



NOTICE OF PREPARATION AND SCOPING MEETING

DATE: August 1, 2016
TO: Agencies, Organizations and Interested Parties
SUBJECT: Notice of Preparation of a Draft Program Environmental Impact Report in Compliance with Title 14, Section 15082(a) of the California Code of Regulations

The City of Tustin is preparing the Tustin Downtown Commercial Core Specific Plan. As part of that process, the City intends to prepare a program environmental impact report (EIR), pursuant to the requirements of the California Environmental Quality Act (CEQA) for the proposed Specific Plan, described below. We request your review and comments as to the scope and content of the proposed environmental impact report, as summarized in the Initial Study, available on the City's website at <http://www.tustinca.org/depts/cd/planningupdate.asp>, or available at City offices, 300 Centennial Way, Tustin, California, 92780.

AGENCIES: The City requests your agency's 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 implementation of the proposed project.

PROJECT TITLE: Tustin Downtown Commercial Core Specific Plan

PROJECT LOCATION: As shown in Figure 1, Regional & Vicinity Maps, the project area for the Tustin Downtown Commercial Core Specific Plan, is generally located immediately northeast of Interstate 5 and east of the Costa Mesa Freeway (Highway 55). The two highways limit the "Downtown" of Tustin and create a physical barrier to adjacent areas. The Planning Area is generally defined on the north side by First Street and on the east side by Newport Ave. The Planning Area includes parcels immediately on the north side of First Street and includes parcels immediately along the east side of Newport Avenue. The Planning Area is comprised of 220 acres located wholly within the City of Tustin, Orange County, California. The intersection of El Camino Real at Third Street is the approximate center of the Planning Area.

DESCRIPTION: The DCCSP identifies the long-term vision and objectives for Tustin's "Downtown" referred to in the EIR as the Planning Area or Project. The vision focuses on continuing to ensure an economically vital, walkable, bikeable, mixed-use center with a focus on active ground floor retail and office environments. The Specific Plan includes provisions for enhancing the public realm as an opportunity of public space and streets as a place for people. The DCCSP allows for all previously allowed commercial and office intensity, up to 1.5: 1 maximum Floor Area Ratio (FAR) and introduces the option to include residential intensity as a part of mixed-use projects that meet the high quality design criteria and requirements set by the Specific Plan.

In order to accomplish this vision, the DCCSP will rezone the parcels within the Planning Area to a new zoning designation, DCCSP. The Specific Plan establishes six Development Areas (DA) that identify development parameters including permitted land uses, development standards, and design guidelines. Each development area identifies specific characteristics in support of ensuring the vitality of Downtown. Hence, the land uses allowed, the development standards and design guidelines respond to those

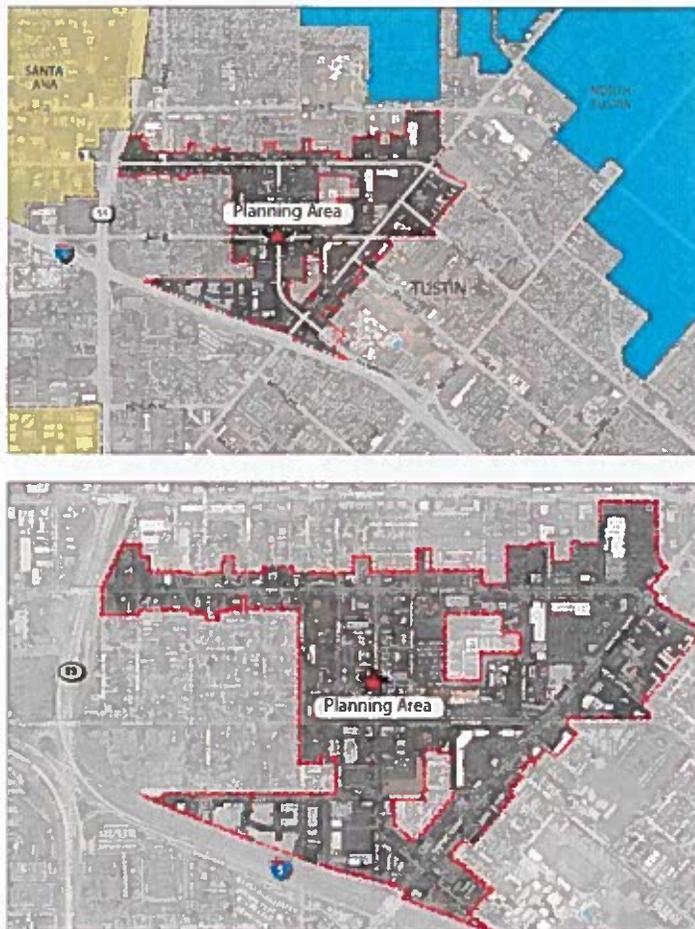
specific characters. All development and future projects are subject to each DA's development standards and design guidelines and the requirements of the Specific Plan.

The City of Tustin has established an 887-unit residential bank that is available on a first come basis. Each DA has an allocated number of residential units that the City of Tustin holds and are not specifically associated with any parcel or ownership. High-quality, mixed use projects that meet the design criteria and development standards established by the Specific Plan may request to incorporate residential units through application and based on the discretion of the City of Tustin, Community Development Department.

Through the Specific Plan, the City of Tustin also establishes the ability to transfer of intensity from one DA to another DA. The transfer of intensity allows for the City of Tustin to increase residential intensity for exceptional projects that meet the highest quality design, meet the development standards, and provide a defined public benefit. The transfer of intensity is solely at the discretion of the City of Tustin, Community Development Department based on project review and application. An average of 25 dwelling units per acre will be maintained throughout the Planning Area.

POTENTIAL ENVIRONMENTAL EFFECTS: A Draft 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 DEIR are, Air Quality, Cultural Resources, Greenhouse Gas Emissions, Land Use and Planning, Noise, Population and Housing, Transportation/Traffic, and Utilities and Service Systems impacts.

Figure 1 - Regional & Vicinity Maps



PUBLIC REVIEW PERIOD: The City has determined to make this Notice of Preparation (NOP) and Initial Study available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15082(b). Please provide any comments by August 31st at 5:00 p.m. to the contact person listed below. The comment period for the NOP begins August 1, 2016 and ends on August 31, 2016.

RESPONSES AND COMMENTS: Please indicate a contact person for your agency or organization and send your responses and comments to: Dana Ogdon, Assistant Director of Community Development; Phone: (714) 573-3109; E-mail: dogdon@tustinca.org; Mailing Address: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780.

SCOPING MEETING: One scoping meeting will be held to receive comments on the proposed scope and content of the Draft Program Environmental Impact Report (DEIR). You are invited to attend and present environmental information that you believe should be addressed in the DEIR. The meeting is scheduled for:

Date: August 16, 2016
Time: 3:00 PM
Place: Tustin Library – Training Center Room
345 E. Main Street
Tustin, CA 92780

If you have questions regarding the Scoping Meeting, please contact Mr. Dana Ogdon at (714) 573-3109 or at dogdon@tustinca.org.

DOCUMENT AVAILABILITY: The Initial Study is available for public review during regular business hours at the City of Tustin Community Development Department located at 300 Centennial Way, Tustin. The Initial Study can be viewed on the City of Tustin website at the following address (URL): <http://www.tustinca.org/depts/cd/planningupdate.asp>.


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Title

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