

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 #

Project Title: Platform Tustin Project

Lead Agency: City of Tustin Contact Person: Jose Jara
 Mailing Address: 300 Centennial Way, Tustin, CA 92780 Phone: 714-573-3136
 City: Tustin Zip: 92780 County: Orange

Project Location: County: Orange City/Nearest Community: Tustin
 Cross Streets: Red Hill Avenue and Bell Avenue Zip Code: 92780

Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ' 54 " N / 117 ° 50 ' 05 " W Total Acres: 6.17

Assessor's Parcel No.: 430-233-19 Section: 00 Twp.: 5S Range: 9W Base: SB

Within 2 Miles: State Hwy #: I-5 Waterways: Peters Canyon Channel; San Diego Creek

Airports: _____ Railways: Metrolink Schools: Heritage ES; Legacy Magnet Academy

Schools (cont'd): W.R. Nelson ES; Creative Journeys Preschool; C.E. Utt MS; Hillview HS; Tustin HS; Tustin Connect HS; Benjamin Beswick ES; St. Cecilia School; Monroe ES; AOI College of Languages;

Document Type: Sycamore Magnet Academy; St. Jeanne De Lestonnac School; Century HS; Madison ES; Edison ES; Cesar E. Chavez HS; Esqueda ES; Delhi Head Start; Creekside Education Center

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: _____

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 _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. 142,924 Acres 6.17 Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

General Plan: Planned Community Commercial/Business; Zoning: Planned Community Industrial

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

The proposed Project entails a Design Review to construct two (2) new industrial buildings, including a 49,552 square foot building (Building 1) with five (5) dock doors, and a 93,372 square foot building with eleven (11) dock doors (Building 2); 144 on-site parking stalls, and 34,790 square feet of landscaping on approximately 6.17 acres located at 15621, 15641, and 15661 Red Hill Avenue. The proposed project will also include the demolition of three (3) existing office buildings – Centurion Plaza – and a parking structure currently located on the project site.

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 an "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 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 type="checkbox"/> Caltrans District # _____ | <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 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 April 11, 2024 Ending Date May 1, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning</u>	Applicant: <u>Centurion Plaza, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>36 Deep Sea</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>Newport Beach, CA 92657</u>
Contact: <u>Tracy Zinn</u>	Phone: <u>949-230-7589</u>
Phone: <u>714-505-6360 Ext. 350</u>	

Signature of Lead Agency Representative:  _____ **Date:** 04/11/24

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