



**Tustin Avenue Retail Project**  
**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE**  
**DECLARATION (MND)**

Date: August 10, 2018  
To: Affected Agencies, Organizations and Interested Parties  
Subject: Notice of Intent (NOI) to Adopt a Mitigated Negative Declaration (MND) for the Tustin Avenue Retail Project

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A Mitigated Negative Declaration (MND) has been prepared by the City of Santa Ana for the Tustin Avenue Retail Project. The City of Santa Ana is the Lead Agency, pursuant to the California Environmental Quality Act (CEQA), responsible for preparation of this document.

**PROJECT TITLE:** Tustin Avenue Retail Project

**PROJECT DESCRIPTION:** The proposed project consists of construction of a 2,778-square foot gas station convenience store and a 2,117-square foot gas pump canopy on 0.55 acres at 325 N. Tustin Ave. and the construction of a 7,417-square foot one-story multi-tenant retail building with a drive-through lane on 0.91 acres at 301 N. Tustin Ave. The project will initiate the demolition of the existing gas station, gas canopy, carwash, and restaurant building currently on the site. The project will require a Conditional Use Permit for drive-through services and a Variance for a reduced landscape setback. In addition, the project includes a General Plan Amendment to revise the land use designations of two properties (431 N. Tustin Ave./2321 E. 4<sup>th</sup> St. and 301 N. Tustin Ave.) of the Land Use Plan Map from Professional Administration Office (PAO) to General Commercial (GC), and an Amendment Application to change the zoning of four properties (301 N. Tustin Ave., 325 N. Tustin Ave., 401 N. Tustin Ave., and 2320 E. 4<sup>th</sup> St.) of the Zoning Map from Professional (P) to General Commercial (C2). The project site is not listed on any hazardous materials or waste databases pursuant to Section 65962.5 of the Government Code.

**PROJECT LOCATION:** The proposed Tustin Avenue Retail Project site is on five properties (301 N. Tustin Ave., 325 N. Tustin Ave., 401 N. Tustin Ave., 431 N. Tustin Ave./2321 E. 4<sup>th</sup> St., and 2320 E. 4<sup>th</sup> St.) at the intersection of N. Tustin Ave. and E. 4th St. in the City of Santa Ana

**PUBLIC REVIEW PERIOD:** The 30-day public comment period on the Mitigated Negative Declaration will commence on Monday, August 13, 2018, and conclude on Tuesday, September 11, 2018. The Mitigated Negative Declaration and Initial Study, will be available for review on the City website at [santa-ana.org/pba/planning/RussellFischerCommercialCenter.asp](http://santa-ana.org/pba/planning/RussellFischerCommercialCenter.asp) and at the following locations:

City of Santa Ana  
Public Planning Counter  
20 Civic Center Plaza  
Santa Ana, CA 92701

Santa Ana Public Library  
26 Civic Center Plaza  
Santa Ana, CA 92701

Please submit comments in writing to the address or email provided below. Comment letters must be received by 5:00 p.m. on **September 11, 2018**.

City of Santa Ana Planning Division  
20 Civic Center Plaza (PO Box 1988)  
Santa Ana, CA 92701  
Contact: Selena Kelaher  
Email: [SKelaher@santa-ana.org](mailto:SKelaher@santa-ana.org)

All comments received related to issues discussed in the MND will be included in the final package that is forwarded to the Santa Ana City Council for final consideration.

For any questions regarding the review of the MND, please contact Associate Planner, Selena Kelaher, AICP at (714) 667-2740.