



**CITY OF TUSTIN**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
300 Centennial Way, Tustin, CA 92780  
(714) 573-3100

INITIAL STUDY / NEGATIVE DECLARATION  
CITY OF TUSTIN GENERAL PLAN  
DRAFT HOUSING ELEMENT 2021-2029  
GENERAL PLAN UPDATE  
July 2021

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**A. BACKGROUND**

Project Title:	Housing Element Update 2021-2029
Lead Agency:	City of Tustin, 300 Centennial Way, Tustin, California 92780
Contact Person and phone number:	Erica H. Demkowicz, AICP, Senior Planner (714) 573-3127 EDemkowicz@tustinca.org
Project Location:	City of Tustin
Project Sponsor's Name and Address:	City of Tustin, 300 Centennial Way, Tustin, California 92780
General Plan Land Use Designation:	<p>The City supports a variety of land uses as included in the City's General Plan Land Use Map (2018). Housing sites identified to support the 2021 Regional Housing Needs Allocation (RHNA) are designated with the following land uses:</p> <p>TLSP – Tustin Legacy Specific Plan RHASP – Red Hill Avenue Specific Plan DCCSP – Downtown Commercial Core Specific Plan PCCB - Planned Community Commercial/Business</p>
Zoning Designation:	<p>The City supports a variety of zone designations as included in the City's City Zoning Map (2018). RHNA housing sites are within the following zoning designations:</p>

SP 1 – Tustin Legacy  
SP 8 – East Tustin  
SP 13 – Red Hill Avenue  
SP 12 – Downtown Commercial Core  
DA-2 – Development Area 2  
DA-3 – Development Area 3  
DA-4 – Development Area 4  
DA-6 – Development Area 6  
PC COM - Planned Community Commercial

**Project Description:**

The project is a General Plan Update (GPU) to the City of Tustin (City) Housing Element for the Sixth Cycle planning period from October 15, 2021 to October 15, 2029. The Housing Element, which is part of the City's General Plan is a policy document designed to provide the City a coordinated and comprehensive strategy for promoting the production of housing to meet existing and future housing needs.

**Surrounding Land Uses and Setting:**

Tustin is surrounded by the cities of Santa Ana to the west, Irvine to the east and south, and the City of Orange and unincorporated County of Orange area (i.e. North Tustin) to the north. The jurisdictions are highly developed and mostly residential in nature. The City of Irvine contains an abundance of commercial and business uses, as well as John Wayne Airport.

**Other public agencies whose approval is required:**

The City of Tustin. No other agency is required to approve the Housing Element update, but it will be reviewed by the HCD for the purpose of determining whether it complies with the requirements of the Housing Element Law.

**Attachments:**

Figure 1: Regional Location Map  
Figure 2: Suitable Sites for Additional Residential Development  
Figure 3a: Site Identification to Meet RHNA  
Figure 3b: Site Identification to Meet RHNA (continued)

# 1 INTRODUCTION

## 1.1 PURPOSE OF THE INITIAL STUDY

This Initial Study has been prepared in accordance with the following:

- California Environmental Quality Act (CEQA) of 1970 (Public Resources Code Sections 21000 et seq.); and
- California Code of Regulations, Title 14, Division 6, Chapter 3 (State CEQA Guidelines, Sections 15000 et seq.) as amended and approved on December 28, 2018.

Pursuant to CEQA, this Initial Study has been prepared to analyze the potential for significant impacts on the environment resulting from implementation of the 2021-2029 Tustin General Plan Housing Element Update, described in greater detail in Section 3.0 below. As required by State CEQA Guidelines (“Guidelines”) Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Tustin, in consultation with other jurisdictional agencies, to determine if a Negative Declaration or an Environmental Impact Report is required for the project.

This Initial Study informs City of Tustin decision-makers, affected agencies, and the public of potentially significant environmental impacts associated with the implementation of the project. A “significant effect” or “significant impact” on the environment means “*a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project*” (Guidelines Section 15382).

Given the project's broad scope and level of detail, combined with previous analyses and current information about the site and environs, the State's intent is to adhere to the following CEQA principles:

- Provide meaningful early evaluation of site planning constraints, service and infrastructure requirements, and other local and regional environmental considerations. (Public Resources Code Section 21003.1)
- Encourage the incorporation of environmental considerations into project conceptualization, design, and planning at the earliest feasible time. (Guidelines Section 15004[b][3])
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City and applicant to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted. (Guidelines Section 15126.4)

## 1.2 DOCUMENT ORGANIZATION

This Initial Study includes the following sections:

### **Section 1. Introduction**

Provides information about CEQA and its requirements for environmental review and explains that an Initial Study was prepared by the State of California to evaluate the proposed project's potential impact to the physical environment, and to determine if a Negative Declaration or an Environmental Impact Report (EIR) is required.

### **Section 2. Environmental Setting**

Provides information about the proposed project's location.

### **Section 3. Project Description**

Includes a description of the proposed project's physical features and characteristics.

### **Section 4. Environmental Checklist**

Includes the Environmental Checklist from the CEQA Guidelines and evaluates the proposed project's potential to result in significant adverse effects to the physical environment and identifies if an EIR is required, and if one is, what environmental topics need to be analyzed in the EIR.



## 2 ENVIRONMENTAL SETTING

### 2.1 PROJECT LOCATION

The project site is located in central Orange County, within the City of Tustin (see Figure 1). The City of Tustin is surrounded by the Cities of Orange to the north, Santa Ana to the west, Irvine to the south, and the Santa Ana Mountains to the east. Tustin is approximately 30 miles southeast of downtown Los Angeles and 40 miles southwest of downtown San Bernardino. Regional access to the city is provided via Interstate 5 (I-5) and State Route 55 (SR-55). The City has identified 20 sites for RHNA allocation. Sites are located within the Tustin Legacy Specific Plan, Red Hill Avenue Specific Plan, Downtown Commercial Core Specific Plan, Enderle Center, and The Market Place.

### 2.2 EXISTING LAND USES

The City of Tustin encompasses approximately 11.12 square miles. The Land Use Element provides for seven major land use groupings divided into 15 land use categories or designations. Four of these designations are established for residential development, ranging from low-density single family to high-density multiple family development. Three commercial designations, one industrial, and one public/ institutional, are included. A planned community designation, which includes residential, commercial/business, and public institutional components, is also provided. The City also includes several specific plan areas that include their additional land use designations and specification criteria.

### 2.3 SURROUNDING LAND USES

Tustin is surrounded by the cities of Santa Ana to the west, Irvine to the east and south, and unincorporated County of Orange area (i.e. North Tustin) and Orange to the north. The jurisdictions are highly developed and mostly residential in nature. The City of Irvine contains an abundance of commercial and business uses, as well as John Wayne Airport.

### 2.4 EXISTING LAND USE AND ZONING

The City supports a variety of land uses as included in the City's General Plan Land Use Map (2018). Housing sites identified to support the 2021 Regional Housing Needs Allocation (RHNA) are designated with the following land uses:

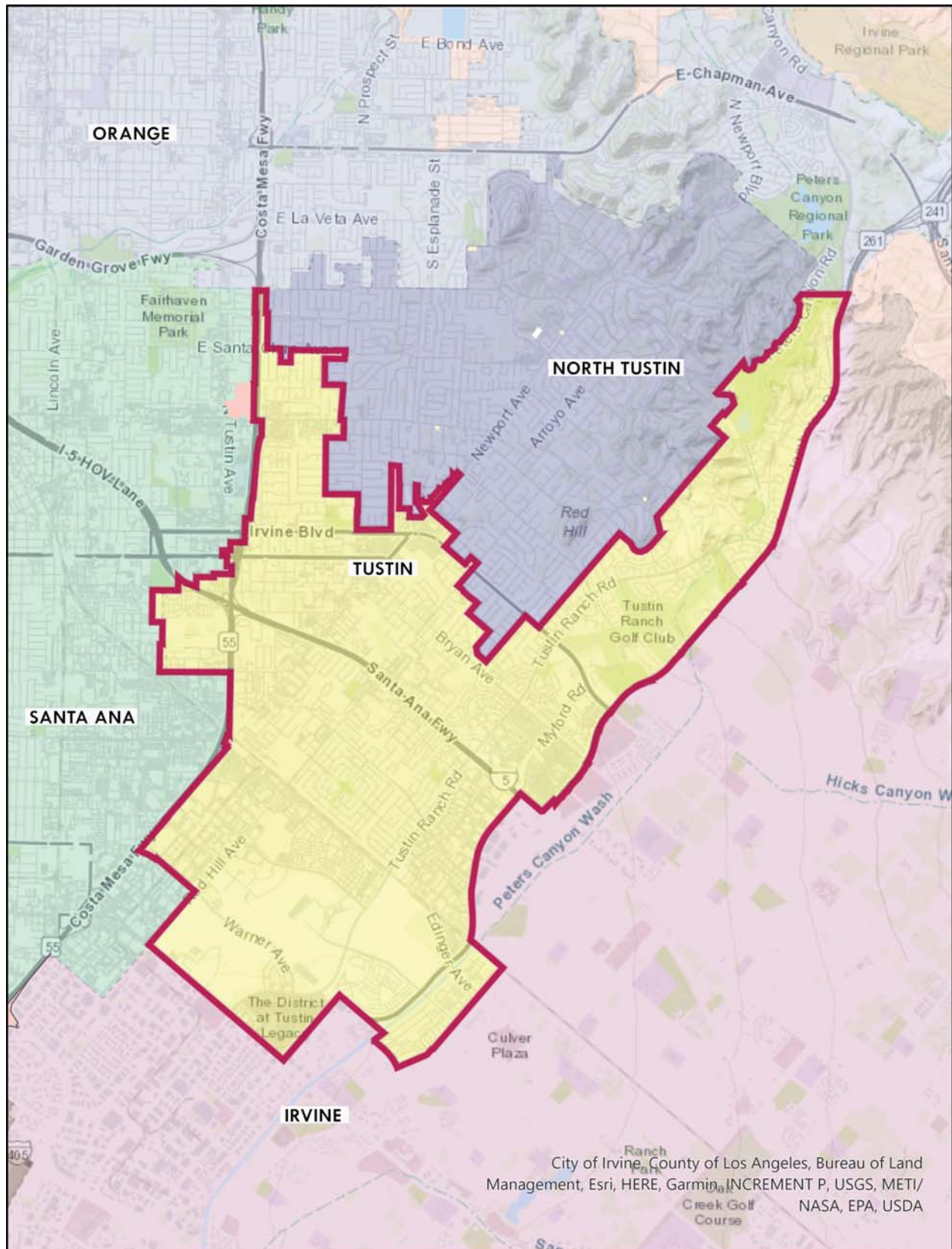
- TLSP – Tustin Legacy Specific Plan
- RHASP – Red Hill Avenue Specific Plan
- DCCSP – Downtown Commercial Core Specific Plan
- PCCB – Planned Community Commercial/Business

Additionally, the City's Zoning Map (2018) includes the following zones underlying identified housing sites:

- SP 1 – Tustin Legacy
- SP 8 – East Tustin
- SP 13 – Red Hill Avenue
- SP 12 – Downtown Commercial Core
  - DA-2 – Development Area 2

- DA-3 – Development Area 3
  - DA-4 – Development Area 4
  - DA-6 – Development Area 6
- PC COM – Planned Community Commercial

# Figure 1

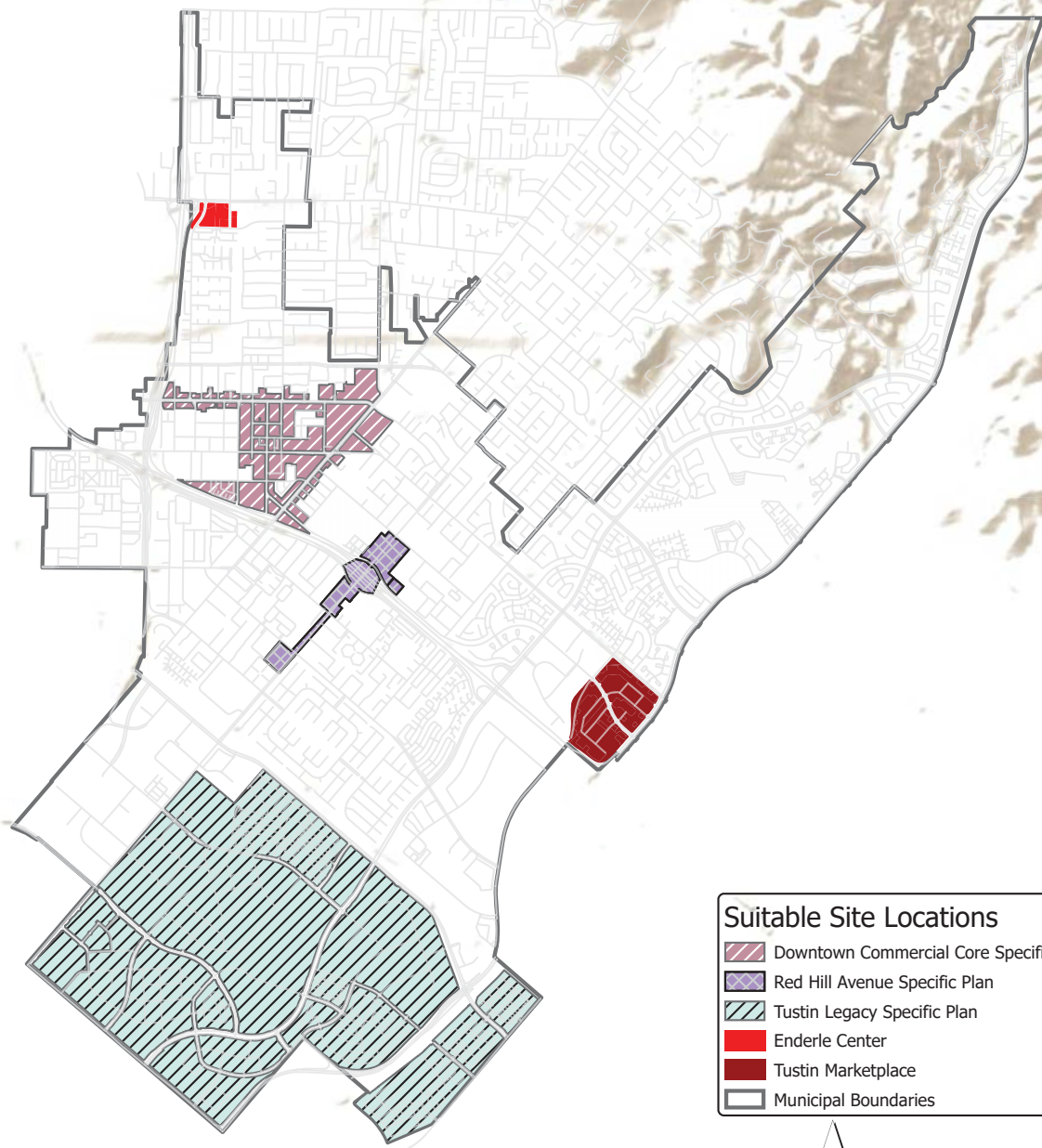


 Project Site

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Figure 2

Suitable Sites for Additional Residential Development



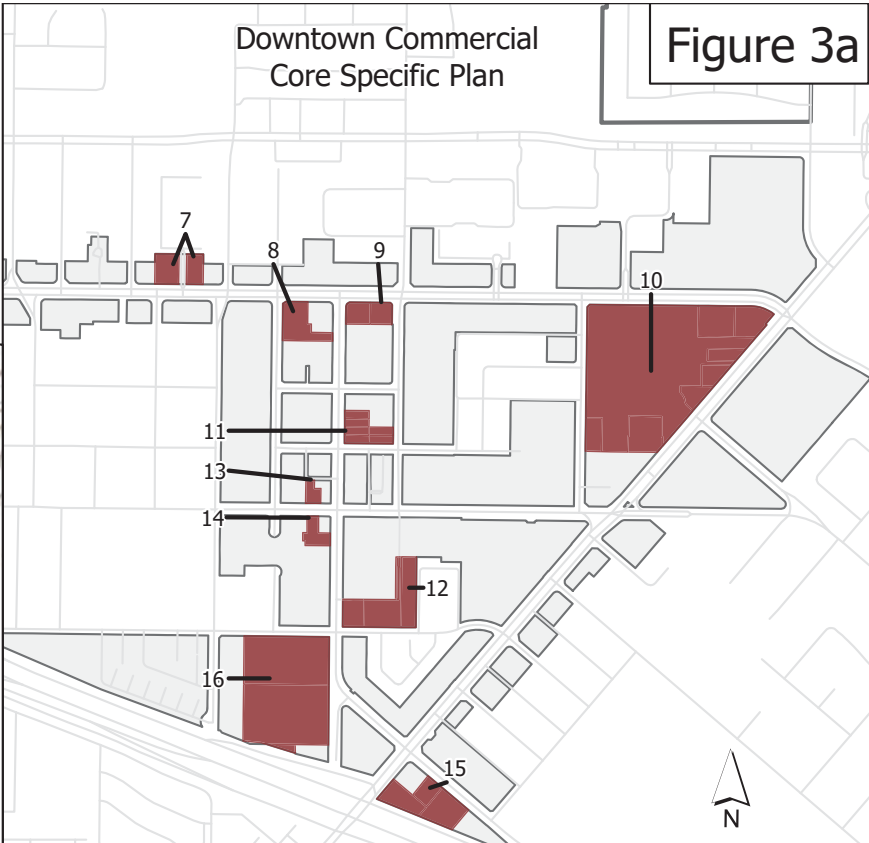
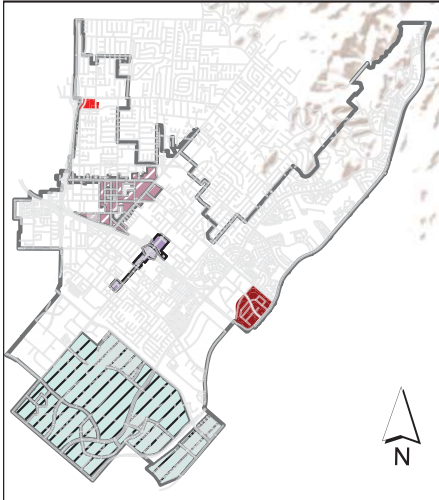
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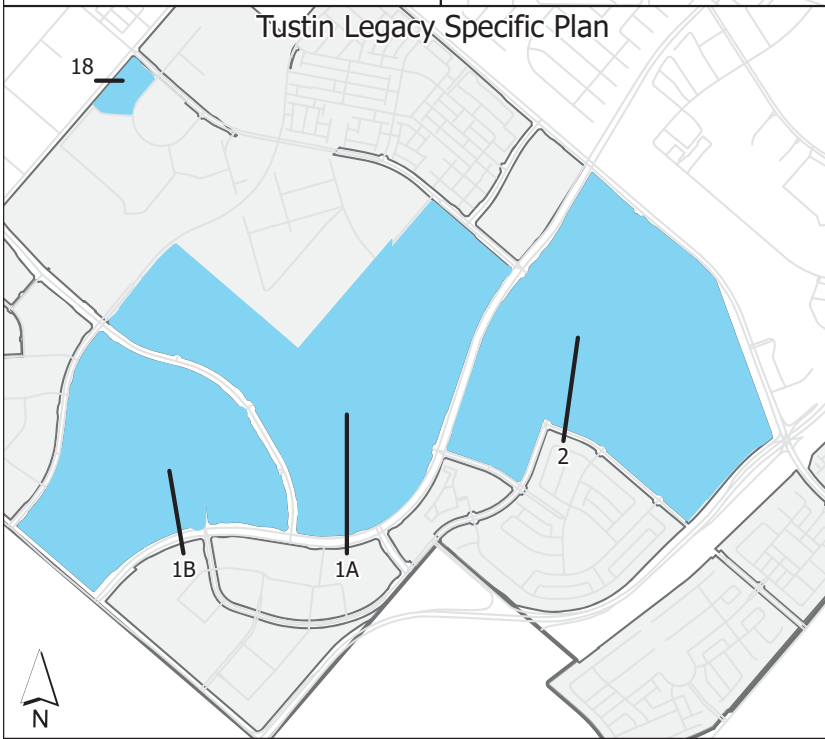
SITE IDENTIFICATION  
TO MEET RHNA

Figure 3a

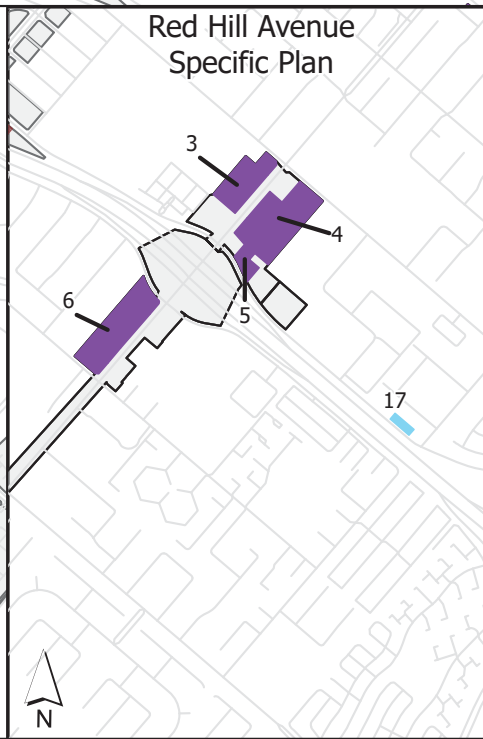
Downtown Commercial  
Core Specific Plan



Tustin Legacy Specific Plan



Red Hill Avenue  
Specific Plan



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SITE IDENTIFICATION  
TO MEET RHNA

Figure 3b



### 3 PROJECT DESCRIPTION

#### 3.1 PROJECT OVERVIEW

In accordance with State Government Code Section 65580, the legislature has declared that the attainment of decent housing and the provision of a suitable living environment to meet the needs of all economic segments of the population are of the highest priority. The legislature also recognizes that to meet the statewide goal, cooperation between government and the private sector is necessary, and that local and State governments have a responsibility to utilize the powers vested in them to facilitate the development and improvement of housing.

The Housing Element is one of the seven mandatory elements of the General Plan. State law requires inclusion of a Housing Element in the General Plan in recognition of the role that land use planning plays in the production of affordable housing. Tustin's General Plan consists of the following six Elements:

- Conservation/Open Space/Recreation
- Growth Management
- Housing
- Land Use
- Noise/Circulation
- Public Safety

Specific requirements for data collection and analysis necessary to prepare the Housing Element are set forth in Government Code Section 65583. The Government Code also requires that each draft of the Housing Element be reviewed by the California Department of Housing and Community Development (HCD) and that the Department's findings be incorporated prior to adoption, or that specified findings be made in response to the Department's comments.

The 2021-2029 Tustin General Plan Housing Element Update (HEU, Draft HEU) was available for public review and comment from June 30, 2021 to July 30, 2021. The document was also submitted to the HCD on June 30<sup>th</sup> and discussed preliminary comments with the HCD on a call on August 12<sup>th</sup>. The Draft HEU continues to be revised to address public and HCD comment. The latest HEU document and information is available on the City's website at <https://www.tustinca.org/HousingElement>.

#### 3.2 PROJECT DESCRIPTION

The proposed project is the 2021-2029 HEU. The purpose of the project is to ensure the City establishes policies, procedures and incentives in its land use planning and redevelopment activities that will result in the maintenance and expansion of the housing supply to adequately accommodate households currently living and expected to live in Tustin. It institutes policies that will guide City decision-making and establishes an action program to implement housing goals through 2029. Sections included in the HEU are summarized in Table 3-1, Summary of 2021-2029 Housing Element.

**Table 3-1: Summary of 2021-2029 Housing Element**

<b>Section</b>	<b>Summary</b>
I. Introduction to the Housing Element:	A background and introduction to contents included in the HEU for the 2021-2029 planning period.
II. Summary of Issues, Needs, Constraints and Opportunities	An analysis of identified housing needs within the city, which includes a breakdown by special needs groups and other demographics, as well as an examination of the constraints that could hinder the City's achievement of its objectives and the resources that are available to assist in the provision of housing.
III. Housing Element Goals and Policies	City goals, policies, and actions related to housing being adopted into the City's General Plan for implementation during the planning period.
IV. Housing Implementation Programs	Existing and new housing programs to be implemented during the planning period in execution of identified housing goals and policies.
Appendix A – Review of Past Performance	A review of the continued progress in implementation, the effectiveness of the Housing Element, and the appropriateness of the City's housing goals adopted in the HEU.
Appendix B – Housing Sites Inventory Assessment	Identification of sites that, in total, can achieve Tustin's assigned 2021 RHNA by income level for the planning period (2021 – 2029).
Appendix C – Affordable Housing Resources	Funding sources for a wide variety of major housing assistance programs available that can assist in meeting the City's housing needs.
Appendix D – Affirmatively Furthering Fair Housing	A summary of fair housing issues in the City of Tustin and an assessment of the jurisdiction's fair housing enforcement, outreach, potential impediments, and commitments.
Appendix E – Public Participation (Community Engagement Plan)	A summary of community engagement and outreach conducted as part of the entire HEU process.
Appendix F – References	Studies, plans, and documents referenced in development of the HEU.

State Housing Law requires that each jurisdiction establish the maximum number of housing units that will be constructed, rehabilitated, and preserved over the planning period, or the quantified objective. Consistent with state law, the Tustin HEU provides a plan to accommodate the City's fair share of affordable housing known as the Regional Housing Needs Allocation, or RHNA. The RHNA is allocated to each region of the state by HCD in consultation with regional council of governments, which is the Southern California Association of Governments (SCAG) for the Southern California region.

RHNA allocated to the City of Tustin includes a total of 6,782 housing units with the following breakdown by income category:

- 1,724 very low-income units;

- 1,046 low-income units;
- 1,132 moderate-income units; and
- 2,880 above moderate-income housing units.

As conveyed in Table 3-2, Sites to Meet RHNA Estimated Income Distribution, there are a total of 658 housing units that are captured from approved/entitled, pending and permitted (projects under construction). There are 532 units in three projects with a total of 132 extremely very-low-income transitional housing units (7 units proposed at the House of Ruth and 125 units proposed at the Village of Hope transitional housing facilities) and 400 above-moderate income housing units that were approved/entitled at the time of the preparation of the HEU (located within TLSP Neighborhood D South). Additionally, there is one pending mixed-use project proposed with a total of 137 housing units (6 very-low-income and 131 above-moderate-income). This project is currently under review and anticipates a second reading to City Council in Fall 2021. In addition, 35 ADUs or JADUs are projected to be constructed during the 2021-2029 planning period.

Among other things, the Housing Element establishes the City's strategy to plan for and facilitate the development of housing over the eight-year planning period. It is required by Housing Element Law. Expectations are to provide an inventory of land adequately zoned or planned to be zoned for housing and programs to implement the strategy. The City analyzed and assessed a number of sites and areas throughout the community based on these above-mentioned parameters as well as other considerations. While many sites were considered, 20 sites, two facilities, and one site category have been identified for Tustin's qualifying sites to accommodate RHNA. The City Zoning Code and map would be amended to accommodate two of the sites proposed, Enderle Center and The Market Place, to provide a housing overlay for the provision of residential development. Zoning would be updated following adoption of the HEU.

**Table 3-2: Sites to Meet RHNA Estimated Income Distribution**

Site Reference	Vacant or Non-Vacant	Capacity	Units Very Low Income	Units Low Income	Units Moderate Income	Units Above Moderate Income
TLSP - Neighborhood D North (includes rezone) (Site 1A)	Vacant	1,461	105	66	72	187
TLSP - Neighborhood D – South (Site 1B)	Vacant	1,296	314	218	244	620
TLSP - Neighborhood G (Site 2)	Vacant	2,029	526	352	383	968
RHASP (Sites 3 – 6)	1 Vacant 3 Non-Vacant	500	124	79	83	214
DCCSP (Sites 7 – 16)	4 Vacant 5 Non-Vacant	747	187	117	125	318
Enderle Center (Site 19)	Non-Vacant	413	102	67	69	175
The Market Place (Site 20)	Non-Vacant	900	225	141	150	384
Projected ADU & JADUs		35	9	6	6	14
Transitional	Entitled	132	132	0	0	0
Preservation of At-Risk of Market Rate	Existing	-	-	-	-	-
<b>RHNA</b>		<b>6,782</b>	<b>1,724</b>	<b>1,046</b>	<b>1,132</b>	<b>2,880</b>
Assigned Distributions Achieved	-	6,782	1,724	1,046	1,132	3,280
Assigned Distributions Achieved with 20% Buffer (within TLSP Neighborhood G)	-	8,138	-	-	-	-

Note: Percentage of total Very Low- and Low-Income units on vacant land is 75 percent.  
Source: 2021 RHNA, SCAG

Future residential development in the City of Tustin will take place primarily in five distinct parts of the city and within three Specific Plan areas; Tustin Legacy Specific Plan (TLSP) (formerly the MCAS Tustin Reuse Specific Plan), Downtown Commercial Core Specific Plan (DCCSP), Red Hill Avenue Specific Plan (RHASP), Enderle Center and The Market Place. These five areas are located in different areas of the City and are described below:

### **Tustin Legacy Specific Plan (TLSP) Area**

Tustin Legacy contains two neighborhoods where residential housing sites will be concentrated for this planning period: Neighborhood D and Neighborhood G. The land is vacant. The zoning for Tustin Legacy is SP 1 and the General Plan designation is TLSP. Neighborhood D has a total of 84.73 acres and is divided into two areas: South (44.86 acres) and North (39.87 acres). Sites within Tustin Legacy do not have a density prescribed to the planning area per the TLSP; however, there is a development cap placed on several of the planning areas. Therefore, a default density of 30 units per acre was applied for areas within the cap limit. A total of 4,786 units have been allocated to this area.

### **Red Hill Avenue Specific Plan (RHASP) Area**

The RHASP was adopted in 2018. The RHASP area consists of approximately 52 acres centrally located within the city. It is primarily a commercial and retail corridor that is prime for revitalization. With the Specific Plan, mixed-use residential is permitted. The RHASP provides a unique Residential Allocation Reservation (RAR) which is approved either by the Community Development Director or the Planning Commission/City Council, as applicable. The RAR is the mechanism with an associated process and timeline that allocates units to a requested development. The units are drawn from a residential allocation bank which assigns units by area and allows for transferability between areas. The maximum density on an individual parcel may exceed 25 dwelling units per acre (the General Plan's maximum density) as long as the total dwelling units allocated to the Specific Planning Area is not exceeded. Therefore, a default density of 30 units per acre is achievable in the RHASP area. The Zoning is SP 13 and the General Plan designation is RHASP. The maximum allowable building height for residential mixed-use development in the RHASP is 4 stories/50 feet. Four sites within the RHASP area have been identified as relevant sites to meet RHNA. A total of 500 residential units have been allocated to this area.

This site also has a pending mixed-use project which was approved on August 18, 2021 by the Tustin City Council. The pending project includes 137 units (114 base density units plus 20% density bonus), of which 131 are market-rate and six are designated affordable to very low-income households.

### **Downtown Commercial Core Specific Plan (DCCSP) Area**

The Downtown Commercial Core Specific Plan was adopted in 2018 and is centered around the intersection of Main Street and El Camino Real in Old Town. The DCCSP consists of approximately 220 acres located in the northern and western portion of the City.

This area was not previously zoned to accommodate residential development. With the adoption of the DCCSP, the area now allows residential development (primarily mixed-

use residential). Since Specific Plan adoption, 140 residential units have been developed, and 747 allocated units remain. The DCCSP also provides the RAR which is approved either by the Current housing bank allocations which include 45 units to Development Area 1, 92 units to Development Area 2, 200 units to Development Area 3, 150-units to Development Area 4 and, 260 units to Development Area 6.

The maximum density on an individual parcel may exceed 25 dwelling units per acre (the General Plan's maximum density) as long as the total dwelling units allocated to the Specific Plan area is not exceeded. Therefore, a default density of 30 units per acre is achievable in the DCCSP area. The Zoning is SP 12 and the General Plan designation is DCCSP. The maximum allowable building height ranges from two to five stories, depending on Development Area and adjacent land uses.

None of the DCCSP sites were identified in either of the past two planning cycles as vacant land available for housing to meet RHNA. A total of 747 residential units have been allocated to this area.

### **Enderle Center**

The Enderle Center is a commercial center located to the east of State Route (SR) 55 and south of 17<sup>th</sup> Street. The site includes existing commercial uses and could be developed to include mixed use development in the future that would support residential uses. The site is zoned as PC COM (Planned Community Commercial) and designated as PCCB (Planned Community Commercial/Business) land use. Zoning would be amended to include a housing overlay on the site in order to allow for future residential development. Density has not been established for this area and would be established with the adoption of the planned community. A total of 413 residential units have been allocated to this area.

### **The Market Place/East Tustin Specific Plan (ETSP)**

The Market Place is a commercial center located north of the I-5 freeway at Jamboree Road and is divided between the City of Irvine and the City of Tustin. The Tustin portion of the commercial center is located on the west side of Jamboree Road between Bryan Avenue and the I-5 freeway and the City of Irvine portion is located on the east side of Jamboree Road. The site includes existing commercial uses and could be developed to include mixed use development in the future that would support residential uses. The site is in the East Tustin Specific Plan Area (SP-8) and zoned as PC COM (Planned Community Commercial) and designated as PCCB (Planned Community Commercial/Business) land use. According to the ETSP, the allowable uses for this area include business and employment. Zoning would be amended to include a housing overlay on the site in order to allow for future residential development. Density has not been established for this area and would be established with the adoption of the planned community. A total of 900 residential units have been allocated to this area.

### 3.3 DISCRETIONARY ACTION REQUESTED

The City of Tustin are expected to use the information contained in this Initial Study for consideration of approvals related to and involved in the implementation of this project. These include, but may not be limited to, the permits and approvals described below.

As part of the proposed project, the following discretionary actions are required:

- Adoption of Negative Declaration (City of Tustin City Council)
- Adoption of Housing Element



## 4 ENVIRONMENTAL CHECKLIST

### 4.1 BACKGROUND

<b>Project Title:</b> City of Tustin General Plan 2021-2029 Housing Element
<b>Lead Agency:</b> City of Tustin 300 Centennial Way Tustin, CA 92780
<b>Lead Agency Contact:</b> Erica H. Demkowicz, Senior Planner (714) 573-3127
<b>Project Location:</b> The project site is located in Tustin, California.
<b>Project Sponsor Contact:</b> City of Tustin; Erica H. Demkowicz, Senior Planner (714) 573-3127
<b>General Plan and Zoning Designation:</b> Tustin supports a variety of land use and zoning designations, including residential, commercial, industrial, and public/institutional.
<b>Project Description:</b> The City of Tustin proposes to update the General Plan Housing Element to include plans and policies that will cover the timeframe of 2021-2029 Plan, in compliance with California Government Code Section 65580 et. seq..
<b>Surrounding Land Uses and Setting:</b> Tustin is surrounded by the cities of Santa Ana to the west, Irvine to the east and south, and unincorporated County of Orange area (i.e. North Tustin) and Orange to the north. The jurisdictions are highly developed and mostly residential in nature. The City of Irvine contains an abundance of commercial and business uses, as well as John Wayne Airport.
<b>Other Public Agencies Whose Approval is Required:</b>

No other agency is required to approve the HEU, but it will be reviewed by the HCD for the purpose of determining whether it complies with the requirements of the Housing Element Law.

## 4.2 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture & Forest Resources	<input type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Energy
<input type="checkbox"/>	Geology /Soils	<input type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials
<input type="checkbox"/>	Hydrology / Water Quality	<input type="checkbox"/>	Land Use / Planning	<input type="checkbox"/>	Mineral Resources
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Population / Housing	<input type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input type="checkbox"/>	Transportation	<input type="checkbox"/>	Tribal Cultural Resources
<input type="checkbox"/>	Utilities / Service Systems	<input type="checkbox"/>	Wildfire	<input type="checkbox"/>	Mandatory Findings of Significances

## 4.3 DETERMINATION:

On the basis of this initial evaluation

- ☒ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier analysis pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

Date

Name and Title

Lead Agency

#### 4.4 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analysis,” as described in (5) below, may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Guidelines Section 15063 (c)(3)(d). In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used, or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

## 5 ENVIRONMENTAL ANALYSIS

This section provides evidence to substantiate the conclusions in the environmental checklist.

### 4.5 AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### a. Have a substantial adverse effect on a scenic vista?

**No Impact.** Scenic vistas consist of expansive, panoramic views of important, unique, or highly valued visual features that are seen from public viewing areas. This definition combines visual quality with information about view exposure to describe the level of interest or concern that viewers may have for the quality of a particular view or visual setting. A scenic vista can be impacted in two ways: a development project can have visual impacts by either directly diminishing the scenic quality of the vista or by blocking the view corridors or “vista” of the scenic resource. Important factors in determining whether a proposed project would block scenic vistas include the project’s proposed height, mass, and location relative to surrounding land uses and travel corridors.

The City’s General Plan identifies scenic resource areas in the Conservation/Open Space/Recreation Element. As new development is considered by City decision makers, public views should be preserved as much as possible. Consideration will be given to

protecting public views along the ridge lines, views toward the inland mountains (Santa Ana Mountains), and along scenic transportation corridors. Figure COSR-4 of the General Plan Conservation/Open Space/Recreation Element conceptually identifies significant public scenic resources in Tustin. Many of the City's major arterial roadways and freeway buffers have been identified as existing landscape corridor or proposed landscape corridor strengthening/freeway edge landscape buffering, including roadways adjacent to proposed RHNA sites, such as the I-5 corridor, Jamboree Road, and Newport Avenue.

Several policies and programs have been established through the General Plan to protect views of scenic resources within the city. Program 35, Protect Scenic Views and Resources establishes that "Through the Hillside Review process, monitor and limit development of Peters Canyon Ridgeline consistent with the requirements of the East Tustin Specific Plan, Grading and Excavation Code and Grading Manual."<sup>1</sup> Additionally, Policy 1.14 of the General Plan Conservation/Open Space/Recreation Element specifically instructs the City to "Enhance the important role that streetscapes play in defining the character of the City by expanding street planning and design procedure to include aesthetic and environmental concerns, as well as traffic considerations. Develop a circulation system which highlights environmental amenities and scenic areas.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential scenic resource impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to protect scenic resources. Where applicable, existing zoning regulations require development setbacks that would ensure that new development would not encroach into roadway corridors. The RHASP and DCCSP both provide a unique Residential Allocation Reservation (RAR) which is approved either by the Community Development Director or the Planning Commission/City Council, as applicable. The RAR is the mechanism with an associated process and timeline that allocates units to a requested development. Development would be reviewed as consistent with City objectives during the RAR review process for Specific Plan areas that do not have existing development standards (DCCSP and RHASP). Generally, all development within the RHNA designated sites (outside of designated SP areas) would be reviewed to ensure compliance with applicable Federal, State and local policies and regulations established to protect scenic resources. Therefore, the project would result in no impact.

**b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?**

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<sup>1</sup> City of Tustin Grading Manual (1990) available at:  
<https://www.tustinca.org/DocumentCenter/View/5029/Grading-Manual-June-1990>

**No Impact.** There are no officially designated State scenic highways within the City. The closest Eligible State Scenic Highway according to the California Department of Transportation (Caltrans) is a portion of SR-91, located approximately six miles north of the city. Tustin is not visible from the highway. Therefore, the project would result in no impacts on a scenic resource within a state scenic highway.

**c. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?**

**No Impact.** The city is generally a developed urbanized area. The City supports a variety of land uses as included in the City's General Plan Land Use Map (2018). Housing sites identified to support the 2021 RHNA are designated with the following land uses:

- TLSP – Tustin Legacy Specific Plan
- RHASP – Red Hill Avenue Specific Plan
- DCCSP – Downtown Commercial Core Specific Plan
- PCCB – Planned Community Commercial/Business

Additionally, the City's Zoning Map (2018) includes the following zones underlying identified housing sites:

- SP 1 – Tustin Legacy
- SP 8 – East Tustin
- SP 13 – Red Hill Avenue
- SP 12 – Downtown Commercial Core
  - DA-2 – Development Area 2
  - DA-3 – Development Area 3
  - DA-4 – Development Area 4
  - DA-6 – Development Area 6
- PC COM – Planned Community Commercial

All zoning designations, with the exception of PC COM (Planned Community Commercial) and SP 8 (East Tustin), encourage mixed-use development and allow for residential uses. The RHASP and DCCSP both provide a unique RAR which is approved either by the Community Development Director or the Planning Commission/City Council, as applicable. The RAR is the mechanism with an associated process and timeline that allocates units to a requested development. The units are drawn from a residential allocation bank which assigns units by area and allows for transferability between areas. Sites within TLSP do not have a density prescribed to the entire specific plan area; however, there is a development cap placed on several of the planning areas. Development would be reviewed as consistent with City objectives during the RAR review process for Specific Plan areas that do not have existing development standards.

The HEU would not directly result in changes to land use or zoning designations. The City's Zoning Code would be updated following adoption of the HEU to include a housing overlay over The Market Place and Enderle Center RHNA housing sites, which would allow for the development of residential in these areas. Proposed RHNA sites designated

as PC COM (Planned Community Commercial) and SP 8 (East Tustin) are in existing developed areas. Potential impacts that could result from proposed Zoning Code changes would be evaluated under a separate CEQA review process.

The HEU is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts. Development proposed as a result of the HEU would be required to obtain City approval on a project-by-project basis for any discretionary action, such as approval of a grading permit, and undergo a separate environmental process to assess potential air quality impacts. Therefore, the HEU would result in no impact.

**d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?**

**No Impact.** The HEU does not directly propose any development. However, implementation of the programs contained in the HEU would accommodate development required to meet the City's RHNA. Any new development proposed on the 20 sites, which include vacant and nonvacant areas, would introduce new sources of light from new building security lighting, streetlights, interior lights shining through building windows, and headlights from nighttime vehicular trips generated from new development. As discussed above, although some of the RHNA sites are vacant, they are surrounded by urban uses and major thoroughfares.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential light or glare impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable local policies and regulations and would be reviewed by the City to ensure that light and glare would not impact day or nighttime views. Therefore, the project would result in no impact.



#### 4.6 AGRICULTURE AND FOREST RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and the forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

Potentially  
Significant  
Impact

Less Than  
Significant  
with  
Mitigation  
Incorporate  
d

Less Than  
Significant  
Impact

No Impact

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

☐
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b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

☐
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c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

☐
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☒

d) Result in the loss of forest land or conversion of forest land to non-forest use?

☐
☐
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☒

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?

☐
☐
☐
☒

**a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?**

**No Impact.** The State of California Department of Conservation's (CDOC) Farmland Mapping and Monitoring Program is charged with producing maps for analyzing impacts

on the state's agricultural resources. California's agricultural lands are rated based on soil quality and irrigation status. For CEQA purposes, the following categories qualify as "agricultural land": Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Farmland of Local Importance, and Grazing Land.

The City does not currently include any commercial agricultural land uses. Existing zoning in the City of Tustin does not currently allow for commercial agricultural uses. The Residential Agricultural District (RA) allows for light agricultural uses incidental to single-family residential use. Additionally, land within the city is almost entirely designated as Urban and Built-Up Land and a portion of the TLSP area is designated as Other Land per the CDOC Farmland Mapping and Monitoring Program.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential farmland impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable local policies and regulations and would be reviewed by the City to ensure that farmland impacts would not occur. Therefore, the project would result in no impact.

**b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?**

**No Impact.** The Williamson Act (California Land Conservation Act of 1965) restricts the use of agricultural and open space lands to farming and ranching by enabling local governments to contract with private landowners for indefinite terms in exchange for reduced property tax assessments.

Tustin does not include any land that is currently under an active Williamson Act contract. Therefore, development of the project would not result in the cancellation of the contract, and impacts related to a Williamson Act contract would not occur and this topic will not be evaluated in the EIR. Additionally, the HEU does not include goals, programs, or policies that would directly conflict with existing zoning for agricultural use, or any potential future Williamson Act contracts. Therefore, the project would result in no impact.

**c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?**

**No Impact.** "Forest land" is defined as "land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and that allows for management of one or more forest resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits."<sup>2</sup> "Timberland" is defined as "land, other than land owned by the federal government and land designated

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<sup>2</sup> California Public Resources Code Section 12220(g).

by the board as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees.”<sup>3</sup> “Timberland Production Zone” (TPZ) is defined as “an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h).” The City of Tustin includes eucalyptus groves within the hillside areas of the ETSP area.

Sites identified to accommodate RHNA housing development includes one site that falls within the ETSP area; however, the area where future housing is proposed is within a completely developed area, The Market Place, that does not include forest land or timberland land uses and would not directly or indirectly impact the existing eucalyptus groves.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City’s RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential forest land impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable local policies and regulations and would be reviewed by the City to ensure that forest land impacts would not occur. Therefore, the project would result in no impact.

**d. Result in the loss of forest land or conversion of forest land to non-forest use?**

**No Impact.** As discussed above, the project does not propose development within an area containing forest land. Therefore, the proposed project would not result in the loss or conversion of forest land to non-forest use.

**e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?**

**No Impact.** The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City’s RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential farmland or forest land impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable local policies and regulations and would be reviewed by the City to ensure that farmland or forest land impacts would not occur. Therefore, the project would result in no impact.

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<sup>3</sup> California Public Resources Code Section 4526.

## 4.7 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### a. Conflict with or obstruct implementation of the applicable air quality plan?

**No Impact.** The City of Tustin is located within the South Coast Air Basin (Basin). The Basin includes all of Orange County and portions of Los Angeles, Riverside, and San Bernardino Counties. Air quality within the Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD) and the California Air Resources Board (CARB). Standards for air quality within the Basin are documented in the SCAQMD's Air Quality Management Plan (AQMP). The main purpose of an AQMP is to describe air pollution control strategies to be taken by a city, county, or region classified as a nonattainment area in order to bring the area into compliance with federal and State air quality standards. SCAQMD's 2016 AQMP is based on regional growth forecasts for the Southern California Association of Governments region. Whether the project would exceed the growth assumptions in the AQMP is, in part, based on projections from local general plans.

A project is consistent with the regional AQMP if it does not create new violations of clean air standards, exacerbate any existing violations, or delay a timely attainment of such standards. The HEU would not directly result in changes to land use or zoning designations. The City's Zoning Code would be updated following adoption of the HEU to include a housing overlay over The Market Place and Enderle Center RHNA housing sites, which would allow for the development of residential in these areas. Potential impacts that could result from proposed Zoning Code changes would be evaluated under a separate CEQA review process. The HEU is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts. Development proposed as a result of the HEU would be required to obtain City approval

on a project-by-project basis for any discretionary action, such as approval of a grading permit, and undergo a separate environmental process to assess potential air quality impacts. Therefore, the HEU would result in no impact.

**b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?**

**No Impact.** The Basin is designated under the California and National Ambient Air Quality Standards (NAAQS) as nonattainment for ozone (O<sub>3</sub>), coarse inhalable particulate matter (PM<sub>10</sub>), fine inhalable particulate matter (PM<sub>2.5</sub>), nitrogen oxides (NO<sub>x</sub>) (California standard only), and lead (Los Angeles County only).

As discussed above, the HEU is a policy document, consisting of a housing program, and its adoption would not, in itself, produce environmental impacts. However, implementation of the programs contained in the HEU would accommodate development required to meet the City's RHNA. The volume of air quality emissions generated by the new development would depend on the specifics of the units constructed and the types of construction that would occur. Development proposed as a result of the HEU would be required to obtain City approval on a project-by-project basis for any discretionary action, such as approval of a grading permit, and undergo a separate environmental process to assess potential air quality impacts. For specific development projects, issues related to potential long- and short-term emissions and impacts to air quality would be assessed at the time the projects are proposed. Measures that are required by underlying Specific Plan EIRs, as well as new measures specific to the development and reduce emissions would then be adopted, as necessary. Therefore, the HEU would result in no impact.

**c. Expose sensitive receptors to substantial pollutant concentrations?**

**No Impact.** An impact is potentially significant if emission levels exceed the State or Federal ambient air quality standards, thereby exposing sensitive receptors to substantial pollutant concentrations. Sensitive receptors are locations where uses or activities result in increased exposure of persons more sensitive to the unhealthful effects of emissions (such as children and the elderly). City supports residential, school, park and other land uses that include sensitive receptor populations. There is a school located within a RHNA site identified within the TLSP area and several schools surrounding the other RHNA housing sites.

The HEU consists of housing policies and programs designed to facilitate provision of housing to meet State requirements. The HEU is a policy document that does not propose site specific development and adoption of the HEU would not result in physical effects to the environment. Future housing development implementing the HEU would be required to obtain City approval on a project-by-project basis and would still be subject to all existing City and State standards, including the development standards contained in the Zoning Code. Furthermore, discretionary actions, such as approval of a development permit or grading permit, would be subject to environmental review that would evaluate the specific development proposal and the related air quality emission to ensure that the project would not exceed SCAQMD thresholds. Measures that are required by underlying Specific Plan EIRs, as well as new measures specific to the development would be

adopted to reduce emissions that could expose sensitive receptors to substantial pollutant concentrations as necessary. Therefore, the project would result in no impact.

**d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?**

**No Impact.** The proposed project would not emit other emissions, such as those generating objectionable odors, that would affect a substantial number of people. The threshold for odor is identified by SCAQMD Rule 402, Nuisance, which states:

*A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property. The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.*

The HEU provides guidance for the future development of residential uses and does not involve land uses that are typically associated with the creation of objectionable odors (such as rendering plants, landfills, treatment plants, etc.). The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential emission impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable local policies and regulations and would be reviewed by the City to ensure that emission impacts would not occur. Therefore, the project would result in no impact.



## 4.8 BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### a – f. No Impact.

The City's Conservation/Open Space/Recreation Element of the General Plan Identifies areas as "important natural resources" within Figure COSR-2. Since the natural resources areas have been designated, new development has occurred throughout the city. Areas identified as important natural resources are located at the northern and southern ends of the city. Natural resources to the north include open space areas, Lower Peters Canyon Retarding Basin, Eucalyptus Windrow, and Redwood Grove. This area also includes Coastal Sage Scrub habitat. The natural habitats to the north support sensitive or

endangered species such as the California Black-tailed Gnatcatcher, the San Diego Cactus Wren, and the San Diego Coast Horned Lizard. Within southern Tustin, agricultural land is identified as an important natural resource based on the CDOC's previous designation of the land as important farmland. However, the area has since been adopted into a specific plan (TLSP) and is no longer utilized for agricultural purposes.

Additionally, Peters Canyon is a predominant riparian feature within the city. Several mitigation measures were adopted for Peters Canyon as part of the ETSP. These mitigation measures continue to reflect City policy. For several years, the Lower Peters Canyon Retarding Basin contained a small riparian habitat.<sup>4</sup> This habitat has severely deteriorated in recent years. The City works with the County of Orange, which recently constructed a replacement dam, to preserve the riparian area and implement active measures to increase water supply to restore the habitat area.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. One RHNA site is located in the ETSP; however, the site is currently developed and is outside of areas containing sensitive biological habitat. Potential biological resource impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to protect biological species. Therefore, the project would result in no impact.

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<sup>4</sup> City of Tustin General Plan Conservation/Open Space/Recreation Element, available at <https://www.tustinca.org/DocumentCenter/View/713/City-of-Tustin-General-Plan-PDF?bidId=>



## 4.9 CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporat ed	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### a – c No Impact.

The City of Tustin contains several designated historic resources and resources of historic age that could be eligible for designation. Tustin's historic preservation program was established by Tustin City Code Section 9252 "Cultural Resources District," and is supported by Residential Design Guidelines and Commercial Design Guidelines established by the City. It is also supported by the Secretary of Interior's Standards for the Treatment of Historical Properties.<sup>5</sup> Together, these documents establish criteria and procedures for the designation, preservation and maintenance of cultural resources throughout the City of Tustin.

The City's Conservation/Open Space/Recreation Element of the General Plan Figure COSR-2 identifies areas sensitive to cultural resources. The City has very detailed standards and requirements for grading that are designed to protect sensitive topographic, soil, paleontologic, and archaeological resources. The Tustin Grading Manual prescribes appropriate measures to protect the earth by controlling erosion, sedimentation, and storm damage. Proper grading, soil management, and open space standards will work to preserve these areas sensitive to cultural resources. Sensitive locations are identified, and their preservation is a high priority for the City during any project review. As new resources are identified in the City, they will be documented as features or resources the City desires to preserve. As per the City's General Plan, a records search will be performed prior to any development. If no record of resources exists, a field survey will be performed. Any proposed project which is located within a

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<sup>5</sup> Tustin Residential Design Guidelines and Commercial Design Guidelines available at <https://www.tustinca.org/1039/Resources>

sensitive area as defined by Figure COSR-2, or is identified through a subsequent study, will require a licensed paleontologist or archaeologist to be present on the site to observe grading or other earthwork per the City's General Plan.

California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate a process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. Specifically, California Health and Safety Code Section 7050.5 requires that if human remains are discovered within the project site, disturbance of the site shall remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of death, and made recommendations concerning the treatment and disposition of the human remains to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Measures that are required by underlying Specific Plan EIRs will be implemented. Potential cultural resource impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to protect cultural resources. Therefore, the project would result in no impact.

## 4.10 ENERGY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### a and b. No Impact.

**No Impact.** Implementation of the programs contained in the HEU would accommodate development required to meet the City's RHNA. The new residential units developed through the HEU would generate demand for electricity, natural gas, as well as gasoline for motor vehicle trips. Operational use of energy includes the heating, cooling, and lighting of the residences, water heating, operation of electrical systems and plug-in appliances, and outdoor lighting, and the transport of electricity, natural gas, and water to the residences where they would be consumed. This use of energy is typical for residential development, no additional energy infrastructure would be required to be built to support the HEU, and no operational activities would occur that would result in extraordinary energy consumption.

Construction of future development would be required to comply with CARB's regulations established in 2014 to restrict the idling of heavy-duty diesel motor vehicles and govern the accelerated turnover of oldest and dirtiest equipment to newer, cleaner models and prevent fleets from adding older, dirtier equipment. All residential projects would be required to meet the current Title 24 energy efficiency standards. The City's administration of the Title 24 requirements includes review of design components and energy conservation measures that occurs during the permitting process, which ensures that all requirements are met. Typical Title 24 measures include insulation; use of energy-efficient heating, ventilation, and air conditioning equipment (HVAC); solar-reflective roofing materials; solar panels. energy-efficient indoor and outdoor lighting systems; reclamation of heat rejection from refrigeration equipment to generate hot water; and incorporation of skylights, etc. In addition to requiring compliance with Title 24, the City maintains several policies and requirements for development under Goal 6, Environmental Sensitivity, that promote energy-efficient design in new development and the use of solar energy.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed

and zoned for mixed use development. Potential energy resource impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Measures that are required by underlying Specific Plan EIRs will be implemented. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to promote energy efficiency and the use of renewable energy. Therefore, the project would result in no impact.

4.11 GEOLOGY AND SOILS
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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporat ed	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a. i – iv and c. No Impact.**

The City of Tustin General Plan Conservation/Open Space/Recreation Element identifies several geologic hazards that could impact the community. Figure COSR-1 of the Conservation/Open Space/Recreation Element depicts the areas in the community which require special planning considerations to avoid potential hazards. Three geologic hazards identified are seismic hazards, soil liquefaction, and landslides. As none of the geologic fault systems within Tustin are known to be active, they are not identified on Figure COSR-1; however, the El Modena Fault is an inactive fault within the city. The city is not located within an Alquist-Priolo Earthquake Fault Zone. Much of the southern portion of Tustin, surrounding the TLSP area, is identified as high liquefaction potential. Areas to the southeast along Peters Canyon Wash/Channel are identified as being in a 100-year flood plain. The western portion of Tustin, surrounding the DCCSP area, is identified as 500-year flood plain and high liquefaction potential to the north. Several of the proposed RHNA housing sites overlap identified hazard areas.

Structures built in the City are required to be built in compliance with the California Building Code (CBC) (California Code of Regulations, Title 24, Part 2) that provides provisions for earthquake safety based on factors including building occupancy type, the types of soils onsite, and the probable strength of ground motion. Compliance with the CBC would require the incorporation of 1) seismic safety features to minimize the potential for significant effects as a result of earthquakes; 2) proper building footings and foundations; and 3) construction of the building structure so that it would withstand the effects of strong ground shaking.

All of the proposed RHNA housing sites are located within a specific plan area or part of a planned development area that has undergone previous environmental review. Each of the specific plan areas include policies and measures to be implemented by future development that would reduce potential geologic hazards to less than significant levels. Additionally, the General Plan includes several requirements for future development that would further reduce the risk of loss, injury, or death, such as

- Policy 8.5 of the Conservation/Open Space/Recreation Element: Review applications for building and grading permits, and applications for subdivision for adjacency to, threats from, and impacts on geological hazards arising from seismic events, landslides, or other geologic hazards such as expansive soils and subsidence areas, and
- Policy 8.8 of the Conservation/Open Space/Recreation Element: Require geotechnical studies for developments that are proposed for steep slopes and where geological instability may be suspected. Where a precise location of the El Modena fault is determined, appropriate building setbacks shall be established per State law.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. The HEU would not directly result in changes to land use or zoning designations that would place housing within an area of geologic hazard. The City's Zoning Code would be updated following adoption of the HEU to

include a housing overlay over The Market Place and Enderle Center RHNA housing sites, which would allow for the development of residential in these areas. Potential impacts that could result from proposed Zoning Code changes would be evaluated under a separate CEQA review process. Potential risk of loss, injury, or death impacts due to geologic hazard would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to prevent or reduce impacts due to geologic hazard and measures that are required by underlying Specific Plan EIRs will be implemented. Therefore, the project would result in no impact.

**b. Result in soil erosion or the loss of topsoil?**

**No Impact.** Although the majority of the proposed RHNA sites are currently developed, future development would result in ground disturbing activity associated with construction activities and there would be an increased potential for soil erosion of excavated and loosened soils.

All proposed development construction would be required to comply with the California Regional Water Quality Control Board (RWQCB) Order No. R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033 – Construction General Permit requirements. Requirements include installation of Best Management Practices (BMPs), which establishes minimum stormwater management requirements and controls. To reduce the potential for soil erosion and the loss of topsoil, a Stormwater Pollution Prevention Plan (SWPPP) is required by the RWQCB regulations to be developed by a QSD (Qualified SWPPP Developer). The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP would identify potential sources of erosion and sedimentation to prevent loss of topsoil during construction, and to identify erosion control BMPs to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags; stabilized construction entrances/exits; hydroseeding, and similar measures. In addition to RWQCB requirements, proposed development would need to comply with the City of Tustin Grading Manual procedures.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential erosion impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Measures that are required by underlying Specific Plan EIRs will be implemented. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to reduce soil erosion and the loss of topsoil. Therefore, the project would result in no impact.

**d. Be located on expansive soil, as defined in in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?**

**No Impact.** Expansive soils contain certain types of clay minerals that shrink or swell as the moisture content changes; the shrinking or swelling can shift, crack, or break



structures built on such soils. Arid or semiarid areas with seasonal changes of soil moisture experience, such as southern California, have a higher potential of expansive soils than areas with higher rainfall and more constant soil moisture.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. The HEU would not directly result in changes to land use or zoning designations that would place housing within an area of geologic hazard. The City's Zoning Code would be updated following adoption of the HEU to include a housing overlay over The Market Place and Enderle Center RHNA housing sites, which would allow for the development of residential in these areas. Potential impacts that could result from proposed Zoning Code changes would be evaluated under a separate CEQA review process. Potential risks to life or property due to expansive soil would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to prevent or reduce impacts due to expansive soil, including Policy 8.5 of the Conservation/Open Space/Recreation Element mentioned above, which requires City review of threats from expansive soils during the development review process. Therefore, the project would result in no impact.

**e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?**

**No Impact.** Proposed RHNA sites would be served by the City sewer utilities and would not include the use of septic tanks or alternative wastewater disposal systems. Therefore, the project would result in no impact.

**f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?**

**No Impact.** The City's Conservation/Open Space/Recreation Element of the General Plan Figure COSR-2 identifies areas sensitive to cultural resources. None of the proposed RHNA sites are located in an area identified by the General Plan as sensitive to paleontological resources. The City has very detailed standards and requirements for grading that are designed to protect sensitive topographic, soil, paleontologic, and archaeological resources. The Tustin Grading Manual prescribes appropriate measures to protect the earth by controlling erosion, sedimentation, and storm damage. Proper grading, soil management, and open space standards will work to preserve potential paleontological resources. Sensitive locations are identified, and their preservation is a high priority for the City during any project review. As new resources are identified in the City, they will be documented as features or resources the City desires to preserve. Per the City's General Plan, a records search will be performed prior to any development. If no record of resources exists, a field survey will be performed. Any proposed project which is located within a sensitive area, as defined by Figure COSR-2, or is identified through a subsequent study, will require a licensed paleontologist or archaeologist to be present on the site to observe grading or other earthwork.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential paleontological resource impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to protect paleontological resources. Therefore, the project would result in no impact.

4.12 GREENHOUSE GAS EMISSIONS
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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a. and b. No Impact.**

Implementation of the programs contained in the HEU would accommodate development required to meet the City's RHNA allocation of 6,782 housing units within the 2021 to 2029 planning period. This additional housing would result in direct and indirect GHG emissions, the volume of which would depend on the specifics of the units constructed. Direct emissions include consumption of natural gas, heating and cooling of buildings, landscaping activities and other equipment used directly by land uses. Indirect emissions include the consumption of fossil fuels for vehicle trips, electricity generation, water usage, and solid waste disposal.

Future development would be required to comply with Clean Energy and Pollution Reduction Act of 2015 (SB 350), AB 1007 (Pavley 2007), Title 24 Energy Efficiency Standards, and the California Green Building Standards, and the City would enforce local energy policies to encourage energy-efficient design through the development permitting process as specific above under Section 4.10, Energy.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential GHG impacts would be evaluated on a project-by-project basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to minimize GHG impacts. Therefore, the project would result in no impact.

4.13 HAZARDS AND HAZARDOUS MATERIALS
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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporat ed	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |                                                                                                                                         |                          |                          |                          |                                     |
|-----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

### **a – c. No Impact.**

A hazardous material is defined as any material that, due to its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous wastes, and any material that a business or the local implementing agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Hazardous materials are transported through the city via highway, rail, and pipeline. Public facilities and numerous businesses located in the city store and use varying types and quantities of hazardous materials, as disclosed in the City's Emergency Operations Plan.<sup>6</sup> The haulers and users of hazardous materials are listed with the Orange County Fire Authority and are regulated and monitored under the auspices of the County. There are no production facilities for the manufacture of hazardous materials in the City. The planning basis for response to a hazardous material incident in Tustin is the Orange County Hazardous Materials Area Plan. The plan is executed within the contract services of the Orange County Fire Authority under the Orange County-City Hazardous Material Emergency Response Authority, a joint powers agency.

Adoption of the HEU would not result in a significant hazard to the public or the environment through routine transport, use, or disposal of hazardous material, nor create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. The HEU would not directly result in changes to land use or zoning designations that would place housing within an area of potential

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<sup>6</sup> City of Tustin Emergency Operations Plan (2019) available at:  
<https://www.tustinca.org/DocumentCenter/View/570/Emergency-Operations-Plan-PDF>

exposure to hazardous materials. The City's Zoning Code would be updated following adoption of the HEU to include a housing overlay over The Market Place and Enderle Center RHNA housing sites, which would allow for the development of residential in these areas. Potential impacts that could result from proposed Zoning Code changes would be evaluated under a separate CEQA review process. Potential risks due to hazardous materials would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to prevent or reduce impacts due to hazardous materials. Therefore, the project would result in no impact.

**d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?**

**No Impact.** There are no sites on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (Cortese List) that are currently identified within Tustin. The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential hazardous impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to minimize hazardous materials impacts. Therefore, the project would result in no impact.

**e. For a project within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?**

**No Impact.** The Airport Land Use Commission (ALUC) for Orange County has responsibility under state law for formulating a comprehensive airport land use plan (ALUP) for the anticipated growth of each public use airport and its surrounding vicinity. General Plans for cities affected by an ALUP must be consistent with that plan. The purpose of the ALUP is to safeguard the general welfare of the inhabitants within the vicinity of airports and to ensure the continued operation of the airports. The ALUC for Orange County has adopted the Airport Environs Land Use Plan (AELUP) governing John Wayne Airport, AFRC Los Alamitos Fullerton Airport, and Heliports. Proposed RHNA sites identified within the TLSP area are approximately two miles northeast of John Wayne Airport and within the AELUP planning area. [The HEU will be submitted to ALUC for a consistency determination, per ALUC requirement, during the review process since the proposed RHNA sites fall within the John Wayne ALUP planning area.](#)

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential impacts due to proximity of John Wayne Airport would be evaluated on a site-by-site basis and mitigation measures, if necessary,

would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to minimize safety hazard or excessive noise for people residing or working in an airport land use plan area. Therefore, the project would result in no impact.

**f. Impair implementation of an adopted emergency response plan or emergency evacuation plan?**

**No Impact.** As previously mentioned, the City adopted an Emergency Operations Plan. The plan outlines operational duties and procedures for various positions. Additionally, the City's Safety Element, as contained within the City of Tustin General Plan, includes policies and procedures to be administered in the event of a disaster.<sup>7</sup> The Safety Plan seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from every day and disaster emergencies.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential impacts due to conflict with an adopted emergency response plan, such as emergency response times, would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to minimize impacts to emergency response. Therefore, the project would result in no impact.

**g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?**

**No Impact.** According to the CalFire Fire Hazard Severity Zone Map, the City of Tustin contains very high fire severity zones in the northeast portion of the City<sup>8</sup>. The 20 proposed RHNA sites are not located within a fire hazard zone.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential impacts due to wildfire would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to minimize impacts due to wildfire. Therefore, the project would result in no impact.

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<sup>7</sup> General Plan Safety Element (2017) available at:  
<https://www.tustinca.org/DocumentCenter/View/713/City-of-Tustin-General-Plan-PDF?bidId=>

<sup>8</sup> Cal Fire Hazard Severity Zone Viewer <https://egis.fire.ca.gov/FHSZ/>



4.14 HYDROLOGY AND WATER QUALITY
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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporate d	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) result in a substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- |                                                                                                                                                                                            |                          |                          |                          |                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|
| iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| iv) impede or redirect flood flows?                                                                                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?                                                                                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?                                                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

**a. and c. (i – iv). No Impact**

The HEU is a policy document that identifies strategies and programs to meet the existing and future housing demands within the city. Future development, that has not been proposed at this time or has been/is currently being evaluated through a separate environmental review process, would add new uses and increase housing density within the City. The addition of new housing units could increase pollutant loads being discharged to local surface or ground water resources, degrading overall water quality of the resources.

All existing and future development would be required to comply with RWQCB Order No. R8-2010-0033, National Pollutant Discharge Elimination System (NPDES) Permit No. CAS618033 – Construction General Permit requirements. Requirements include installation of BMPs, which establishes minimum stormwater management requirements and controls. To reduce the potential for soil erosion and the loss of topsoil, a SWPPP is required by the RWQCB regulations to be developed by a QSD. The SWPPP is required to address site-specific conditions related to specific grading and construction activities. The SWPPP would identify potential sources of erosion and sedimentation to prevent loss of topsoil during construction, and to identify erosion control BMPs to reduce or eliminate the erosion and loss of topsoil, such as use of silt fencing, fiber rolls, or gravel bags; stabilized construction entrances/exits; hydroseeding, and similar measures. In addition to RWQCB requirements, proposed development would need to comply with the City of Tustin Grading Manual procedures.

New development would also be required to be undertaken in accordance with Orange County Drainage Area Management Plan (DAMP), per Tustin City Code, Section 4902, Control of Urban Runoff.<sup>9</sup> The County DAMP is the Permittees' primary policy, planning, and implementation document for municipal NPDES Stormwater Permit compliance, which the City is permitted under.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential impacts due to water quality would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to minimize impacts due to water quality. Therefore, the project would result in no impact.

**b. and e. No Impact.**

Tustin Water Services utilizes groundwater and imported water to supply domestic water to more than 14,100 service connections through approximately 172 miles of water mains.<sup>10</sup> The groundwater is pumped from the City's 14 groundwater wells. Imported water from the Colorado River is provided by the Metropolitan Water District of Southern California. Little to no water is provided by way of the State Water Project. Tustin Water Services customers receive a blend of surface and groundwater from these sources. In 2013, Tustin Water Services supplied over 3.98 billion gallons of water to its customers. The City has multiple storage reservoirs located throughout the service area that allows for the storage of water during low demand periods for use during peak demand periods by Tustin Water Services customers. Implementation of the programs contained in the HEU would accommodate development required to meet the City's RHNA allocation of 6,782 housing units within the 2021 to 2029 planning period. The development of new housing would place additional demand on existing water resources.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential impacts due to groundwater supply and management would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies

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<sup>9</sup> Orange County, 2003 Drainage Area Management Plan (DAMP), available at: <https://cms.ocgov.com/gov/pw/watersheds/documents/damp/mapplan.asp>

<sup>10</sup> City of Tustin, Water Supply & Quality, available at <https://www.tustinca.org/227/Water-Supply-Quality>

and regulations established to minimize impacts due to groundwater supply and quality. Therefore, the project would result in no impact.

**b. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?**

**No Impact.** The City of Tustin General Plan Conservation/Open Space/Recreation Element identifies several geologic hazards that could impact the community. Figure COSR-1 of the Conservation/Open Space/Recreation Element depicts the areas in the community which require special planning considerations to avoid potential hazards. Areas in southeast Tustin along Peters Canyon Wash/Channel are identified as being in a 100-year flood plain. The western portion of Tustin, surrounding the DCCSP area, is identified as 500-year flood plain. Several of the proposed RHNA housing sites overlap identified hazard areas. Current Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRM) maps that cover the city (panel 06059C0164J and 06059C0277J) identify majority of the city as within Zone X, areas of 0.2 percent annual chance flood; areas of 1 percent chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1 percent annual chance flood.<sup>11</sup> The city is eight miles inland of the Pacific Ocean and is not subject to impacts due to tsunami. Additionally, the city and surrounding areas do not contain nearby bodies that would subject future development to risk of seiche.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential impacts due to inundation would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to minimize impacts due to project inundation. Therefore, the project would result in no impact.

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<sup>11</sup> Federal Emergency Management Agency (2009), Federal Insurance Rate Maps (Panels 06059C0164J and 06059C0277J ), available at: <https://msc.fema.gov/portal/home>

4.15 LAND USE AND PLANNING
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Would the project:	Potential y Significan t Impact	Less Than Significan t with Mitigation Incorporat ed	Less Than Signific ant Impact	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a – b. No Impact.**

The Land Use Element of the General Plan contains a Land Use Plan which indicates the types and intensities of land use permitted throughout the City. The Land Use Element also establishes goals and policies that provide the framework for land use planning and decision-making in the City.

The physical division of an established community could occur if a major road (expressway or freeway, for example) were built through an existing community or neighborhood, or if a major development was built which was inconsistent with the land uses in the community such that it divided the community. The environmental effects caused by such a facility or land use could include lack of, or disruption of, access to services, schools, or shopping areas.

The HEU would not directly result in changes to land use or zoning designations. To accommodate RHNA, the City has identified 20 sites that could be developed with residential housing upon future project approvals. Development proposed as a result of the HEU would be required to obtain City approval on a project-by-project basis for any discretionary action. In addition, the City Zoning Code and map would be amended to accommodate two of the sites proposed, Enderle Center and The Market Place, to provide a housing overlay for the provision of residential development. Zoning would be updated following adoption of the HEU. Potential impacts that could result from proposed Zoning Code changes would be evaluated under a separate CEQA review process.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential land use impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Measures that are required by underlying

Specific Plan EIRs will be implemented. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to reduce impacts to land use. Therefore, the project would result in no impact.

4.16 MINERAL RESOURCES
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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporat ed	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a – b. No Impact.**

The Conservation/Open Space/Recreation Element identifies one mineral resource within the Tustin Planning Area known as Mercury-Barite in Red Hill. However, this resource is not utilized. In addition, the 20 sites are not located within the mineral resource area and future development would not affect the availability of Mercury-Barite. Future development within the RHASP area could be located along Red Hill..

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential mineral resource impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to reduce impacts to mineral resources. Therefore, the project would result in no impact

## 4.17 NOISE

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Generation of excessive ground borne vibration or ground borne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a – c. No Impact.**

The City's Noise Ordinance (Ord No. 828) contained in Chapter 6 of the Tustin City Code establishes exterior and interior noise standards that apply to all properties within specified zones. The Noise Element of the General Plan outlines goals and policies to reduce excessive noise in the City resulting from mobile sources and stationary sources.

The construction and operation of future development under the HEU would increase noise levels in the City. Construction associated with future development would result in the potential for temporary or periodic increases in noise levels and/or ground-borne noise and vibration on or adjacent to the 20 RHNA sites. Future residential development would also have the potential to increase noise levels long-term through increased vehicular traffic or new stationary sources of noise. Future development would adhere to the City's Noise Ordinance and General Plan Noise Element. In addition, future



development within the 20 RHNA sites would undergo noise assessments that would be analyzed on a project-by-project basis.

As discussed in Section 4.13, ALUC for Orange County has responsibility under state law for formulating a comprehensive ALUP for the anticipated growth of each public use airport and its surrounding vicinity. General Plans for cities affected by an ALUP must be consistent with that plan. The purpose of the ALUP is to safeguard the general welfare of the inhabitants within the vicinity of airports and to ensure the continued operation of the airports. The ALUC for Orange County has adopted the AELUP governing John Wayne Airport, AFRC Los Alamitos Fullerton Airport, and Heliports. Proposed RHNA sites identified within the TLSP area are within the AELUP planning area and approximately two miles northeast of John Wayne Airport.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential noise impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Measures that are required by underlying Specific Plan EIRs will be implemented. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to reduce impacts to noise levels. Therefore, the project would result in no impact.

4.18 POPULATION AND HOUSING
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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a – b. No Impact.**

RHNA is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. SCAG is in the process of developing the 6th cycle RHNA allocation plan which will cover the planning period October 2021 through October 2029. RHNA does not necessarily encourage or promote growth, but rather allows communities to anticipate growth, so that collectively the region and subregion can grow in ways that enhance quality of life, improve access to jobs, promotes transportation mobility, and addresses social equity and fair share housing needs. Future development that occurs upon implementation of the HEU would increase the population in the City. However, the 20 designated sites are on underutilized parcels in an urban area that would not necessitate the need for extension of roads or other infrastructure. In addition, future development would be analyzed on a project-by-project basis.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential recreation impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to reduce impacts to public services. Therefore, the project would result in no impact.

4.19 PUBLIC SERVICES
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a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i. Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii. Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv. Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a (i-v). No Impact.**

The Tustin HEU provides a plan to accommodate the City's fair share of affordable housing and identify and improve existing affordable housing. To accommodate the RHNA allocation, the HEU proposes 20 sites to accommodate RHNA. The City Zoning Code and map would be amended to accommodate two of the sites proposed, Enderle Center and The Market Place, to provide a housing overlay for the provision of residential development. Future development within the 20 designated RHNA sites would add new housing in the City which would increase the demand on the City's public services including fire and police protection, schools, parks, and libraries. However, potential impacts to public services would be assessed on a project-by-project basis at the time development was proposed and all development fees required by Section 9331 of the Tustin City Code would ensure that public services would increase at the same rate as development.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential public service impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Measures that are required by underlying

Specific Plan EIRs will be implemented. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to reduce impacts to public services. Therefore, the project would result in no impact.

4.20 RECREATION
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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a – b. No Impact.**

In 2011, the City had 113 acres of existing local and community parks, but needed an additional 114 acres to serve its population based on a standard of three acres per 1,000 persons based on January 2011 City population of 75,781.<sup>12</sup> As discussed previously, the project would not directly result in development; however, implementation of the housing programs could facilitate additional housing development in fulfillment of the City's RHNA allocation. Typically, residential development increases the need for new parks and increases the use of existing citywide park facilities. Potential impacts on the availability of open space land and park and recreational facilities and recreation impacts would be evaluated through a project-by-project basis and developers would be required to pay applicable development fees required by Section 9331 of the Tustin City Code, which would ensure a balanced system of public and private parks, recreation facilities, and open spaces that serves the needs of existing and future residents.

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<sup>12</sup> City of Tustin General Plan Conservation/Open Space/Recreation Element, available at <https://www.tustinca.org/DocumentCenter/View/713/City-of-Tustin-General-Plan-PDF?bidId=>

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential recreation impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations. Therefore, the project would result in no impact.

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4.21 TRANSPORTATION
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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a – d. No Impact.**

The Circulation Element of the City's General Plan identifies goals and policies intended to improve overall circulation in the City and address circulation issues. New residential development would be expected to result in vehicular trips that would increase use of streets for transportation purposes. Future development within the RHNA sites would occur on underutilized properties within an urbanized area and would be consistent with the City's Circulation Element. Potential traffic impacts related to increased transportation associated with the HEU would be analyzed through a project-by-project basis. The City's Traffic Engineer would require project-specific transportation analysis, if required. In addition, the Orange County Fire Authority would ensure adequate emergency access is provided during plan checks for future development within the 20 sites.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential project proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. The City's Zoning Code would be updated following adoption of the HEU to include a housing overlay over The Market Place and

Enderle Center RHNA housing sites, which would allow for the development of residential in these areas. Potential impacts that could result from proposed Zoning Code changes would be evaluated under a separate CEQA review process. The HEU would not directly result in changes to land use or zoning designations that would generate additional demand on the regional and local circulation systems; conflict with a program, plan, ordinance, or policy addressing the circulation system; conflict with CEQA Guidelines section 15064.3; increase hazards; or result in inadequate emergency access.

Potential transportation impacts under future development within proposed RHNA sites would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Measures that are required by underlying Specific Plan EIRs will be implemented. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to reduce transportation impacts. Therefore, the project would result in no impact.



4.22 TRIBAL CULTURAL RESOURCES
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a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	Potential Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a (i-ii). No Impact.**

The City currently has a local register of historic resources included in the Tustin Historic Resources Survey which identifies over 400 sites of possible distinction and notable recognition.<sup>13</sup> The RHNA sites identified do not include sites listed in the Tustin Historic Resources Survey. In addition, potential significant historic and cultural properties that could be historic as defined in Public Resources Code section 5020.1 (k) would be evaluated on a project-by-project basis. However, there is potential for resources to be unearthed or discovered that are eligible for listing. Development proposed as a result of the HEU would be required to obtain City approval on a project-by-project basis for any

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<sup>13</sup> Tustin Historic Resources Survey available at:

<https://www.tustinca.org/1039/Resources>

discretionary action, such as approval of a grading permit, and undergo a separate CEQA review process to assess potential environmental impacts. Under CEQA, consultation with tribes would be conducted under AB 52. Additionally, a Sacred Lands search request would be obtained from the Native American Heritage Commission (NAHC) as part of the tribal consultation process. Appropriate measures would be put in place to protect or relocate any identified resources.

Tribal cultural resources are sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either eligible or listed in the California Register of Historical Resources or local register of historical resources (Public Resources Code § 21074). As discussed above, development proposed as a result of the HEU would be required to obtain City approval on a project-by-project basis for any discretionary action, such as approval of a grading permit, and undergo a separate CEQA review process to assess potential environmental impacts. In order to determine whether any tribal cultural resources could be impacted by the proposed project, California Native American tribes that are traditionally and culturally affiliated with the project area would be contacted early in the CEQA process (Public Resources Code § 21080.3.1), and consultation undertaken with those Native American tribes that express an interest in engaging in consultation for this project. Appropriate measures would be identified during consultation and put in place to protect or relocate any identified resources.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential tribal cultural resource impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Measures that are required by underlying Specific Plan EIRs will be implemented. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to protect tribal cultural resources. Therefore, the project would result in no impact.

4.23 UTILITIES AND SERVICE SYSTEMS
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Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a – e. No Impact.**

Implementation of the housing programs would facilitate housing development to meet the City's RHNA allocation. The proposed RHNA sites identified for future housing development are primarily infill locations surrounded by roadways that contain utility infrastructure adjacent to existing development that is served by these utilities service systems and have been planned for urban uses.

Implementation of the housing programs would facilitate housing development to meet the City's RHNA allocation of 6,782 housing units. Development of housing would require additional potable water resources to operate. The City of Tustin UWMP projects a demand of 9,898-acre feet (AF) by 2045 and a supply of 9,898 AF.<sup>14</sup> Additionally, the UWMP includes a contingency plan and supply assessment for dry year(s). The proposed 16 of the 20 proposed RHNA sites have been previously analyzed under adopted Specific Plans which are included in the City's UWMP projections. The East Orange County Water District and Irvine Ranch Water District would provide wastewater collection to the proposed RHNA sites. The City contracts for residential refuse collection and solid waste materials are transported to a Materials Recovery Facility where it is sorted for recyclables. The County of Orange owns and operates the Frank R. Bowerman Sanitary Landfill, located at 11002 Bee Canyon Access Road in Irvine, which serves Tustin.

The Resource Conservation and Recovery Act of 1976 (United States Code Title 42, Section 6901 et seq.) governs the creation, storage, transport, and disposal of hazardous wastes and operators of hazardous waste disposal sites.

AB 939, the Integrated Waste Management Act of 1989 (California Public Resources Code Section 40000 et seq.) requires all local governments to develop source reduction, reuse, recycling, and composting programs to reduce tonnage of solid waste going to landfills. Cities must divert at least 50 percent of their solid waste generation into recycling. Compliance with AB 939 is measured for each jurisdiction, in part, as actual disposal amounts compared to target disposal amounts. Actual disposal amounts at or below target amounts comply with AB 939. The City must comply with State law to reduce solid waste generation, promote reuse and require solid waste collection for recycling and composting.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential utilities impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established related to utilities. Therefore, the project would result in no impact.

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<sup>14</sup> Available at <https://www.tustinca.org/DocumentCenter/View/5138/Tustin-2020-UWMP>

4.24 WILDFIRE
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	Potentially Significant Impact	Less Than Significant with Mitigation Incorporat ed	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**a – d. No Impact.**

According to the CalFire Fire Hazard Severity Zone Map, the City of Tustin contains very high fire severity zones in the northeast portion of the City<sup>15</sup>. The proposed RHNA sites are not located within a fire hazard zone. In addition, the sites and areas adjacent to the sites are urbanized and do not contain hillsides or other factors that could exacerbate wildfire risks.

As discussed previously, the City of Tustin General Plan Conservation/Open Space/Recreation Element identifies several geologic hazards that could impact the community. Figure COSR-1 of the Conservation/Open Space/Recreation Element depicts the areas in the community which require special planning considerations to avoid potential hazards. Areas in southeast Tustin along Peters Canyon Wash/Channel are identified as being in a 100-year flood plain. The western portion of Tustin, surrounding the DCCSP area, is identified as 500-year flood plain. Several of the proposed RHNA housing sites overlap identified hazard areas. Current Federal Emergency Management Agency (FEMA) Federal Insurance Rate Maps (FIRM) maps that cover the city (panel

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<sup>15</sup> Cal Fire Hazard Severity Zone Viewer <https://egis.fire.ca.gov/FHSZ/>

06059C0164J and 06059C0277J) identify majority of the city as within Zone X, areas of 0.2 percent annual chance flood; areas of 1 percent chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile, and areas protected by levees from 1 percent annual chance flood.<sup>16</sup>

As previously mentioned, the City adopted an Emergency Operations Plan. The plan outlines operational duties and procedures for various positions. Additionally, the City's Safety Element, as contained within the City of Tustin General Plan, includes policies and procedures to be administered in the event of a disaster.<sup>17</sup> The Safety Plan seeks interdepartmental and inter-jurisdictional coordination and collaboration to be prepared for, respond to and recover from every day and disaster emergencies. All projects in the city would be required to be consistent with both emergency planning documents.

Additionally, new residential uses in the city are required to include all fire related safety features pursuant to the California Fire Code, which is included in the Tustin City Code as Section 8104. The City's Building Department and the Fire Department would review the building plans prior to approval to ensure that all applicable fire safety features are included in each development project.

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA, and associated infrastructure improvements, would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. Potential wildfire impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established related to wildfire hazards. Therefore, the project would result in no impact.

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<sup>16</sup> Federal Emergency Management Agency (2009), Federal Insurance Rate Maps (Panels 06059C0164J and 06059C0277J ), available at: <https://msc.fema.gov/portal/home>

<sup>17</sup> General Plan Safety Element (2017) available at: <https://www.tustinca.org/DocumentCenter/View/713/City-of-Tustin-General-Plan-PDF?bidId=>

## 4.25 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporat ed	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?**

**No Impact.** As discussed in Section 4.8, the City's Conservation/Open Space/Recreation Element of the General Plan identifies areas as "important natural resources" within Figure COSR-2. Since the natural resource areas have been designated, new development has occurred throughout the city. Areas identified as important natural resources are located at the northern and southern ends of the city. Natural resources to the north include open space areas, Lower Peters Canyon Retarding Basin, Eucalyptus Windrow, and Redwood Grove. This area also includes Coastal Sage Scrub habitat. The natural habitats to the north support sensitive or endangered species such as the California Black-tailed Gnatcatcher, the San Diego Cactus Wren, and the San Diego Coast Horned Lizard. Within southern Tustin, agricultural land is identified as an important natural resource based on the CDOC's previous designation of the land as important



farmland. However, the area has since been adopted into a specific plan (TLSP) and is no longer utilized for agricultural purposes.

Additionally, Peters Canyon is a predominant riparian feature within the city. Several mitigation measures were adopted for Peters Canyon as part of the ETSP. These mitigation measures continue to reflect City policy. For several years, the Lower Peters Canyon Retarding Basin contained a small riparian habitat.<sup>18</sup> This habitat has severely deteriorated in recent years. The City works with the County of Orange, which recently constructed a replacement dam, to preserve the riparian area and implement active measures to increase water supply to restore the habitat area.

As discussed in Section 4.9, the City of Tustin contains several designated historic resources and resources of historic age that could be eligible for designation. Tustin's historic preservation program was established by Tustin City Code Section 9252 "Cultural Resources District," and is supported by Residential Design Guidelines and Commercial Design Guidelines established by the City. It is also supported by the Secretary of Interior's Standards for the Treatment of Historical Properties.<sup>19</sup> Together, these documents establish criteria and procedures for the designation, preservation and maintenance of cultural resources throughout the City of Tustin.

The City's Conservation/Open Space/Recreation Element of the General Plan Figure COSR-2 identifies areas sensitive to cultural resources. The City has very detailed standards and requirements for grading that are designed to protect sensitive topographic, soil, paleontologic, and archaeologic resources. The Tustin Grading Manual prescribes appropriate measures to protect the earth by controlling erosion, sedimentation, and storm damage. Proper grading, soil management, and open space standards will work to preserve these resources. Sensitive locations are identified, and their preservation is a high priority for the City during any project review. As new resources are identified in the City, they will be documented as features or resources the City desires to preserve. As per the City's General Plan, a records search will be performed prior to any development. If no record of resources exists, a field survey will be performed. Any proposed project which is located within a sensitive area as defined by Figure COSR-2,

The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. Future residential projects proposed to achieve the City's RHNA goals would be located on developed, underutilized sites or on vacant parcels proposed and zoned for mixed use development. One RHNA site is located in the ETSP; however, the site is currently developed and is outside of areas containing sensitive biological habitat. Potential biological and cultural resource impacts would be evaluated on a site-by-site basis and mitigation measures, if necessary, would be implemented to reduce

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<sup>18</sup> City of Tustin General Plan Conservation/Open Space/Recreation Element, available at <https://www.tustinca.org/DocumentCenter/View/713/City-of-Tustin-General-Plan-PDF?bidId=>

<sup>19</sup> Tustin Residential Design Guidelines and Commercial Design Guidelines available at <https://www.tustinca.org/1039/Resources>

significant impacts. Additionally, all future projects would be required to comply with applicable Federal, State, and local policies and regulations established to protect biological species and cultural resources. Therefore, the project would result in no impact.

- b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?**

**Less Than Significant Impact.** Cumulative impacts are defined as two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. The cumulative impact from several projects is the change in the environment that results from the incremental impact of the development when added to the impacts of other closely related past, present, and reasonably foreseeable or probable future developments. Cumulative impacts can result from individually minor, but collectively significant, developments taking place over a period. The CEQA Guidelines, Section 15130 (a) and (b), states:

- a. Cumulative impacts shall be discussed when the project's incremental effect is cumulatively considerable.
- b. The discussion of cumulative impacts shall reflect the severity of the impacts and their likelihood of occurrence, but the discussion need not provide as great detail as is provided of the effects attributable to the project. The discussion should be guided by the standards of practicality and reasonableness.

The HEU proposes several program changes to comply with State law, as well as proposed housing sites to accommodate RHNA's quantified objective administered to the City for the 2021-2029 planning cycle. The HEU also provides for the continuation of the preexisting policies and programs that were adopted in the 2014-2021 Housing Element. The HEU would not directly result in changes to land use or zoning designations that would place housing within an area of potential exposure to hazardous materials. The City's Zoning Code would be updated following adoption of the HEU to include a housing overlay over The Market Place and Enderle Center RHNA housing sites, which would allow for the development of residential in these areas. Potential impacts that could result from proposed Zoning Code changes would be evaluated under a separate CEQA review process. Furthermore, mitigation measures that are required by underlying Specific Plan EIRs would be implemented as development is proposed. Therefore, the project would have no impact.

- c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?**

**Less Than Significant Impact.** The HEU is a policy document, and its adoption would not, in itself, produce environmental impacts. No actual development or rezoning is proposed as part of the HEU. The HEU would not directly result in changes to land use or zoning designations that would place housing within an area of potential exposure to hazardous materials. The City's Zoning Code would be updated following adoption of the HEU to include a housing overlay over The Market Place and Enderle Center RHNA housing sites, which would allow for the development of residential in these areas.

Potential impacts that could result from proposed Zoning Code changes would be evaluated under a separate CEQA review process. Development proposed as a result of the HEU would also be required to obtain City approval on a project-by-project basis for any discretionary action, such as approval of a grading permit, and undergo a separate environmental process to assess potential environmental impacts. Furthermore, mitigation measures that are required by underlying Specific Plan EIRs would be implemented as development is proposed. Therefore, the project would have no impact.

End of document.