



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



NO FEE

202585000006 9:45 am 01/08/25

135 SC1A Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

The Market Place Rezone Project (GPA2024-0001 & SPA2024-0001)

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

JAN 08 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON January 8, 2024

Posted for 30 days

DEPUTY Roberto Uriostegui



COMMUNITY DEVELOPMENT DEPARTMENT

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

NOTICE OF DETERMINATION

Fee Exempt per Govt. Code Section 6103

Project Title: The Market Place Rezone Project (GPA2024-0001 & SPA2024-0001)

State Clearing House No.: 2024020969

Type of Document: Environmental Impact Report

Project Location (including County): The Market Place @ El Camino & Jamboree Rd, 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: Jay Eastman, Asst. Director of Planning, City of Tustin
Phone Number: (714) 573-3101

Project Description: The City proposes an SPA to the East Tustin Specific Plan to designate an 18-acre portion of the overall 76.9-acre Project site exclusively for residential development of up to 900 units. The portion of the Project site available for future residential 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 SPA would also identify "High Density Residential" as a new SP residential density category. The City is also proposing a General Plan Amendment (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.

This is to advise that the City of Tustin (Lead Agency Responsible Agency) has approved the above described project on January 7, 2025, and has made the following determinations regarding the project:

- 1. The project will have a significant effect on the environment.
2. An EIR was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of project approval.
4. A Statement of Overriding Consideration was adopted for this project.
5. Findings were 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 01/08/2025

Justina L. Willkom, Community Development Director FILED

JAN 08 2025

HUGH NGUYEN, CLERK-RECORDER

BY: Deputy

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: Jay Eastman
Phone: 714-573-3101
Lead Agency (if different from above):
Address:
Contact:
Phone:

FILED

JAN 08 2025

HUGH NGUYEN, CLERK-RECORDER
BY: DEBITY

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): 2024020969

Project Title: The Market Place Rezone Project (GPA2024-0001 & SPA2024-0001)

Project Applicant: City of Tustin

Project Location (include county): The Market Place @ El Camino & Jamboree Rd, Tustin, County of Orange

Project Description:

The City proposes an SPA to the East Tustin Specific Plan to designate an 18-acre portion of the overall 76.9-acre Project site exclusively for residential development of up to 900 units. The portion of the Project site available for future residential 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 SPA would also identify "High Density Residential" as a new SP residential density category. The City

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

described project on 01-07-2025 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: 01/08/2025 Date Received for filing at OPR:



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-12/20/2024-1094

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



4101.25

* \$ R 0 0 1 5 3 0 9 8 3 7 \$ *

202485001112 1:30 pm 12/20/24

461 VitIdx Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

TYPE OR PRINT CLEARLY

Project Title

THE MARKET PLACE REZONE PROJECT (GPA2024-0001 & SPA2024-0001)

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

JAN 08 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

DEC 20 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  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: [Signature] DEPUTY

FILED

JAN 08 2025

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] 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: The Market Place Rezone Project (GPA2024-0001 & SPA2024-0001)

State Clearing House No.: 2024020969

Type of Document: Environmental Impact Report

Project Location (including County): The Market Place @ El Camino & Jamboree Rd, 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 proposes an SPA to the East Tustin Specific Plan to designate an 18-acre portion of the overall 76.9-acre Project site exclusively for residential development of up to 900 units. The portion of the Project site available for future residential 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 SPA would also identify "High Density Residential" as a new SP residential density category. The City is also proposing a General Plan Amendment (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.

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 I. Willkom, Community Development Director

Notice of Determination

Appendix D

To:

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

FILED
JAN 08 2025

HUGH NGUYEN, CLERK-RECORDER
DEPUTY
BY:

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): 2024020969

Project Title: The Market Place Rezone Project (GPA2024-0001 & SPA2024-0001)

Project Applicant: City of Tustin

Project Location (include county): The Market Place @ El Camino & Jamboree Rd, Tustin, County of Orange

Project Description:

The City proposes an SPA to the East Tustin Specific Plan to designate an 18-acre portion of the overall 76.9-acre Project site exclusively for residential development of up to 900 units. The portion of the Project site available for future residential 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 SPA would also identify "High Density Residential" as a new SP residential density category. The City

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

HUGH NGUYEN, CLERK-RECORDER
SF



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

RECEIPT NUMBER:
 30 — 12/20/2024 — 1094
 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 202485001112	

PROJECT TITLE

THE MARKET PLACE REZONE PROJECT (GPA2024-0001 & SPA2024-0001)

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) | | | |

- | | | | |
|---|----------|----|------|
| <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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FILED

JAN 08 2025

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20250000006062
1/8/25 9:45 am
135 SC1A

Item	Title	Count
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1	201	1
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EIR: Exempt or Previously Paid
Document ID Amount

DOC# 202585000006	50.00
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Time Recorded 9:45 am

Total	0.00
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Payment Type	Amount
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NO FEE	50.00
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Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

