



NOTICE OF AVAILABILITY

DATE: February 1, 2018

TO: Agencies, Organizations and Interested Parties

FROM: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780

SUBJECT: Notice of Availability of a Draft Environmental Impact Report – Red Hill Avenue Specific Plan

Pursuant to Public Resources Code Sections 21092 and 21161 and the California Environmental Quality Act (CEQA) State Guidelines Sections 15085 and 15087, notice is hereby given that the City of Tustin (Lead Agency) has completed a Draft Environmental Impact Report (State Clearinghouse No. 2017041031) for the Red Hill Avenue Specific Plan Project. The Draft Environmental Impact Report (EIR) is available for public review during the public comment period (February 1, 2018 – March 19, 2018). The City of Tustin has prepared the EIR to analyze environmental impacts associated with implementation of the Red Hill Avenue Specific Plan Project.

PROJECT TITLE: Red Hill Avenue Specific Plan (SP-13) and General Plan Amendment 2017-01

PROJECT LOCATION: A portion of Red Hill Avenue bordered by Bryan Avenue to the northeast and Walnut Avenue to the southwest, bisected by Interstate 5 (I-5) within the City of Tustin, as shown on Exhibit 1, *Regional Vicinity Map*. In general, the Specific Plan area extends one parcel east and west of the Red Hill Avenue right-of-way. Between San Juan Street and Bryan Avenue, the Specific Plan area does not extend beyond the existing right-of-way. Between Mitchell Avenue and Walnut Avenue, the boundary is generally at the right-of-way for Red Hill Avenue except for properties southwest of Red Hill Avenue at Walnut Avenue. The Specific Plan area is approximately 43.11 acres, inclusive of approximately 7.32 acres of roadway rights-of-way. The area includes approximately 296,446 square feet of existing non-residential uses (primarily commercial) and 21 dwelling units.

DESCRIPTION: The Specific Plan would establish a comprehensive plan for the area that would allow for mixed-use developments with commercial retail and/or office on the ground floor and residential or office uses on upper floors in a vertical mixed-use configuration; or, commercial/office uses and residential uses in a horizontal mixed-use setting on one development site. The Specific Plan would also establish a program of streetscape improvements within the public rights-of-way along Red Hill Avenue, as well as gateway signage enhancements. The intent is to provide a “sense of place”, providing a consistent streetscape concept with expanded amenity areas adjacent to new development. Proposed improvements to Red Hill Avenue consist of the addition of on-street bike lanes, reduced lane widths, and construction of landscaped medians where feasible.

As proposed, the Specific Plan would allow for 325,000 square feet of additional non-residential development and 500 additional dwelling units. The Specific Plan provides planning policies and regulations that connect General Plan policies with future project-level development within the Specific Plan area. The Specific Plan provides goals and objectives, a land use plan, regulatory standards, Design

Criteria, and administration and implementation programs. The focus of the Specific Plan area would continue to be commercial in character with the introduction of housing.

The Specific Plan requires the following discretionary approvals from the City of Tustin:

- 1. Certification of the Final Environmental Impact Report (EIR)**
- 2. Adoption of the Red Hill Avenue Specific Plan (SP-13)**
- 3. Amendment of the General Plan.** An amendment to the General Plan to provide consistency between the Specific Plan and the General Plan. The amendments to the General Plan would include an update to the Land Use Map to show the boundaries of the Specific Plan and an update to the General Plan Land Use Element, and other related conforming amendments to the General Plan, as warranted.
- 4. Zoning Map Amendment.** A zoning map amendment to change the Specific Plan area to a designation of "Red Hill Avenue Specific Plan District" (SP-13).

ENVIRONMENTAL DETERMINATION: The Draft EIR indicates there may be significant unavoidable adverse environmental impacts associated with three environmental categories: Air Quality; Greenhouse Gas Emissions; and Traffic and Transportation. Upon compliance with standard conditions and requirements and the recommended mitigation measures, all other environmental impacts would be less than significant.

PUBLIC REVIEW PERIOD: The Draft EIR 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 Draft EIR begins February 1, 2018, and ends on March 19, 2018. Please provide any comments by **March 19, 2018 at 5:00 p.m.** to the contact person listed below.

DOCUMENT AVAILABILITY: Copies of the Draft EIR are available for public review in the Community Development Department, 300 Centennial Way, Tustin, CA 92780 between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 8:00 a.m. and 5:00 p.m. on Friday. The Draft EIR can also be accessed online at the City's website at: <http://www.tustinca.org/depts/cd/planningupdate.asp>. Additionally, copies are also available for review at the Tustin Branch Library, 345 East Main Street, Tustin, CA 92780.

RESPONSES AND COMMENTS: Please identify a contact person for your agency or organization, and send your written responses and comments to: Erica Demkowicz, AICP, Senior Planner; Phone: (714) 573-3127; E-mail: edemkowicz@tustinca.org; Mailing Address: City of Tustin, Community Development Department, 300 Centennial Way, Tustin, CA 92780; Website: <http://www.tustinca.org/depts/cd/planningupdate.asp>. There is no fee to submit comments. You are also invited to attend and testify at the public hearings as to the appropriateness of the EIR document.

Public hearings have not been scheduled. The City of Tustin is scheduled to hold a Joint Meeting/Community Workshop with the City Council and Planning Commission on the Red Hill Avenue Specific Plan on February 20, 2018 from 4:30 p.m. to 6:30 p.m. The Community Workshop will be held in the City of Tustin Council Chamber, 300 Centennial Way, Tustin, CA.

For additional information about the Draft EIR, the Specific Plan, or about future meetings, please check: <http://www.tustinca.org/depts/cd/planningupdate.asp> or contact the City of Tustin or the contact person listed above.



EXHIBIT 1: Regional Vicinity Map
Red Hill Avenue Specific Plan