



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

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202485001112 1:30 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

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

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: SD 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

Justina L. Willkom
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): 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 O

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
(date)
described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report 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.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] 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): [Signature] Title: CDD Director

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

FILED

DEC 20 2024

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY: [Signature]



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 — 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:

☒ Environmental Impact Report (EIR)	\$4,051.25	\$ 4,051.25
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,916.75	\$ 0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,377.25	\$ 0.00

☐ Exempt from fee
 ☐ Notice of Exemption (attach)
 ☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$ 0.00
☐ County documentary handling fee		\$
☐ Other		\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,051.25

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