, 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 Noise, Recreation, Tribal Cultural Resources, and Utilities. The DEIR found no significant and unavoidable impacts.

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.

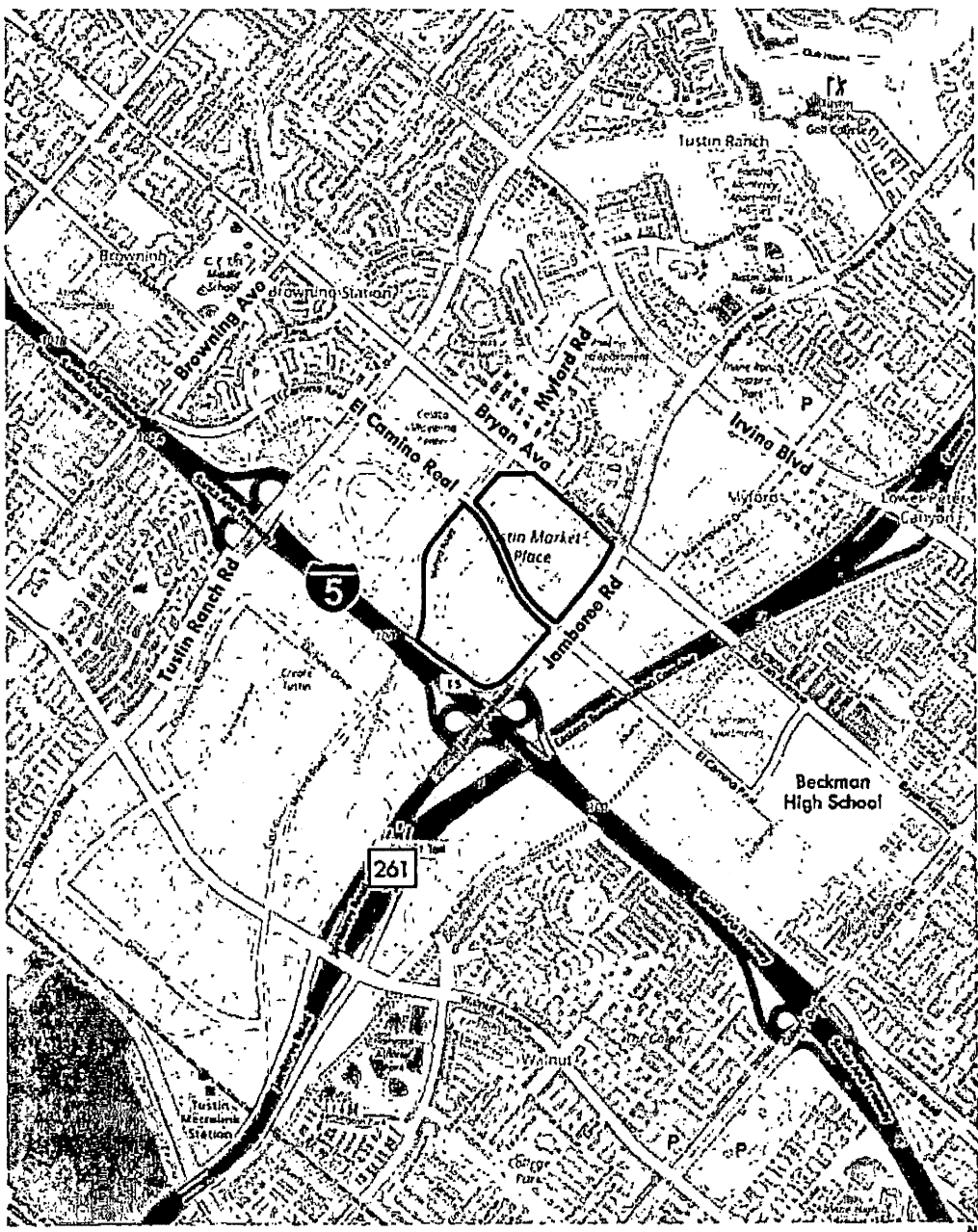
RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organization and send your responses and comments to: Samatha Beier, Senior Planner; Phone: (714) 573-3354; E-mail: HousingElementRezone@tustinca.org; Mailing Address: City of Tustin, Community Development Department, Attn: Samantha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

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



 Project Site

