

Tustin Legacy Specific Plan Amendment

Initial Study

Lead Agency:

City of Tustin
300 Centennial Way
Tustin, CA 92780

CEQA Consultant:

ENVIRONMENT | PLANNING | DEVELOPMENT SOLUTIONS, INC.

3333 Michelson Drive, Suite 500
Irvine, CA 92612

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Contents

1 INTRODUCTION 1

1.1 Purpose of the Initial Study 1

1.2 Document Organization..... 1

1.3 Project Background 2

1.4 Previous Specific Plan and Environmental Documentation..... 2

2 ENVIRONMENTAL SETTING 5

2.1 Project Location..... 5

2.2 Existing Land Use..... 5

2.3 Existing General Plan Land Use and Zoning Designations..... 6

2.4 Surrounding Land Uses 6

3 PROJECT DESCRIPTION..... 23

3.1 Project Overview 23

3.2 Project Objectives..... 32

3.3 Discretionary Action Checklist..... 32

4 ENVIRONMENTAL CHECKLIST..... 33

4.1 Background..... 33

4.2 Environmental Factors Potentially Affected..... 34

4.3 Determination 34

4.4 Evaluation of Environmental Impacts..... 35

5 ENVIRONMENTAL ANALYSIS..... 37

5.1 Aesthetics..... 37

5.2 Agriculture and Forestry Resources..... 41

5.3 Air Quality 44

5.4 Biological Resources..... 47

5.5 Cultural Resources..... 57

5.6 Energy..... 60

5.7 Geology and Soils..... 61

5.8 Greenhouse Gas Emissions..... 66

5.9 Hazards and Hazardous Materials 68

5.10 Hydrology and Water Quality 73

5.11 Land Use and Planning..... 78

5.12 Mineral Resources..... 80

5.13 Noise 81

5.14 Population and Housing..... 83

5.15 Public Services..... 85

5.16 Recreation 88

5.17 Transportation 91

5.18 Tribal Cultural Resources..... 95

5.19 Utilities and Service Systems 97

5.20 Wildfire 100

5.21 Mandatory Findings of Significance 101

6 REFERENCES..... 103

Tables

Table 2-1: Surrounding Land Uses..... 7
Table 3-1: Specific Plan Amendment Summary 30
Table 3-2: Comparison of Approved Project to Modified Project..... 31
Table 5-1: Consistency with 2018 General Plan Policies Protection Biological Resources 51
Table 5-3: Tustin Legacy Public Parks..... 89

Figures

Figure 2-1: Regional Location..... 9
Figure 2-2: Local Vicinity 11
Figure 2-3: Aerial..... 13
Figure 2-4: Existing General Plan Land Use..... 15
Figure 2-5: Existing Zoning 17
Figure 2-6: Existing TLSP Land Use Plan..... 19
Figure 2-7: TLSP Neighborhoods..... 21
Figure 3-1: Housing Element Sites 25
Figure 3-2: Proposed Rezone 27

Appendices

Appendix A Biological Record Search Results
Appendix B Cultural Record Search Results
Appendix C 2022 Annual Mitigation Monitoring Report

Acronym List

A-P	Alquist-Priolo Earthquake Fault Zoning Act
AQMP	Air Quality Management Plan
AB	Assembly Bill
APN	Assessor's Parcel Numbers
BMPs	Best Management Practices
CARB	California Air Resources Board
CBC	California Building Code
CEQA	California Environmental Quality Act
CNEL	Community Noise Equivalent Level
dBA	A-weighted decibel
EIR	Environmental Impact Report
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Maps
GHG	Greenhouse Gas
MBTA	Migratory Bird Treaty Act
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollutant Discharge Elimination System
NAHC	Native American Heritage Commission
NO _x	Nitrous Oxides
O ₃	Ozone
PM	Particulate Matter
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCAG	Southern California Association of Governments
SWPPP	Stormwater Pollution Prevention Plan
TPZ	Timberland Production Zone
USFWS	United States Fish and Wildlife Service
USGS	United States Geologic Survey
WQMP	Water Quality Management Plan

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 Guidelines for Implementation of the California Environmental Quality Act (State CEQA Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, 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 proposed Project, described in greater detail in Section 3.0, *Project Description*. As required by State CEQA Guidelines Section 15063, this Initial Study is a preliminary analysis prepared by the Lead Agency, the City of Tustin, to determine if a Mitigated Negative Declaration or an Environmental Impact Report is required to evaluate the potential environmental impacts associated with 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*” (State CEQA 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 City'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 environmental considerations to be incorporated into project conceptualization, design, and planning at the earliest feasible time (State CEQA Guidelines Section 15004[b][3]).
- Specify mitigation measures for reasonably foreseeable significant environmental effects and commit the City to future measures containing performance standards to ensure their adequacy when detailed development plans and applications are submitted (State CEQA 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 to evaluate the proposed Project's potential impact to the physical environment, and to determine if 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 Appendix G of the State CEQA Guidelines and identifies what subject areas were determined to be new significant environmental effects or previously identified effects that have a substantial increase in severity, based on the analysis in Section 5.

Section 5. Environmental Analysis

Evaluates the proposed Project's potential to result in significant adverse effects to the physical environment and identifies if an EIR is required, and what environmental topics need to be analyzed in the EIR if so.

1.3 PROJECT BACKGROUND

The City of Tustin prepared the 2021-2029 Housing Element of the General Plan in accordance with Government Code Section 65580 et seq. The City is required by State law to periodically update its Housing Element, a mandatory component of the City's General Plan. The update to the Housing Element covers the Sixth Cycle planning period from October 15, 2021, to October 15, 2029. The Housing Element is the City's housing policy and planning document that identifies housing needs and constraints, and sets forth goals, policies, and programs that address the future housing needs for all income levels over an eight-year planning period that coincides with the State-allocated RHNA.

On October 5, 2021, the City Council adopted Resolution No. 21-86, certifying the Negative Declaration (ND) for GPA 2021-0002 (and Resolution No. 21-87, approving GPA 2021-0002), which analyzed environmental impacts related to the City's Draft Housing Element Update of the General Plan. The Draft Housing Element Update (HEU) was prepared as required by State Housing Element law. The City received formal certification of their Housing Element Update from the State Department of Housing and Community Development (HCD) on September 12, 2022. On October 4, 2022, the City Council adopted Resolution No. 22-47, approving General Plan Amendment 2022-0002 for the final Housing Element Update.

The 2021-2029 Housing Element includes several provisions that aim to ensure the City can meet the required "fair share" of affordable housing units as specified by the HCD. During the Housing Element process, the City assessed a number of sites and areas throughout the community that would be able to accommodate the City's remaining assigned 2021 RHNA. The City identified 19 sites and one housing category (accessory dwelling units [ADUs]/junior accessory dwelling units [JADUs]) as qualifying sites to accommodate the remaining allocated units. Of the 19 sites, Housing Element inventory site 1A, 1B and 2 (Modified Project area), which are within the TLSP, were identified as requiring rezoning under Housing Element Program 1.1a to allow for high density residential development.

1.4 PREVIOUS SPECIFIC PLAN AND ENVIRONMENTAL DOCUMENTATION**Specific Plans**

The Marine Corps Air Station (MCAS) Tustin Specific Plan was adopted by ordinance on February 3, 2003, and established the zoning for the 1,606-acre TLSP area. It also established the necessary plans, development standards, regulations, infrastructure requirements, design guidelines, and implementation programs on which subsequent, project-related development is founded. It is intended that local public works projects, design review plans, detailed site plans, grading and building permits, or any other action requiring ministerial or discretionary approval applicable to the project area be consistent with the Specific Plan. The Specific Plan was amended six times between 2010 and 2014 in response to changing market conditions. In 2011, the City developed a "Disposition Strategy" as a recommended framework for future disposition and development of properties in the Specific Plan, which was subsequently updated in 2023 and re-titled as the "Tustin Legacy Development and Disposition Manual." The last comprehensive CEQA documentation prepared for the TLSP area was the 2017 Supplemental EIR/EIR associated with an amendment to the MCAS

Tustin Specific Plan, which renamed the “MCAS Tustin Specific Plan” to “Tustin Legacy Specific Plan” and modified the numbering and land uses in the TLSP planning areas. A number of environmental addenda and tiering documents have also been prepared for projects implemented in the TLSP. The environmental documentation for the more significant implementation actions is described below.

2001 Final Environmental Impact Statement/Environmental Impact Report

A final joint program environmental impact statement/final environmental impact report (“2001 FEIS/EIR,” State Clearinghouse [SCH] # 94071005) was prepared for the disposal and reuse of the MCAS Tustin and certified by the Tustin City Council on January 16, 2001 (Resolution 00-90). On March 2, 2001, a Record of Decision was issued by the US Navy approving the 2001 FEIS/EIR and Reuse Plan. The 2001 FEIS/EIR analyzed the consequences of the Navy disposal and local community reuse of the MCAS Tustin site per the Reuse Plan and the MCAS Tustin Specific Plan/Reuse Plan (Adopted Specific Plan or Adopted Project) in accordance with CEQA and the National Environmental Policy Act (NEPA). The 2001 FEIS/EIR covered the entire 1,606 acres of the TLSP area in both Tustin and Irvine. The 2001 FEIS/EIR included implementation actions that the cities were required to fulfill on the MCAS Tustin Specific Plan/Reuse Plan, including the adoption of the MCAS Tustin Specific Plan/Reuse Plan and MCAS Tustin Redevelopment Plan by the City of Tustin. The preferred reuse plan analyzed in the 2001 FEIS/EIR allowed up to 11.4 million square feet (SF) of nonresidential land uses and 4,601 residential units in the cities of Tustin and Irvine. Pursuant to the implementation actions, the Tustin City Council adopted the MCAS Tustin Specific Plan/Reuse Plan on February 3, 2003 (Ordinance No. 1257).

Since certification of the 2001 FEIS/EIR, the City has prepared one supplement and two addenda to the 2001 FEIS/EIR and has certified or adopted multiple CEQA documents for amendments to the MCAS Tustin Specific Plan and development projects in the Tustin Legacy area. The purpose and application of the supplement and addenda are summarized below. The original 2001 FEIS/EIR, the supplement, and the addenda are collectively referred to herein as the “FEIS/EIR.”

2004 Supplemental EIR

The “Supplemental EIR to the Final EIS/EIR for the Disposal and Reuse of Marine Corps Air Station, Tustin, California: Extension of Tustin Ranch Road between Walnut Avenue and the Future Alignment of Valencia North Loop Road” (“2004 SEIR,” SCH# 1994071005) was certified on December 6, 2004. It analyzed the impacts of a one-mile extension of Tustin Ranch Road from Walnut Avenue (north) to the future alignment of Valencia North Loop Road (south). The segment included an overpass spanning the Orange County Flood Control District right-of-way, the Orange County Transportation Authority / Southern California Regional Rail Authority railroad right-of-way, and Edinger Avenue.

The 2004 SEIR determined that there were no substantial changes in the existing conditions or new significant environmental impacts associated with aesthetics, agriculture resources, biological resources, cultural resources, geology and soils, hazards and hazardous materials, hydrology and water quality, land use and planning, mineral resources, population and housing, public services/utilities, and recreation. The 2004 SEIR focused on three environmental topics: transportation/traffic, air quality, and noise. Mitigation measures were adopted for all three topic areas. The significant unavoidable adverse impacts remained with respect to air quality (construction-related and long-term emissions) and traffic (intersections of Tustin Ranch Road/Walnut Avenue and Jamboree Road/Barranca Parkway), and the 2004 SEIR relied on the statement of overriding considerations adopted with certification of the 2001 FEIS/EIR.

2006 Addendum

On April 3, 2006, the City certified the “MCAS Tustin Zone Change (Specific Plan Amendment) 05-002, Master Developer Disposition and Development Agreement, and Development Plan Addendum to the Final Environmental Impact Statement/Environmental Impact Report for the Disposal and Reuse of the MCAS

Tustin” (“2006 Addendum”). The Specific Plan Amendment reduced permitted nonresidential development in the project area by about one million SF to approximately 10.4 million SF of nonresidential uses but retained the same number of residential units—i.e., 4,601. The zone change adjusted the planning area boundaries and redistributed or eliminated planned land uses but did not increase the overall development potential or residential capacity allowed under the Specific Plan. The Disposition and Development agreement was made to facilitate the sale, leasing, and development of Tustin Legacy.

2013 Addendum

An addendum to the FEIS/EIR was prepared to process General Plan Amendment 2013-001, Specific Plan Amendment 2013-001, Development Agreement 2013-002, and an Agreement for Exchange of Real Property between the City and South Orange County Community College District on 22 acres. The land transfer was in the western part of the TLSP area near the intersection of Red Hill Avenue and Valencia Avenue. The project added a new local street, Bell Avenue (now named Victory Road between Red Hill Avenue and Armstrong Avenue), to service adjacent uses; added an allowable land use (private for-profit noneducational uses); and increased allowable building square footages in the education village (Neighborhood A).

2017 Supplemental EIR/EIS

A Supplemental EIR/EIS (SEIR/EIS) was prepared to process the TLSP Amendment (2015-001) and General Plan Amendment (2015-002). The TLSP Amendment was prepared to facilitate development of the remaining undeveloped TLSP area in the City of Tustin. These remaining parcels would be sold, leased, or developed by the City. Eventually these parcels would be developed by a number of landowners within the framework established by the TLSP. Additionally, the TLSP Amendment included changes in land uses for the remaining Planning Areas 8 through 19, which resulted in 2,212 more residential units and 1,755,306 fewer SF of non-residential land use within the Tustin Legacy Specific Plan (TLSP). The TLSP SPA was approved by the City of Tustin on July 18, 2017.

2019 Brookfield Development (The Landing)

In 2019, Resolution No. 19-54 was signed, approving a Tentative Tract Map (TTM) and design review of a multifamily project including 400 condominium units within PA 8, 13, and 14 of Neighborhood D South. The project included 117 single family detached units, 129 townhomes, 154 flats and townhomes, a community facility, and other neighborhood amenities over approximately 107 gross acres. The project was determined to be consistent with the previously approved FEIS/EIR and subsequent CEQA documentation prepared for the project area. This project is partially constructed and is anticipated to be completed in 2024.

Subsequent Environmental Review

The FEIS/EIR was a Program EIR that was intended as the CEQA compliance for future development consistent with the MCAS Tustin Specific Plan. The FEIS/EIR analyzed a multiyear development period for the planned urban reuse project. As individual development projects were proposed in the TLSP area, the City evaluated and determined whether the environmental impacts of individual activities were fully analyzed in the FEIS/EIR. The City could approve projects that were within the scope of the project as analyzed by the FEIS/EIR. For projects that are not within the scope of the FEIS/EIR, the City would determine the appropriate level of CEQA review (as discussed in Chapter 1, Executive Summary, Section 1.2).

2 ENVIRONMENTAL SETTING

2.1 PROJECT LOCATION

The City of Tustin is located in the central portion of Orange County and is surrounded by the cities of Irvine to the south and east; Santa Ana to the west; and Orange and unincorporated Orange County to the north. Major freeways and highways within or bordering the City of Tustin are the I-5 freeway through the center, State Route (SR) 55 to the west, and SR 261 to the east, as illustrated in Figure 2-1, *Regional Location*.

The TLSP area encompasses approximately 1,606 acres which includes 1,511 acres in southern Tustin and 95 acres in northeastern Irvine. The TLSP area is generally bound by Red Hill Avenue to the west, Edinger Avenue to the north, Harvard Avenue to the east, and Barranca Parkway to the south. The local vicinity and the boundary of the TLSP area are illustrated in Figure 2-2, *Local Vicinity*.

The Modified Project area consists of three properties spread across two geographically defined areas, referred to as Neighborhoods in the TLSP: Neighborhood D and Neighborhood G.

- The portions of Neighborhood D that are identified within the housing element sites inventory include 84.73 acres of the total 190 acres of Neighborhood D North and 124 acres of Neighborhood D South. Parcels identified as housing sites within Neighborhood D North (HE Site 1A) included 39.87 acres, and D South (HE Site 1B) included 44.86 acres. Neighborhood D North is generally bound by Valencia Avenue to the north, Tustin Ranch Road to the east, Warner Avenue to the south, and Armstrong Avenue to the west. Neighborhood D South is generally bound by Warner Avenue to the north, Tustin Ranch Road to the east, Barranca Parkway to the south, and Armstrong Avenue to the west.
- Neighborhood G is in the northeastern portion of the TLSP site, and the housing element inventory allocates approximately 50 acres of the 271 total acres as being available for residential development. Neighborhood G is generally bound by Edinger Avenue to the north, Jamboree Road to the east, Warner Avenue to the south and Tustin Ranch Road to the west.

Figure 2-3, *TLSP Neighborhoods*, illustrates the location of Neighborhoods D and G.

2.2 EXISTING LAND USE

Neighborhood D North is partially developed with the Legacy Magnet Academy in the north portion of the area. The remainder of Neighborhood D North is undeveloped, but has been disturbed by prior grading and improvements.

Neighborhood D South is partially developed with a residential community consisting of 400 homes in the central portion of the area. The remainder of Neighborhood D South is undeveloped, but has been disturbed by prior grading and improvements.

The southern portion of Neighborhood G is developed with single-family and multi-family residential neighborhoods. There is also an existing unpaved surface parking lot in the northern portion of Neighborhood G. The remainder of Neighborhood G is undeveloped, but has been disturbed by prior improvements.

The existing land use of the Modified Project area is identified below in Table 2-2, *Existing Land Use Summary for the Modified Project Area*, and the existing conditions are shown in Figure 2-4, *Aerial View*.

2.3 EXISTING GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

The TLSP Land Use Plan divides the TLSP area into a collection of neighborhoods, each with their own characteristics and set of functions to perform within the TLSP area. Housing Element Sites 1A and 1B are located in “Neighborhood D” and Site 2 is located in “Neighborhood G”.

The TLSP area, including the Modified Project area, have a General Plan land use designation of Tustin Legacy Specific Plan (TLSP) and a zoning designation of SP 1- Tustin Legacy as shown in Figure 2-4, *Existing General Plan Land Use* and Figure 2-5, *Existing Zoning*.

The Land Use Plan for TLSP has been further divided into 13 separate Planning Areas (PA) and number sub-planning areas, as shown in Figure 2-6, *Existing TLSP Land Use Plan*. Neighborhood D includes PAs 8, 13, and 14 and Neighborhood G includes PA 15. The Land Use Plan for TLSP contains ten land use designations, including an overlay designation: Mixed-Use Transit, Mixed-Use Urban, Commercial, Commercial/Business, Residential, Park, Tustin Legacy Park Overlay, Transitional/Emergency Housing, Education Village, and Public Street Right-of-Way (ROW). The land use designations have been assigned a PA number. PAs categorize the use and development regulations found within the TLSP.

The Modified Project area’s existing TLSP Neighborhood designations are shown Figure 2-7, *TLSP Neighborhoods*. Table 3-1 lists the TLSP designations.

Neighborhood D North/Planning Area 8

Neighborhood D North is designated as Mixed-Use Urban with a portion containing Tustin Legacy Park Overlay. The TLSP states that the Mixed-Use Urban designation is intended to provide flexibility for a range of uses including hotel, commercial retail, commercial entertainment, public recreation, high school, and residential. The Tustin Legacy Park Overlay designation is intended to be a linear park extending from the corner of PAs 9-12 at Barranca Parkway and Red Hill Avenue in a diagonal direction, to Edinger Avenue in PA 15 complete with a variety of landscape setting such as urban hardscapes and natural softscapes. Neighborhood D North currently provides for a maximum development of 1,547,690 SF nonresidential use (no residential).

Neighborhood D South/Planning Areas 13 & 14

Neighborhood D South is designated as Mixed-Use Urban with a portion of PA 13 containing Tustin Legacy Park Overlay. The TLSP states that the Mixed-Use Urban designation is intended to provide flexibility for a range of uses including hotel, commercial retail, commercial entertainment, public recreation, high school, and residential. According to TLSP, Neighborhood D South currently provides for a maximum development of 1,672 dwelling units and 606,000 SF of nonresidential uses.

Neighborhood G/Planning Area 15

PA 15 is designated as Mixed-Use Transit with a portion containing Tustin Legacy Park Overlay. According to TLSP, the Mixed-Use Transit designation is intended to provide for transit-oriented, mixed-use developments with residential, office, commercial retail, and commercial service uses in a vertical or horizontal configuration. Planning Area 15 is located across from the Tustin Metrolink Station and is envisioned as the transit-oriented, residential core of Tustin Legacy. Neighborhood G currently provides a development maximum of 2,814 dwelling units and 1,095,200 SF of nonresidential uses.

2.4 SURROUNDING LAND USES

The surrounding land uses are shown on Figure 2-1, *Regional Location*. The TLSP area is generally surrounded to the west by commercial and industrial uses; to the north by single-family residential uses and industrial

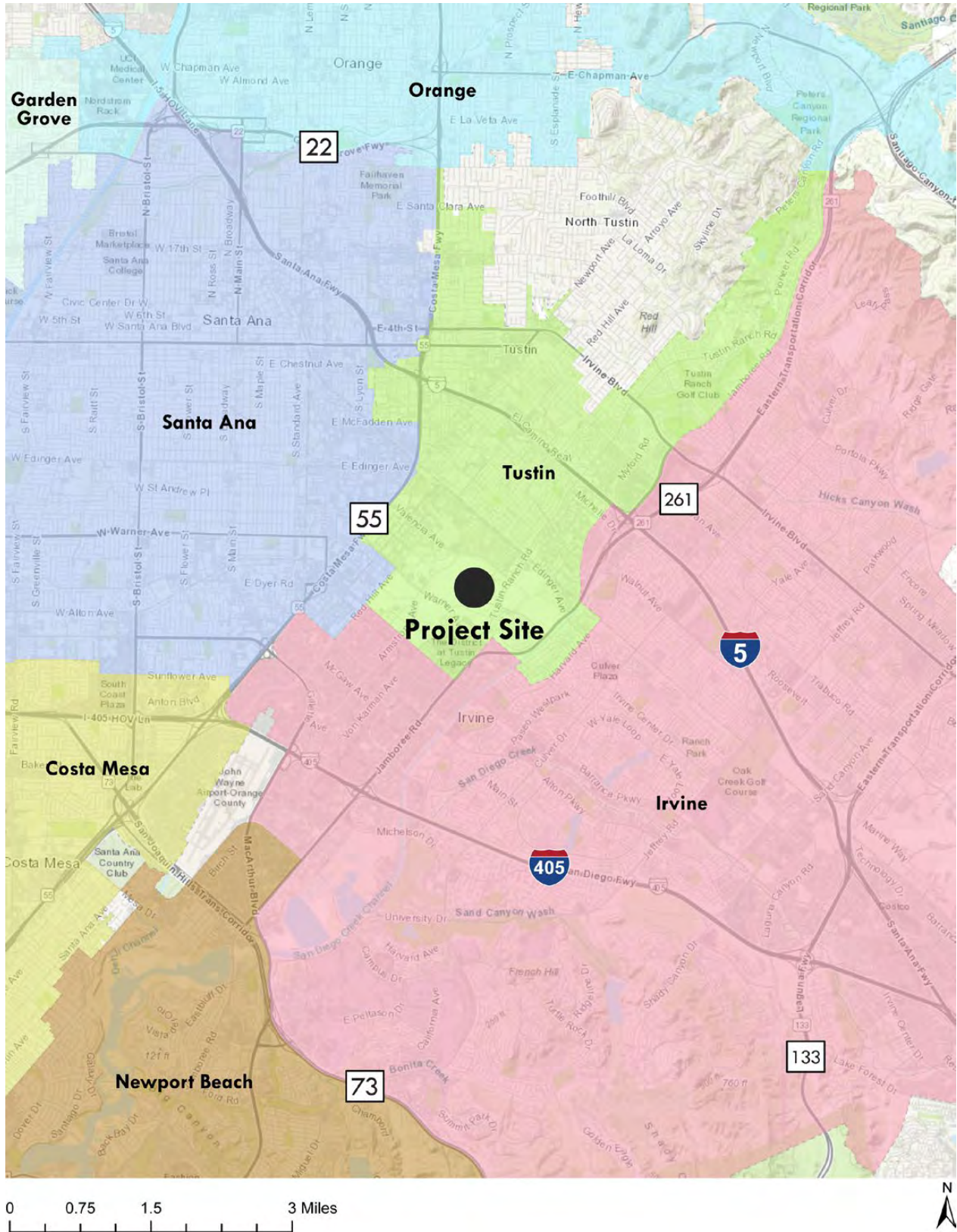
and commercial uses; to the east by single-family residential and multi-family residential uses; and to the south by commercial and industrial uses. Additional details are provided below in Table 2-1 below.

Table 2-1: Surrounding Land Uses

Location	Existing Land Use	General Plan Designation	Zoning Designation
Northwest (Tustin)	Red Hill Avenue Business commercial, warehousing & offices	Planned Community Commercial Business (PCCB) Industrial (I)	Planned Community Commercial (PC COM)/ Pacific Center East (SP11) Planned Community Industrial (PC IND)
Northeast (Tustin)	Metrolink train tracks/station Como Channel (stormwater) Tustin Meadows & Peppertree Residential Communities (SFR) Warehousing and offices	Planned Community Residential (PCR) Planned Community Commercial Business (PCCB)	Planned Community Residential (PC RES) Planned Community Industrial (PC IND)
Southwest (Irvine)	Restaurants, retail, offices, & storage	PA 36, Irvine Business Complex: IBC Mixed-Use	PA 36, Irvine Business Complex: IBC Multi-Use
Southeast (Irvine)	Tustin Field Residential Community (MFR & SFR) OC Succulents Nursery, Creekside Education Center, parkland, & Columbus Grove Residential Community (SFR)	PA 38, Westpark II: Single Family Residential & Multi Family Residential PA 36, Irvine Business Complex: IBC Mixed-Use	PA 38, Westpark II: - Medium Density Residential & Medium- High Density Residential PA 36, Irvine Business Complex: IBC Multi-Use

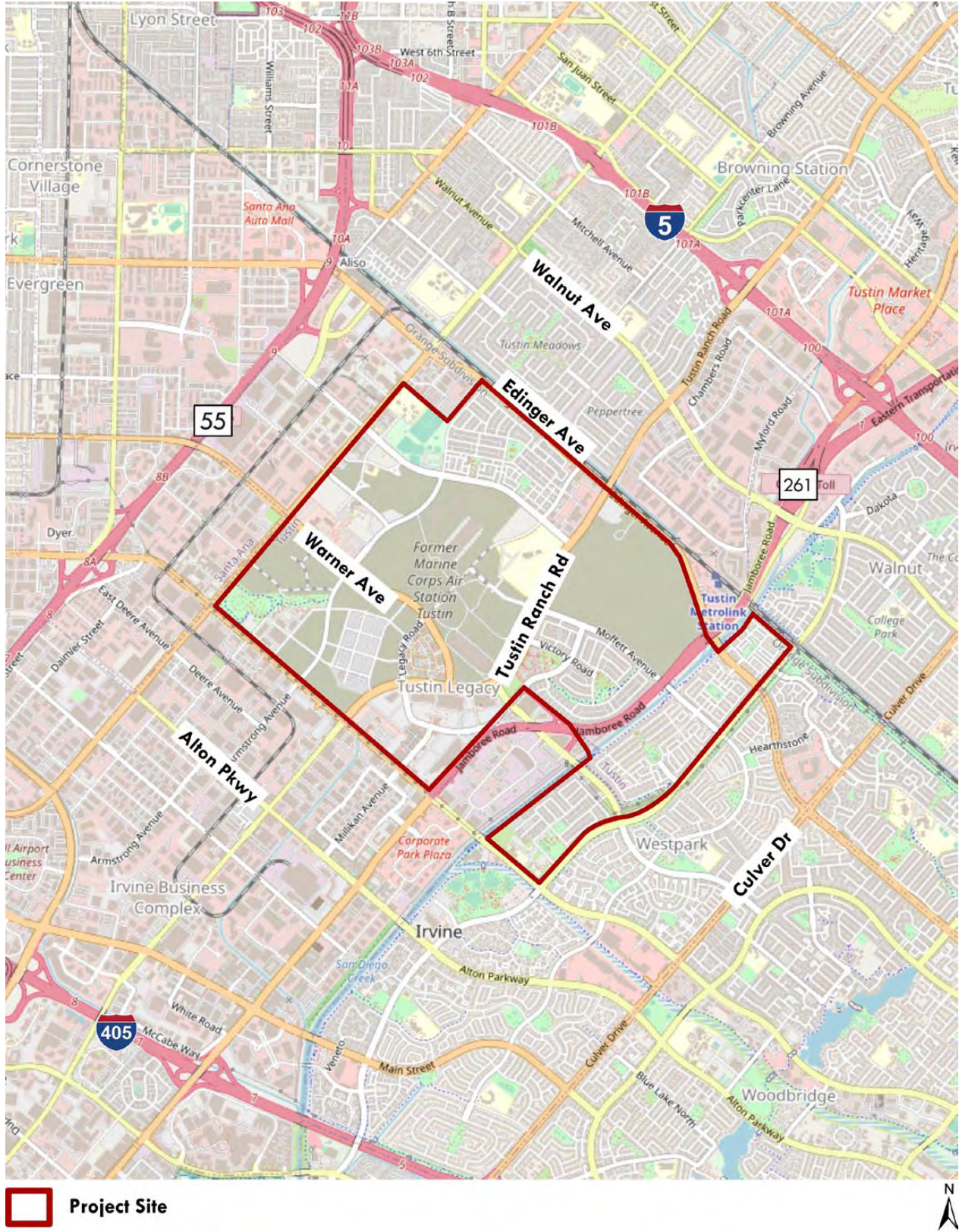
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Regional Location



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Local Vicinity



Tustin Legacy Specific Plan
City of Tustin

Figure 2-2

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Aerial View

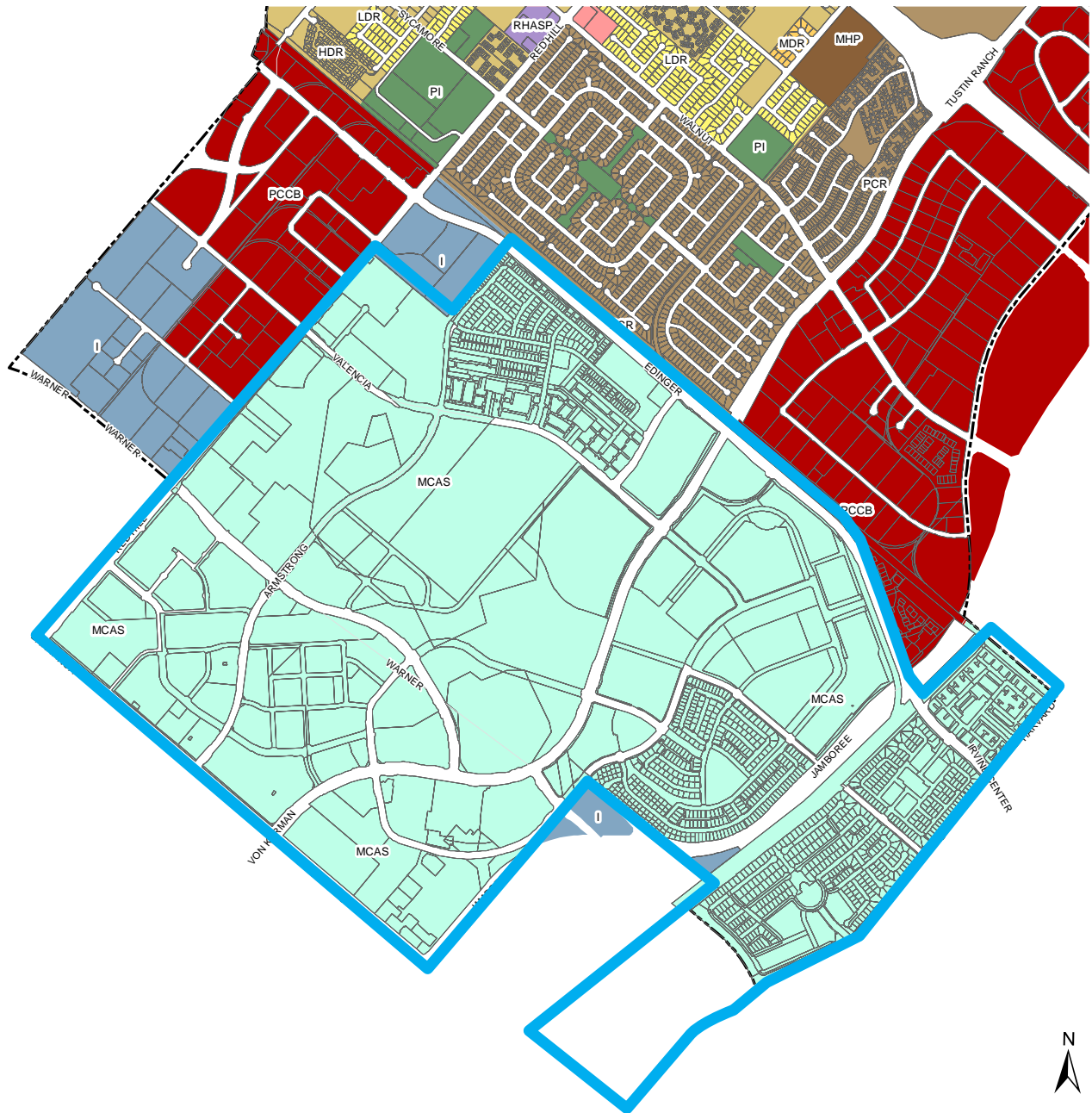







 Project Site



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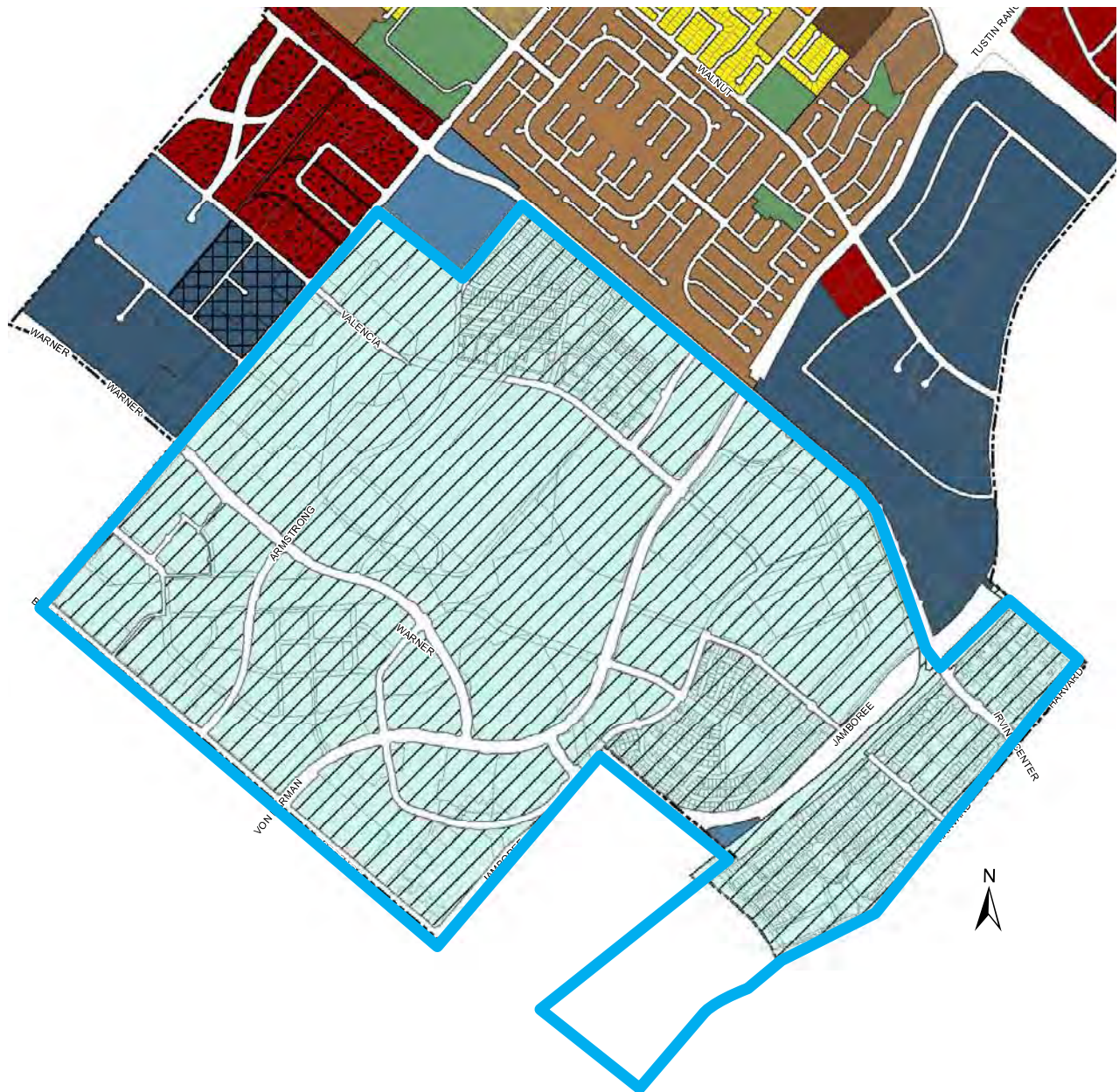
Existing General Plan Land Use Designation



-  Project Site
-  TLSP - Tustin Legacy Specific Plan
-  I - Industrial
-  PCCB - Planned Community Commercial/Business
-  PCR - Planned Community Residential

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Existing Zoning





 Project Site


 R1 - Single Family Residential


 R2 - Duplex Residential

 R3 - Multiple Family Residential

 R4 - Suburban Residential

 PC RES - Planned Community Residential


 PD - Planned Development

 MHP - Mobile Home Park

 PR - Professional


 C1 - Retail Commercial


 C2 - Central Commercial


 CG - Commercial General


 PC COM - Planned Community Commercial


 PM - Planned Industrial

 M - Industrial


 PC IND - Planned Community Industrial


 PI - Public and Institutional


 PCPI - Planned Community Public and Institutional


 SP 1 - Tustin Legacy


 SP 3 - International Rectifier

 SP 4 - Tustin Plaza


 SP 6 - Holt Warren

 SP 8 - East Tustin

 SP 9 - Yorba Street

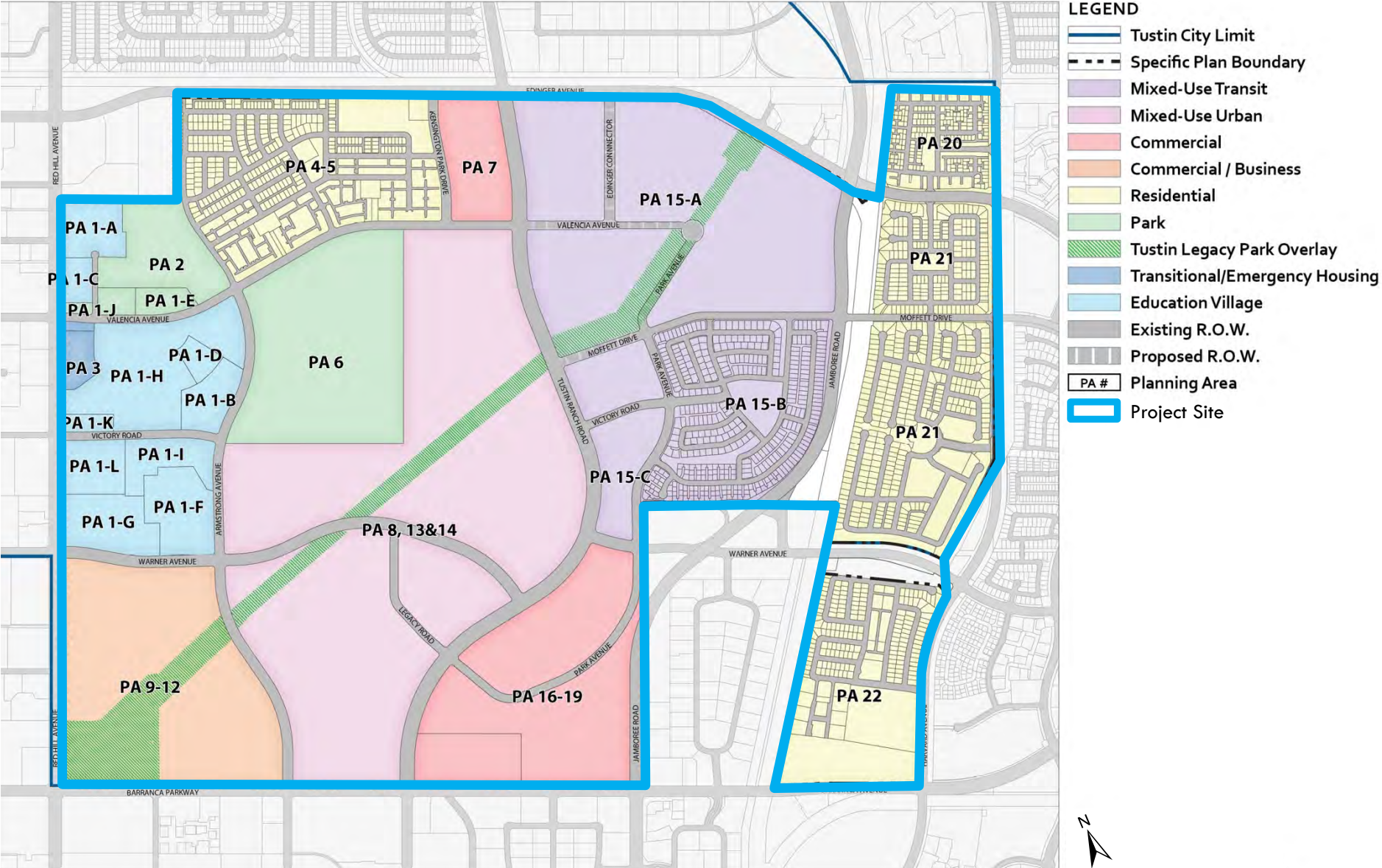
 SP 11 - Pacific Center East

 SP 12 - Downtown Commercial Core

 SP 13 - Red Hill Avenue

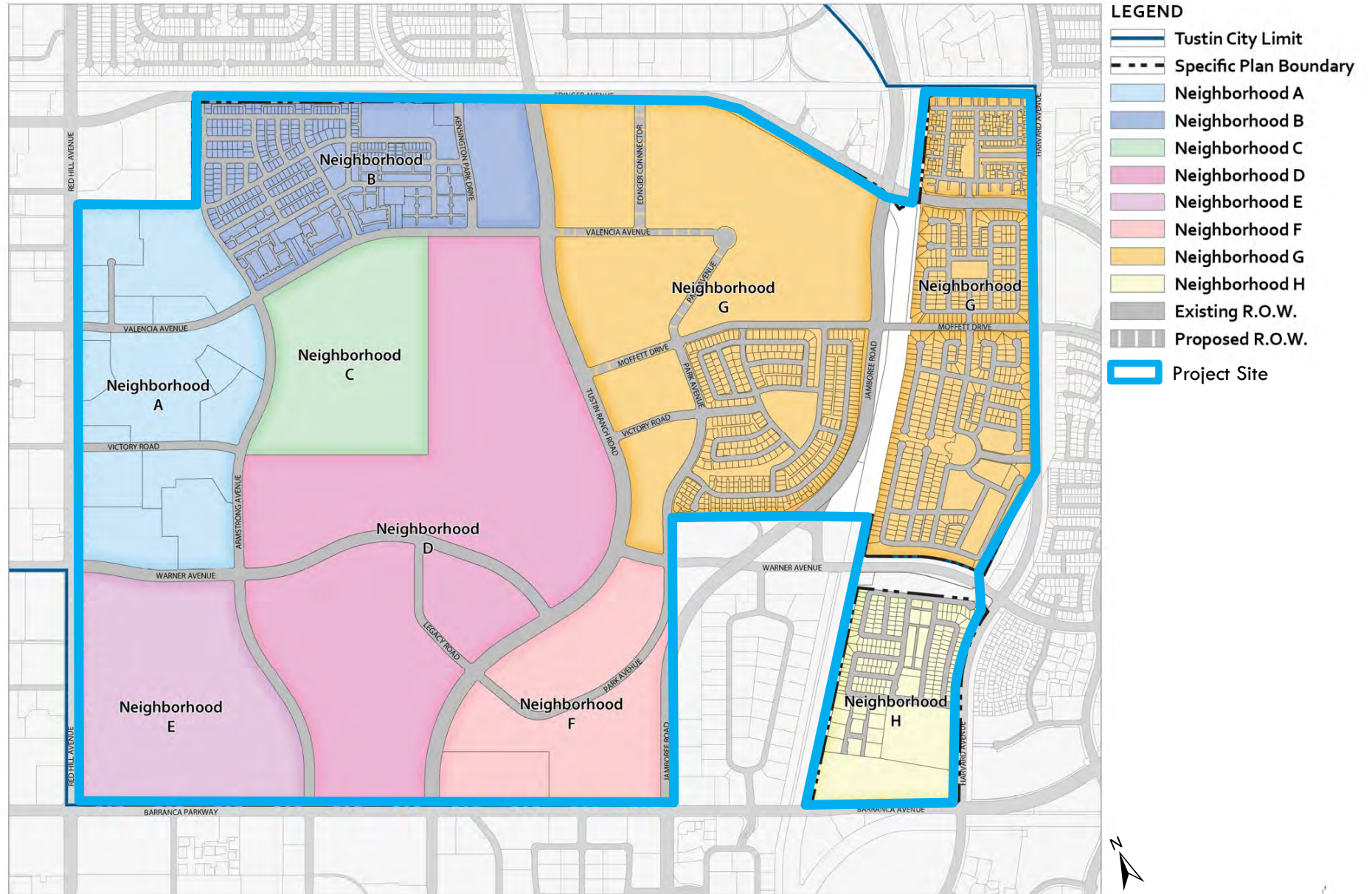
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Existing Tustin Legacy Specific Plan Designation



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TLSP Neighborhoods



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3 PROJECT DESCRIPTION

3.1 PROJECT OVERVIEW

The proposed SPA would amend Neighborhood D South, D North, and G to increase the allowed residential capacity, as shown in Table 3-1, to be consistent with the 2021-2029 Housing Element Update (HEU). The proposed upzoning would add a total of 855 additional residential units to the existing residential capacity of the Modified Project area. The HEU also included 1,356 buffer units that are intended to make up for any potential units that are not developed on the other HEU sites. Therefore, a total of 2,211 units have been incorporated into the residential caps of the TLSP Neighborhoods D North, D South, and G. The provision for density bonus pursuant to the Surplus Land Act is applicable to the TLSP area, and therefore, the application of density bonus has been analyzed through the addition of 2,759 units. Together, the HEU RHNA units, buffer units, and density bonus units total an additional 4,970 units that will be analyzed in the DSEIR.

Proposed Specific Plan Amendment

The proposed SPA, or Modified Project, proposes increased allowed capacity for the future development of residential units within the Modified Project areas, Neighborhood D South, Neighborhood D North, and Neighborhood G, consistent with the approved 2021-2029 Housing Element of the City of Tustin General Plan. Proposed additional capacity would include the housing units allocated the TLSP to accommodate the City's RHNA, buffer units included as part of the Housing Element, and density bonus units available to developers under the Surplus Land Act (SLA). Density bonus is applicable to all undeveloped residential land uses within the TLSP area, including the newly added 6th cycle RHNA units, as well as the remaining buildout capacity of the existing residential land uses within the TLSP area.

Neighborhood D North/Planning Area 8

Neighborhood D (PA 8, 13 & 14) within the TLSP is currently designated as Mixed-Use Urban, which is envisioned as an active living, working, shopping, and recreational environment. According to the approved TLSP, Neighborhood D North is not currently allocated any residential units.

The 39.87-acre portion of Neighborhood D North identified for increased housing capacity within the 2021-2029 Housing Element include APNs 430-381-38, -41, -91, and -95 (see Figure 3-1, *Housing Element Sites*). The Modified Project would add 555 dwelling units to Neighborhood D buildout capacity, consistent with the adopted Housing Element.

Per Government Code Section 65583.2(h), where the inventory of City sites does not identify adequate sites to accommodate the City's RHNA for lower income households, the Housing Element must include a program to rezone additional adequate sites that can be developed for housing within the planning period and that are sufficient to accommodate 100 percent of the shortfall of sites necessary to accommodate the remaining housing need for very low-income and low-income households (i.e., lower-income households). Further, rezone sites needed to accommodate a lower-income shortfall must comply with the following requirements set forth in Government Code Section 65583.2(h):

- Permit owner-occupied and rental multifamily uses by right for developments in which twenty (20) percent or more of the units are affordable to lower income households. "By right" means local government review must not require a conditional use permit, planned unit development permit, or other discretionary review or approval.
- Permit the development of at least sixteen (16) units per site.
- Ensure the sites allow a minimum of twenty (20) dwelling units per acre.

- Ensure a) at least fifty (50) percent of the shortfall of low- and very low-income regional housing need can be accommodated on sites designated for exclusively residential uses, or b) if accommodating more than fifty (50) percent of the low and very low-income regional housing need on sites designated for mixed-uses, all sites designated for mixed-uses must allow 100 percent residential use and require residential use to occupy at least fifty (50) percent of the floor area in a mixed-use project.

Housing units added to the TLSP area to accommodate the City's RHNA, shown in Table 3-1 below, are considered shortfall sites subject to the requirements of Government Code Section 65583.2(h). In order to comply with the requirements of Government Code Section 65583.2(h), the City has identified a portion of Neighborhood D North (APNs 430-381-41 and 430-381-91) to be zoned as exclusively residential land use (see Figure 3-2, *Proposed Rezone*). These parcels would accommodate a minimum of 203 units. Therefore, the Project would include as part of the SPA, the designation of APNs 430-381-41 and 430-381-91 exclusively for residential land uses, such that nonresidential uses are prohibited. The remaining parcels, 430-381-38 and -95, would accommodate 352 dwelling units (555 total units), which could be constructed as standalone residential or mixed-use projects.

In addition to the 555 units required for the City to meet their RHNA shortfall, 1,356 buffer units were allocated to Neighborhood D North. Buffer units were incorporated as contingency in the event that the City is unable to meet its RHNA obligation on other designated housing sites during the 2021-2029 Housing Element period. These units have been incorporated into the new proposed housing capacity under the TLSP SPA, providing a total residential maximum buildout of 1,911 units (555 units + 1,356 buffer units).

Neighborhood D South/Planning Areas 13 & 14

Neighborhood D South (PA 13 & 14) is currently designated as Mixed-Use Urban, which is envisioned as an active living, working, shopping, and recreational environment. According to the approved TLSP, Neighborhood D South is designated to accommodate 1,672 residential units.

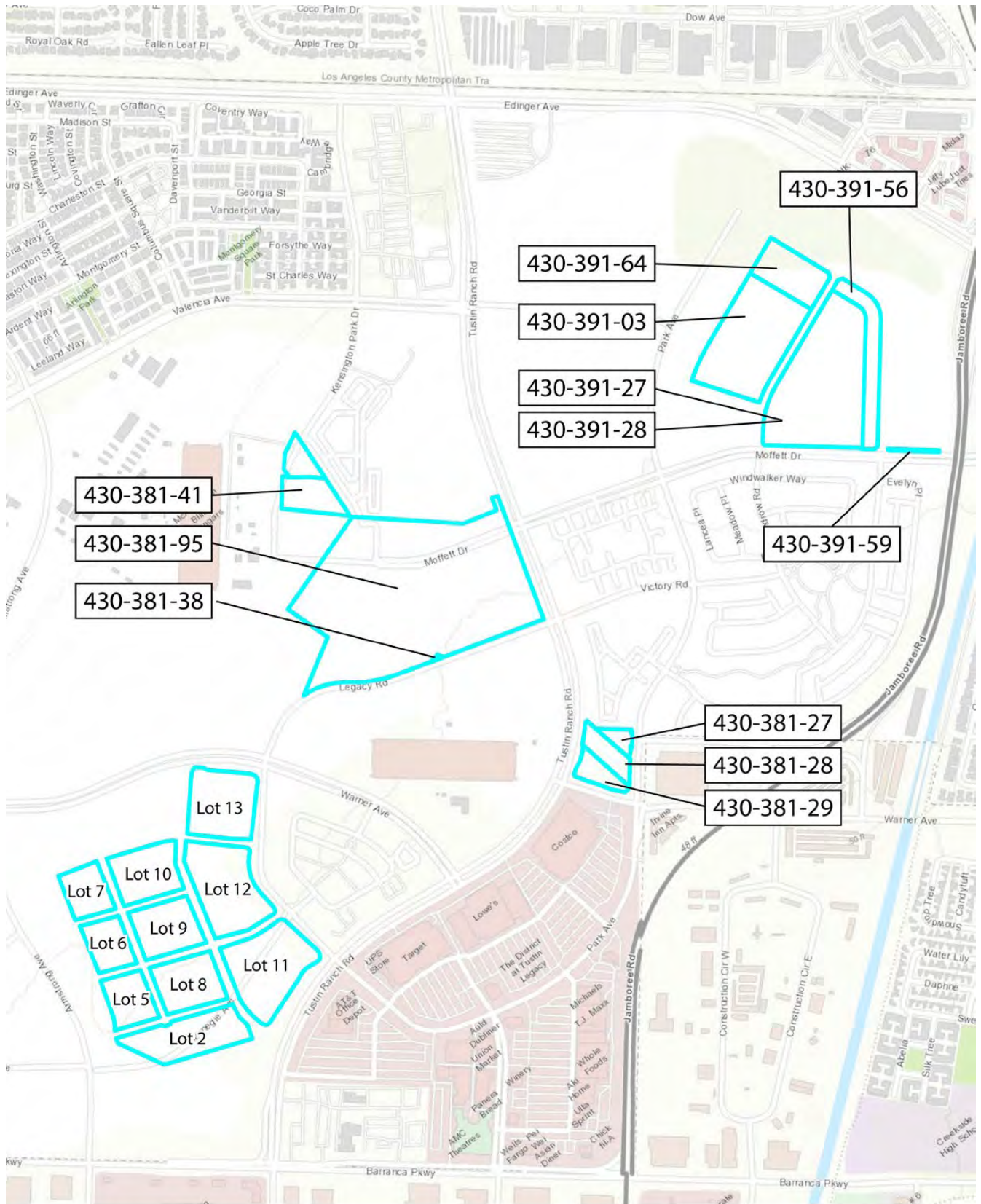
The portion of Neighborhood D South identified for increased housing capacity within the 2021-2029 Housing Element include South Brookfield Tract 18197, Lot 2 and Lots 5-13 (see Figure 3-1, *Housing Element Sites*). The 2021-2029 Housing Element added 100 units to Neighborhood D South, increasing total residential capacity of Neighborhood D South to from 1,672 to 1,772.

Neighborhood G/Planning Area 15

Neighborhood G (PA 15) within the TLSP is currently designated as Mixed-Use Urban, which is envisioned as an active living, working, shopping, and recreational environment, mixed-use transit-oriented development and residential uses. A maximum of 2,814 dwelling units and 1,095,200 square feet are the identified maximum capacities in Neighborhood G. The Mixed-Use Transit designation provides flexibility for residential, office, commercial retail, and commercial service uses in a vertical or horizontal configuration. This Planning Area also contains a portion of the Tustin Legacy Park Overlay.

The portion of Neighborhood G identified for increased housing capacity within the 2021-2029 Housing Element include APNs 430-381-27 to -29, 430-391-03, -27, -28, -56, -59 to -64 (see Figure 3-1, *Housing Element Sites*). The Modified Project would add 200 dwelling units to Neighborhood G buildout, increasing the capacity from 2,814 to 3,014 residential units.

2021-2029 Housing Element Sites

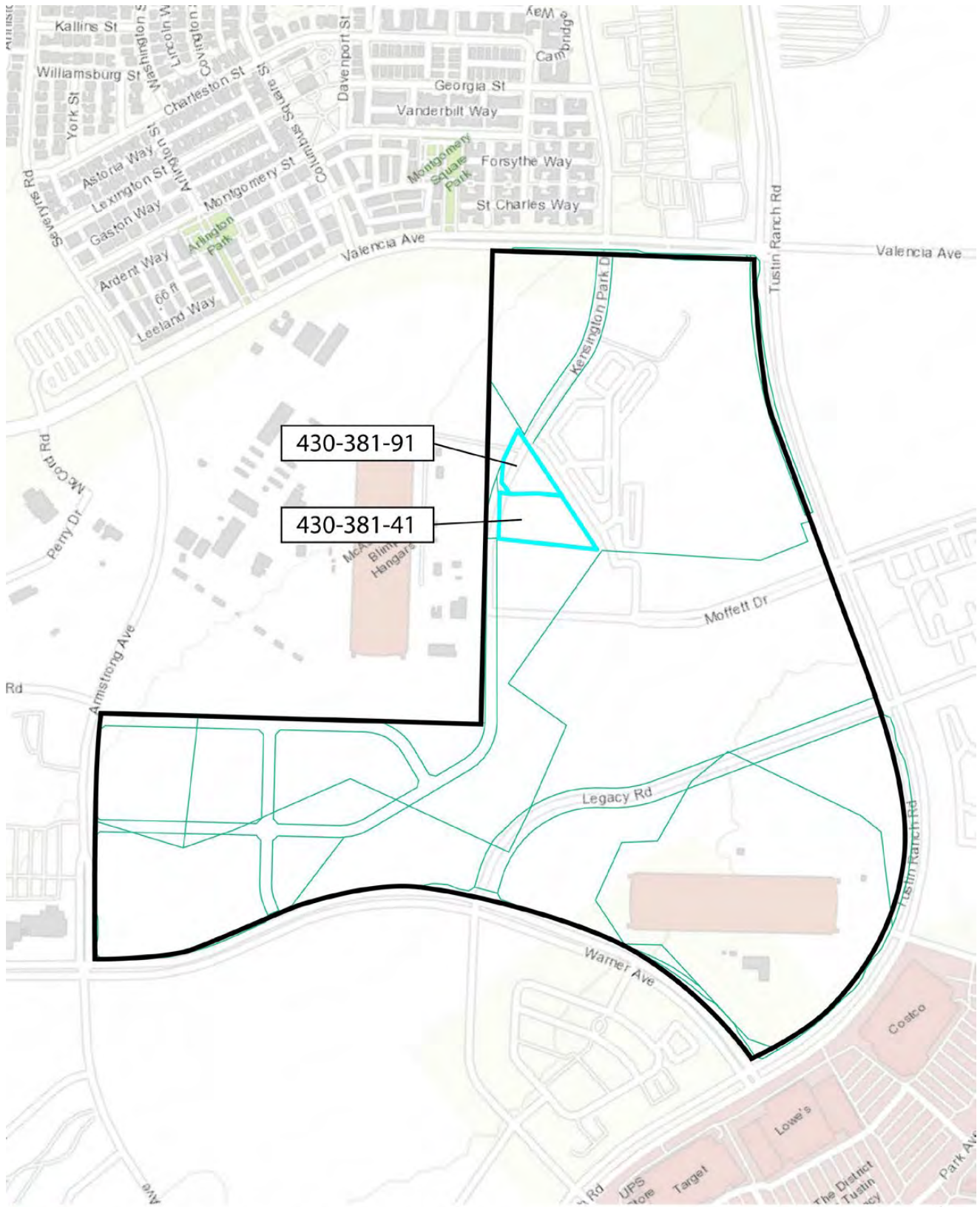


2021-2029 Housing Element Sites



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Proposed Rezone



-  High Density Residential Rezone
-  Neighborhood D North
-  Parcel Boundaries

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Nonresidential Uses of TLSP

In addition to the proposed changes above, the TLSP would be amended to reflect updates to nonresidential development by land use type. These changes have been made due to a series of factors, including entitled/built projects, forecasted market conditions, and anticipated future development. Overall, the changes amongst the various nonresidential land uses would result in a balanced condition (see Table 3-2 below).

Specific Plan Buildout

Individual sites, or neighborhoods, within the TLSP do not have minimum or maximum densities; however, there is a development cap on the number of housing units in each of the neighborhoods.

The current 2017 TLSP identifies a total capacity of 6,813 residential units and 9,532,419 SF of nonresidential capacity within the entire TLSP area (see *Table 3-1, Specific Plan Amendment Summary*). The proposed TLSP SPA identifies a total capacity of 9,024 residential units and 9,532,419 SF of nonresidential capacity within the TLSP area (see *Table 3-1, Specific Plan Amendment Summary*).

More specifically, within the Modified Project area (neighborhoods D and G), the 2017 TLSP identifies a total of 4,486 residential units and 3,248,890 SF of nonresidential capacity (see *Table 3-2, Comparison of Approved Project to Modified Project*). The proposed Modified Project identifies a total capacity of 6,697 residential units and 3,249,500 SF of nonresidential capacity (see *Table 3-1, Specific Plan Amendment Summary*).

While the SPA would increase the residential capacity by 2,211 units, the provision for density bonuses under State law is applicable to the Modified Project site as well. If existing density bonuses are applied to the proposed residential capacity under the SPA, an additional 2,759 units would need to be accommodated. As a result, the proposed allowed residential capacity increase of 2,211 and the potential of 2,759 density bonus units, for a total of 4,970 units, will be conservatively analyzed throughout the environmental documentation for the Project.

Changes in residential and nonresidential development capacity between the Approved Project and proposed Modified Project are captured in *Table 3-2, Comparison of Approved Project to Modified Project*. Although a specific development project is not proposed as part of the Project, for analysis purposes, the Project buildout year is assumed to be 2045.

Table 3-1: Specific Plan Amendment Summary

PA	LAND USE	SPECIFIC PLAN ACRES	ADOPTED SPECIFIC PLAN		PROPOSED AMENDED SPECIFIC PLAN		DIFFERENCE (PROPOSED – CURRENT)	BUILT/APPROVED		REMAINING	
			MAX RESIDENTIAL UNITS	MAX NON-RESIDENTIAL SQ. FT.	MAX RESIDENTIAL UNITS	MAX NON-RESIDENTIAL SQ. FT.		RESIDENTIAL	NON-RESIDENTIAL	RESIDENTIAL	NON-RESIDENTIAL
1	Education Village	120	-	2,254,200	-	2,254,200	No Change	-	210,564	-	2,043,636
2	Community Park	29	-	1,000	-	1,000	No Change	-	2,000	-	(1,000)
3	Transitional/ Emergency Housing	5	-	387	-	387	No Change	-	387	0	0
				133,294		133,294					
4-5	Residential	106	895	-	895	-	No Change	895	-	0	0
6	Regional Park	85	-	574,992	-	574,992	No Change	-	-	-	574,992
7	Commercial	21	-	248,292	-	248,292	No Change	-	248,292	-	0
8 ³ (D North)	Recreation/ Entertainment Core	190	-	1,547,690	1,911	1,547,690	1,911 DU	-	-	1,911	1,547,690
							No Change Sq. Ft.				
9-12	Commercial/ Business	117	-	1,588,198	-	1,588,198	No Change	-	385,937	-	1,202,225
13-14 (D South)	Mixed-Use Urban	124	1,672	606,000	1,772	606,000	100 DU	776	-	996	606,000
							No Change Sq. Ft.				
15 (G)	Mixed-Use Transit	271	2,814	6	3,014	1,095,200	200 DU	785	-	2,229	1,095,200
				1,095,200			No Change Sq. Ft.				
16-19	Commercial	103	-	1,483,553	-	1,483,553	No Change	-	1,016,000	-	467,553
20	Residential	29	376	-	376	-	No Change	376	-	0	
21	Residential	127	654	-	654	-	No Change	654	-	0	
22	Residential	73	402	-	402	-	No Change	402	-	0	
	ROW	206					-			0	
	TOTAL	1,606	6,813	9,532,419	9,024	9,532,419	2,212 DU (1,755,306) Sq. Ft.	3,888	1,996,087	5,136	7,536,296

Table 3-2: Comparison of Approved Project to Modified Project

Land Use	Unit	Neighborhood D South (PA 13 & 14)		Neighborhood D North (PA 8)		Neighborhood G (PA 15)		Approved Total	Proposed Total	Modified Project - Approved Project
		Approved Project ¹	Modified Project	Approved Project ¹	Modified Project ²	Approved Project ¹	Modified Project			
Single Family Housing	DU	-	117	-	-	-	692	-	809	809
Multi-Family Housing	DU	1,672	1,655	-	1,911	2,814	2,322	4,486	5,888	1,402
Hotel	SF	165,600	36,000	-	36,000	-	-	165,600	72,000	(93,600)
Neighborhood Commercial	SF	-	-	-	-	95,200	-	95,200	-	(95,200)
Community Commercial	SF	20,400	10,000	1,547,690	1,038,690	-	36,500	1,568,090	1,085,190	(482,900)
Office	SF	420,000	443,000	-	473,000	-	704,700	420,000	1,620,700	1,200,700
Continuing Care - Senior Housing	SF	-	117,000	-	-	1,000,000	354,000	1,000,000	471,000	(529,000)
High School	STU	-	-	1,784	1,784	-	-	1,784	1,784	-
Park - Legacy Park (Passive)	AC	6	6	54	54	31	31	91.0	91.0	-
Park - Sports Park (Active)	AC	-	-	45	45	-	-	45.0	45.0	-
Total Residential	DU	1,672	1,772	-	1,911	2,814	3,014	4,486	6,697	2,211
Total Nonresidential⁵	SF	606,000	606,000	1,547,690	1,547,690	1,095,200	1,095,200	3,248,890	3,248,890	-
<i>Density Bonus</i>		-	655	-	956	-	1,148	-	2,759	2,759
Potential Residential Buildout w/ Density Bonus		1,672	2,427	-	2,867	2,814	4,162	4,486	9,456	4,970

¹Approved Project refers to the 2017 Specific Plan Amendment to the TLSP.

²Neighborhood D North includes 1,356 buffer units.

3.2 PROJECT OBJECTIVES

CEQA Guidelines §15124(b) (Title 14 California Code of Regulations [CCR]) requires “A statement of objectives sought by the proposed project. A clearly written statement of objectives would help the Lead Agency develop a reasonable range of alternatives to evaluate in the EIR and would aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project.” The proposed TLSP amendment outlines a variety of “Guiding Principles” and related Goals that form the Project Objectives of the Project, including the following:

- Implement Program 1.1 a of the 6th Cycle 2021-2029 Housing Element to provide for the opportunity for future residential development on three sites in the TLSP as identified by the HEU Sites Inventory, with a minimum density of 20 units per acre (du/acre) on the selected sites.
- Reposition the remaining undeveloped lands in Planning Areas 8, 13, 14 & 15 to allow increased capacity for residential development and to accommodate various levels of affordability.

3.3 DISCRETIONARY ACTION CHECKLIST

The City of Tustin has primary approval responsibility for the Project. As such, the City serves as the lead agency for this DSEIR pursuant to CEQA Guidelines §15050. The Tustin Planning Commission will evaluate this DSEIR and the TLSP Amendment and make a recommendation to the City Council whether the TLSP Amendment should be adopted and the DSEIR be certified. The City Council is the decision-making authority for the Project and will consider the Project along with the Planning Commission’s recommendation, the information in the DSEIR and the Project’s administrative record. The City Council will make a final decision to approve, approve with changes, or deny the Project. In the event of approval of the Project and certification of the DSEIR, the City would later conduct administrative and discretionary reviews and grant ministerial and discretionary permits and approvals to implement Project requirements, conditions of approval, mitigation measures and future developments on the Projects sites. Approval and implementation of the TLSP Amendment requires City approval of the following discretionary actions:

City of Tustin

- Certification of the SEIR.
- Adoption of the TLSP amendment to increase the allowed units in Neighborhood D and a portion of Neighborhood G.
- Adoption of Objective Design Standards for TLSP land use designations.

Potential future discretionary actions including, but not limited to:

- Exclusive Negotiating Agreements (ENAs).
- Disposition and Development Agreements.
- Residential Density Bonuses.
- Development Agreements.

As part of the proposed Project, subsequent approvals are anticipated to be requested from following responsible agencies:

- Airport Land Use Commission.
- Tustin Unified School District.
- Santa Ana Unified School District (potentially; portion of Neighborhood D South)
- South Orange County Community College District.
- Approval of the Water Supply Assessment from Irvine Ranch Water District.

4 ENVIRONMENTAL CHECKLIST

4.1 BACKGROUND

Project Title: TLSP Amendment	
Lead Agency: City of Tustin	
Lead Agency Contact: Samantha Brier, Senior Planner	
Project Location: Tustin Legacy Specific Plan (TLSP) area; bounded by Edinger Ave., Harvard Ave., Barranca Pkwy, and Red Hill Ave.	
Project Sponsor's Name and Address: City of Tustin, 300 Centennial Way, Tustin, CA 92780	
General Plan and Zoning Designation: The Project site has a General Plan land use designation of TLSP (TLSP) and a zoning designation of SP 1 – Tustin Legacy, as shown in Figure 2-4, <i>Existing General Plan Land Use</i> and Figure 2-5, <i>Existing Zoning</i> .	
Project Description: The proposed Project is a Specific Plan Amendment (SPA) to the TLSP, which would amend Neighborhoods D North, D South, and G of the TLSP to accommodate additional units as shown in Table 3-1, which would implement Program 1.1a of the 2021-2029 Housing Element Update (HEU). The Project proposes upzoning the Project sites to add a total of 855 additional residential units to the existing residential unit cap for the TLSP. This includes the rezoning of 3.7 acres of property exclusively for residential use, to accommodate 203 potential dwelling units for lower income households. The SPA would also include 1,356 buffer units within Neighborhood D North, which are intended to accommodate identified housing element units that are not developed on the other HEU sites. Altogether, the HEU sites and the buffer units total an additional 2,211 units that would be added to the existing capacity of the TLSP. The environmental analysis prepared for the TLSP amendment will also consider density bonus units authorized under State density bonus law, which has the potential of facilitating 2,759 additional units. Therefore, a total of 4,970 units will be analyzed in the DSEIR.	
Surrounding Land Uses and Setting:	
Northwest (Tustin)	Red Hill Avenue, business commercial, warehousing, & offices
Northeast (Tustin)	Metrolink train tracks/station, Como Channel (stormwater), Tustin Meadows & Peppertree Residential Communities (SFR), warehousing, & offices
Southwest (Irvine)	Restaurants, retail, offices, & storage
Southeast (Irvine)	Tustin Field Residential Community (MFR & SFR), OC Succulents Nursery, Creekside Education Center, parkland, & Columbus Grove Residential Community (SFR)
Other Public Agencies Whose Approval is Required: South Orange County Community College District, Airport Land Use Commission, Tustin Unified School District, Santa Ana Unified School District, and Approval of the Water Supply Assessment from Irvine Ranch Water District.	

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/Forestry Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Energy
<input type="checkbox"/>	Geology/Soils	<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards/Hazardous Materials
<input checked="" type="checkbox"/>	Hydrology/Water Quality	<input checked="" type="checkbox"/>	Land Use/Planning	<input type="checkbox"/>	Mineral Resources
<input checked="" type="checkbox"/>	Noise	<input checked="" type="checkbox"/>	Population/Housing	<input checked="" type="checkbox"/>	Public Services
<input type="checkbox"/>	Recreation	<input checked="" type="checkbox"/>	Transportation	<input checked="" type="checkbox"/>	Tribal Cultural Resources
<input checked="" type="checkbox"/>	Utilities and Service Systems	<input type="checkbox"/>	Wildfire	<input checked="" 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

Justina Willkom, Community Development Director

City of Tustin

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.

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5 ENVIRONMENTAL ANALYSIS

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

5.1 AESTHETICS

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>

Prior Environmental Findings

The certified FEIS/EIR evaluated views of the TLSP area from the surrounding viewshed and determined that development would alter the appearance of the area to varying degrees, including the Project area as seen from the surrounding viewshed and views from within the TLSP. Development would create visual contrast between new development and existing scattered buildings, hardscape, and vacant land in various portions of the Project area over the approximately 20-year development duration. However, the FEIS/EIR determined that the only significant visual impact identified in the FEIS/EIR was the potential loss of the existing blimp hangars, which would change existing foreground, middle-ground, and background views.

At the time the FEIS/EIR was adopted Hangars 28 and 29 were listed on the National Register of Historic Places (NRHP); as the two hangars and some appurtenant structures had been determined eligible for listing as a National Historic District. Since the two hangars measured 178 feet high and 1,088 feet long, they were visible from several miles away. TLSP development could demolish both hangars and the other appurtenant structures and improvements that are elements contributing to eligibility for National Historic District listing. The loss of both hangars was identified as a significant and unavoidable visual impact. In accordance with Section 106 of the National Historic Preservation Act, the City of Tustin, the State Historic Preservation Office (SHPO), the Advisory Council on Historic Preservation, the Department of the Navy, and the County of Orange executed a Memorandum of Agreement that identified measures to mitigate the impacts of the destruction of portions of the eligible historic district, including the removal of Hangar 28 and Hangar 29 (RBF 2008). Pursuant to the agreement, the County of Orange conducted a marketing study of Hangar 28, and the City of Tustin conducted a marketing study of Hangar 29. Both jurisdictions

reached the conclusion that there is no economically viable use for the hangars, requiring implementation of mitigation measures.

Measures intended to mitigate the loss of the hangars as iconic features were identified in the Memorandum of Agreement associated with the TLSP, include requirements for a written history, documentary video, and exhibit. As discussed under Subsection 5.5.1, *Cultural Resources*, of the 2017 SEIR Initial Study, all mitigation measures identified in Stipulation III of the agreement have been satisfied.

Aesthetic impacts were then subsequently analyzed within the following previously approved CEQA documents:

The 2004 Supplemental EIR determined that if one hangar were retained, impacts to aesthetic resources would be less than significant; and impacts would remain significant and unavoidable if both hangars were demolished.

The 2006 Addendum concluded that although views from previously identified sensitive viewers were altered with the new development, the development was implemented in compliance with the MCAS Specific Plan development standards and design guidelines. The new development was visually consistent with existing residential development.

The 2013 Addendum found that there would be no new impacts related to aesthetics. It determined that although there would be an increase in floor area ratio (FAR), the land uses would be the same as previously analyzed and would not change building height restrictions, setbacks, signage, and other development standards.

The 2017 SEIR analyzed potential impacts that could result from the proposed increase of 2,212 residential units and a decrease of 1.7 million square feet of nonresidential land uses. As identified in the 2017 SEIR Initial Study, the change in land use mix and associated building types would alter the visual appearance of the Project area but would not result in a change in effect on a scenic vista.

As described above, the FEIS/EIR concluded that demolition of both historic hangars would have a significant visual impact, while the loss of only one hangar would be less than significant. The 2017 SEIR Initial Study determined that the proposed changes in land use under the 2017 TLSP SPA would not result in changes to the analysis and conclusions from the FEIS/EIR with respect to the hangars.

The proposed land use changes as part of the identified aesthetic impacts of the Approved Project as less than significant with no changes or new information requiring preparation of an EIR.

Current Conditions

According to the California Department of Transportation (Caltrans) Scenic Highway Map, the City of Tustin does not contain any scenic highways within or surrounding the City (California Department of Transportation, 2018). The nearest state scenic highway is Route 91 in the City of Orange, approximately 8.5 miles to the north. According to the County of Orange General Plan, there are no designated scenic roadways or scenic vistas in the Project vicinity (County of Orange, 2005).

Several developments within the Project site (Neighborhoods D and G) have been completed since certification of the Approved Project consistent with the approved CEQA analysis prepared. The first phase of a 40-acre middle school and high school, Legacy Magnet Academy, at the southwest corner of Tustin Ranch Road and Valencia Avenue in Neighborhood D (North) was completed in 2020. The Landing (Brookfield development) is a 400-unit above-moderate-income development within Neighborhood D South that was entitled in 2022 and is currently under construction. The project is currently under construction. Additionally, Alley Grove Promenade is currently under construction directly south of The Landing. The Alley

Grove Promenade project is an approximately 2.8-acre open space pedestrian walkway/multimodal connection from Armstrong Avenue to Tustin Ranch Road through Neighborhood D South at Tustin Legacy.

CalAtlantic Homes developed Levity at Tustin Legacy, a 218-unit above-moderate-income development within Neighborhood G. Project was entitled in 2018 and has since been completed.

On November 7, 2023, a fire erupted in Navy Hangar 28. The Navy hangar was completely destroyed, and as of the date of this initial study, it is undergoing demolition and removal. An investigation to determine the cause of the fire is currently underway. Notably, the fire was contained to Navy Hangar 28, such that Navy Hangar 29 was not impacted, and remains unaltered.

2017 SEIR Measures Applicable to the Proposed Project

MM Vis-1 An urban design plan shall be adopted to provide for distinct and cohesive architectural and landscape design, features, and treatments, and harmony with existing adjacent landscape.

a) Have a substantial adverse effect on a scenic vista?

Impacts Associated with the Modified Project

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. 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 change in land use mix and associated building types would alter the visual appearance of the Project site but would not result in a change in effect on a scenic vista. No new significant impacts would occur. The proposed Project is an amendment to the TLSP, which would amend PAs 8, 13, 14 and 15 of the TLSP to accommodate a total of 4,970 additional units within Neighborhoods D South, D North, and G. The intensification in residential density of the area could slightly alter the visual appearance of the Project site but would not result in a change in effect on a scenic vista. No new significant impacts would occur. Therefore, this topic will not be carried forward in the SEIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Project site is not within the vicinity of a designated state scenic highway. The nearest designated state scenic highway to the site is State Route 91 (SR-91), about 8.5 miles to the north (California Department of Transportation, 2018). Implementation of the TLSP Amendment would not impact scenic resources in a state scenic highway. Therefore, this topic will not be carried forward in the SEIR.

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?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The proposed Project is an amendment to the TLSP, which would amend PAs 8, 13, 14 and 15 of the TLSP to accommodate additional units within Neighborhoods D South, D North, and G. The Project proposes upzoning Neighborhood D South by 100 units from the existing 1,296-unit capacity to 1,396-unit capacity; and Neighborhood G by 200 units from the existing 2,029-unit capacity to 2,229-unit capacity. Additionally, the Project would add capacity for 555 residential units to Neighborhood D North, which currently is planned exclusively for nonresidential land uses. Pursuant to the City's adopted Housing Element, the TLSP will also include 1,356 buffer units in Neighborhood D North, which are intended to make up for any potential units that not developed on the other HEU sites. Together, the HEU sites and buffer units equate to an additional 2,211 units. Additionally, because the Project site is subject to the Surplus Land Act, a density bonus of up to 50 percent is allowed under certain conditions. Therefore, a total of 4,970 units were analyzed for potential buildout under Neighborhood D South, D North, and G, respectively.

The intensification in residential density of the area could slightly alter the visual appearance of the Project site. However, future development would follow existing development standards and design guidelines, including building height requirements, setbacks, and signage that represent the change in land uses, while maintaining or enhancing the character of the TLSP area. The proposed TLSP SPA would not significantly alter allowable heights in the Project site such that it would degrade the quality or character of the site. For example, the Adopted TLSP allows heights of up to 150 feet in Planning Areas 8 and 13-14 with some exceptions allowing up to 180 feet; the TLSP Amendment would not increase allowable building heights beyond these limits. Further, the Specific Plan Amendment would be required to comply with Mitigation Measure Vis-1 from the certified FEIS/EIR, which required an urban design plan to provide for distinct and cohesive architectural and landscape design as well as harmony with adjacent landscaping. The urban design plan required under Mitigation Measure Vis-1 would require updating in response to modifications to the land use plan proposed in the TLSP Amendment. No new significant impacts would occur. Therefore, this topic will not be carried forward in the SEIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Spill light occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location and light escapes and partially illuminates a surrounding location. Sensitive uses (e.g., residential uses) surrounding the Project site could be impacted by the light from development within the boundaries of the Project site if light spill occurs.

Glare is the result of improperly aimed or blocked lighting sources that are visible against a dark background such as the night sky. Glare may also refer to the sensation experienced looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort. Glare generally does not result in illumination of off-site locations but results in a visible source of light viewable from a distance. Glare could also occur from building materials of the new structures, including glass and other reflective materials.

The intensification in residential density of the area could slightly alter the visual appearance of the Project site. However, consistent with the conclusions in the FEIS/EIR, residential lighting would be similar to light sources associated with the existing commercial, industrial, and residential uses adjacent to the Project site. Additionally, lighting added onsite by implementation of the TLSP Amendment would only be visible from close range due to the flat topography of the site and structures on and surrounding the site. No new significant lighting impacts would occur. Therefore, this topic will not be carried forward in the SEIR.

5.2 AGRICULTURE AND FORESTRY 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:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Environmental Findings

The certified FEIS/EIR identified 702 acres of Important Farmland onsite: 682 acres of Prime Farmland and 20 acres of Farmland of Statewide Importance. In 1999, 530 acres were leased for cultivation with row crops and citrus. Conversion of farmland to nonagricultural uses was identified as a significant and unavoidable impact in the FEIS/EIR. No substantial change to the previous analysis was identified in the 2004 Supplemental EIR, 2006 Addendum, 2013 Addendum, or 2017 Subsequent EIR.

Current Conditions

The Project site does not contain any designated important farmland. Since certification of the FEIS/EIR, all agricultural activities have ceased. The current California Department of Conservation's Farmland Mapping and Monitoring (FMMP), published August 2011, has been updated to reflect the absence of agricultural activities. The TLSP area is mapped as "Urban and Built-Up Land" and "Other Land." Additionally, no land is designated for forest land, timberland, or timberland production within the Project site.

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 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. Per Section 21060.1 of the State CEQA Guidelines, Farmland of Local Importance and Grazing Land are not considered Farmland.

Although the prior environmental findings identified farmland within the TLSP area, there are currently no farmland or agricultural activities on the Project site. No prime farmland, farmland of statewide importance, or unique farmland is mapped within the Project site on the California Important Farmland Finder maintained by the Division of Land Resource Protection (California Department of Conservation, 2018). The Project would not convert mapped important farmland to nonagricultural uses, and no impact would occur. Additionally, no change from the previous analysis is required.

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.

As noted above, there are currently no agricultural uses within the Project site. Additionally, as noted in the 2017 SEIR, there are no Williamson Act contracts in effect on the proposed Project site. No impact would occur. No change from the previous analysis is required.

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." "Timberland" is defined as "land, other than land owned by the federal government and land designated 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." "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)."

Land onsite is zoned for the TLSP, which allows for development of a mix of residential, commercial, recreational, and institutional land uses. As noted above, land within the Project site is not designated for forest land, timberland, or timberland production on the Project site. No impact would occur and no change from the previous analysis is required.

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

No Impact. The Project site is disturbed and partially developed (see Figure 2-3, Aerial). According to the U.S. Geological Survey (USGS) National Land Cover Database Map (2021), the Project site does not contain cover consistent with classification for forest land and is primarily shrub/scrub and developed land cover (U.S. Geological Survey, 2023). Therefore, no impact would occur and no change from the previous analysis is required.

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 Project site does not contain agricultural or forest land. The Project site is surrounded by built-out urban uses in Irvine and Tustin. There is no mapped important farmland near the site, and implementation of the Project would not indirectly cause conversion of mapped important farmland to nonagricultural uses or the conversion of forest land to non-forest use. No impact would occur and no change from the previous analysis is required.

5.3 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:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>

Prior Environmental Findings

The certified FEIS/EIR addressed consistency of the MCAS Specific Plan with the South Coast Air Quality Management District (SCAQMD) Air Quality Management Plans (AQMPs), construction-related emissions, operational emissions, localized carbon monoxide (CO) “hotspots,” and air toxics. The FEIS/EIR concluded that the MCAS Tustin Specific Plan would not be consistent with the 1994 and 1997 AQMPs because these plans did not consider the planned intensity assumed by the Specific Plan. This impact was significant and unavoidable, and a statement of overriding considerations was adopted.

The FEIS/EIR concluded that there were significant and unavoidable construction-related (short-term) emissions that exceeded the SCAQMD thresholds. Even with incorporation of mitigation measures, impacts were determined to remain significant and a statement of overriding considerations was adopted.

Operational emissions were also considered significant and unavoidable even with implementation of the City’s Traffic Reduction/Traffic Demand Management program (Ordinance No. 1062, approved in 1991), which has policies to reduce long-term emissions. A statement of overriding considerations was adopted for this impact. However, the FEIS/EIR concluded that operational emissions from businesses would comply with SCAQMD’s regulations for operation and would be less than significant.

The FEIS/EIR concluded that no sensitive receptors would be exposed to CO hotspots. The analysis included intersections with the highest traffic volumes and LOS during the years 2005 and 2020.

Air quality impacts were then subsequently analyzed within the following previously approved CEQA documents:

The 2004 Supplemental EIR determined that the project would not result in new additional impacts and the implementation of Tustin Ranch Road would be consistent with applicable policies and would reduce overall CO Hotspot impacts. However, the impact of the Approved Project on air quality would remain significant and unavoidable.

The 2006 Addendum concluded that there was no substantial change and a reduced impact due to the reduction of nonresidential square footage and redistribution of residential uses. The project incorporated

all applicable mitigation measures and revised MM AQ-1 to reflect amendments to Rules 402 and 403. No new impacts were identified.

The 2013 Addendum analyzed a specific project and updated the air quality analysis to identify construction and operational related impacts resulting from the construction of up to 816,929 square feet of academic office space and the extension of Bell Avenue. Based on this analysis it was determined that SCAQMD thresholds would not be exceeded, and no new significant impacts would occur.

Because the 2016 Air Quality Management Plan (AQMP) was being drafted at the time that the 2017 SEIR was released, the thresholds in the 2017 SEIR were based on the adopted 2012 AQMP. The 2017 SEIR found that the 2017 TLSP SPA would accommodate more dwelling units, and the growth associated with these additional residential land uses is accounted for in the 2012 AQMP (2017 Draft SEIR, p. 5.1-19). Therefore, similar to the Adopted Specific Plan, the 2017 TLSP SPA was determined to be inconsistent with the 2012 AQMP.

Compared to the Adopted Specific Plan as quantified using CalEEMod, the 2017 SPA was determined to result in an increase in VOC, CO, SO_x, PM₁₀, and PM_{2.5} air pollutant emissions (2017 Draft SEIR, p. 5.1-20). However, the net change in emissions would not exceed SCAQMD's regional significance thresholds for construction emissions. Therefore, there would not be a substantial increase in the severity of previously identified impacts regarding construction emissions.

The total emissions associated with implementation of the project were identified to exceed the SCAQMD operation-related regional significance thresholds for all of the criteria air pollutants except for SO₂ (2017 Draft SEIR, p. 5.1-20). This result is similar to the total long-term emissions associated with the Adopted Specific Plan. However, implementation of the project was found to result in reduced emissions for NO_x, CO, SO₂, PM₁₀, and PM_{2.5} when compared to the Adopted Specific Plan, due to an anticipated decrease in vehicle trips associated with the 2017 TLSP SPA.

Findings of the 2017 SEIR anticipated that the Modified Project and Adopted Specific Plan would generate similar localized construction-related emissions and would both result in a significant localized construction-related emissions impacts (2017 Draft SEIR, p. 5.1-24). Therefore, no new significant impacts would occur.

The Initial Study prepared for the 2017 SEIR determined that the proposed change in land use mix from nonresidential to residential would not generate a substantial increase in odor generation and no new impacts on objectionable odors would occur (Placeworks, 2015, p. A-50). However, the project would accommodate more dwelling units, and the growth associated with these additional residential land uses is accounted for in the 2012 AQMP. Therefore, similar to the Adopted Specific Plan, the project was determined inconsistent with the 2012 AQMP and impacts were determined to be significant and unavoidable.

Current Conditions

The TLSP area continues to be within the South Coast Air Basin (SCAB) under the jurisdiction of the SCAQMD and California Air Resources Board (CARB). Since certification of the FEIS/EIR and subsequent analyses, there have been several changes to the regulatory environment. On October 1, 2015, the U.S. Environmental Protection Agency (EPA) strengthened the National Ambient Air Quality Standards (NAAQS) for ground-level ozone, lowering the primary and secondary ozone standard levels to 70 parts per billion (ppb). The South Coast Air Basin is classified as an "extreme" nonattainment area and the Coachella Valley is classified as a "severe-15" nonattainment area for the 2015 Ozone NAAQS. The 2022 AQMP was developed to address the requirements for meeting this standard and was adopted December 2, 2022, by the South Coast AQMD Governing Board. Additionally, a newer version (version 2020.4.0) of the California Emissions Estimator Model (CalEEMod) was released that has updated emissions factors, therefore the emissions calculated for the Adopted TLSP used a version of the model that is currently outdated.

The existing conditions in the Project area have changed since the FEIS/EIR. This analysis will update the environmental conditions based on the most current air quality data.

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

Change in Project Requiring EIR Revisions. As stated above, several updates to the AQMP have occurred since the FEIS/EIR was certified. Although the overall intensity of development in the TLSP area would remain the same, the Project would increase residential units, which may cause population to exceed current growth projections for the area. This increase in population and the consistency of the Project's regional emissions with the current 2016 AQMP would need to be evaluated in the SEIR.

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)?

Change in Project Requiring EIR Revisions. The Project would increase residential uses and maintain nonresidential uses. There would be changes in air quality emissions based on the addition of residential units and on the new and updated air quality model with updated emissions factors. As part of the SEIR, an air quality technical analysis will be prepared to determine the change in short-term and long-term criteria air pollutant emissions from the Project. CalEEMod will be used to model criteria air pollutant emissions from the Approved Project and the proposed Project at buildout. The criteria for air pollutant emissions analysis will be based on the average daily trip generation and/or vehicle miles traveled (VMT) for the Approved Project and the TLSP Amendment. The SEIR will compare the net increase in emissions at buildout to SCAQMD's regional significance thresholds and determine if there are any new significant impacts or mitigation measures required. Therefore, this topic will be carried forward in the SEIR.

c) Expose sensitive receptors to substantial pollutant concentrations?

Change in Project Requiring EIR Revisions. The Project would increase residential uses and maintain nonresidential uses. There would be changes in air quality emissions based on the addition of residential units and on the new and updated air quality model with updated emissions factors. The Project could result in increased operational emissions that could increase the exposure of sensitive receptors to pollutant concentrations. Detailed construction information would not be available at this program level of analysis. The SEIR will qualitatively analyze localized air pollution impacts from construction equipment exhaust and fugitive dust for their potential to elevate concentrations of air pollutants at the land uses surrounding the development sites. Mitigation measures to reduce potential impacts will be identified in the SEIR, as necessary. Therefore, this topic will be carried forward in the SEIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Initial Study prepared for the 2017 SEIS/EIR concluded that the TLSP would not generate objectionable odor and did not require further analysis. The proposed increase in residential units would not generate a substantial increase in odor generation. Residential uses may generate odors from backyard barbecue smoke, lawn mower exhaust, or application of exterior paints. The types and concentrations of odors generated would be typical of similar communities and the surrounding residential uses. The amount of nonresidential use would be maintained. Therefore, the Project impacts would be equivalent to previously identified odor generation from those uses. The Project would be consistent with Section 3.18.4 of the TLSP, which requires uses that produce odors, toxic gases, or noxious matter detectable outside the property lines of the premises to be modified to prevent such emissions.

5.4 BIOLOGICAL RESOURCES

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>

Prior Environmental Findings

The certified FEIS/EIR determined that implementation of the Specific Plan would result in impacts to jurisdictional waters and wetlands and to southwestern pond turtle. The FEIS/EIR did not find burrowing owls or suitable habitat for burrowing owls onsite. The FEIS/EIR identified several potential jurisdictional waters onsite, including but not limited to ditches and drainages, the Santa Ana/Santa Fe Channel, the Barranca Channel, and Peters Canyon Channel. It identified impacts to 16.2 acres of jurisdictional waters, 2.4 acres of which were vegetated wetlands. The FEIS/EIR determined that there would be no impacts to federally listed threatened or endangered plant or animal species. It found that there would be a direct impact to four loggerhead shrike, but that it would not have an overall adverse effect to the population in southern California. Mitigation Measures were included to require necessary Section 404 and 1601 permits for the impacts of jurisdictional waters; the capture and relocation of pond turtles to avoid impacts to wildlife; and the contribution of funds to create a relocation site for turtle habitat to mitigation impacts to sensitive

habitat in coordination with the California Fish and Game Commission (CFGC). Overall, impacts were determined to be less than significant with mitigation.

Subsequently, in the 2006 Addendum, impacts to biological resources were analyzed and several determinations and mitigation measures were revised.

Mitigation measures were required in the certified FEIS/EIR and revised in the 2006 Addendum; the aforementioned impacts are less than significant after implementation of mitigation. Note that a capture and relocation plan was approved by the California Department of Fish and Wildlife (CDFW) for the southwestern pond turtle, and all turtles have been relocated.

The 2006 Addendum, which covered 1,511 acres of the Project area in the City of Tustin, identified 0.68 acres of federally protected wetlands in that area. Mitigation measures for impacts to jurisdictional waters and wetlands were included in the FEIS/EIR and revised in the 2006 Addendum.

The 2006 Addendum also identified 0.8 acre of riparian area jurisdictional to CDFW onsite and concluded that development would result in a significant impact to that entire riparian area. Mitigation measures were identified in the FEIS/EIR that would reduce impacts to less than significant.

The 2006 Addendum concluded that the Specific Plan area does not support wildlife movement.

The 2017 SEIR Initial Study determined that proposed amendment at the time would not change the overall development footprint of the TLSP (Placeworks, 2015, p. 42). Implementation of the TLSP Amendment would not cause impacts to biological resources that were not previously analyzed in the FEIS/EIR. As noted above, the CDFW approved a pond turtle relocation and mitigation plan for the project, and all turtles have been relocated. Previously approved Mitigation Measures Bio-2, Bio-3, and Bio-4 would also be applicable to the Modified Project. Implementation of the Modified Project would not result in new impacts to any special status species or their habitats, and mitigation measures would reduce impacts to less than significant. The Initial Study determined that no new significant impacts on candidate, sensitive, or special status species would occur.

The 2017 SEIR Initial Study determined that development area for the TLSP Amendment would be the same as the Project area analyzed in the FEIS/EIR (Placeworks, 2015, p. 43). No new areas would be developed. According to the 2022 Annual Mitigation Monitoring Report (see Appendix C), the City has 401, 404, and 1602 permits that apply to the TLSP area. These permits and responsibilities would be assigned to subsequent developers as applications are submitted. With implementation of MM Bio-1, impacts to areas under the jurisdiction of CDFW and Waters of the US would be reduced to a less than significant impact. Future developers would be required to obtain permits from CDFW, the Regional Water Quality Control Board (RWQCB), and the US Army Corps of Engineers (Corps). This would not result in a significant change in the impact conclusions of the FEIS/EIR. The Initial Study determined that no new significant impacts on riparian habitat or federally protected wetlands would occur.

The 2017 SEIR Initial Study found that implementation of the 2017 TLSP SPA would not interfere substantially with wildlife movement and would not result in the removal of substantial amounts of trees or shrubs that could be used by nesting migratory birds protected under federal and state laws (Placeworks, 2015, p. 54). The Initial Study determined that no new significant impacts on riparian habitat or federally protected wetlands would occur.

Finally, the 2017 SEIR Initial Study determined that the project would not conflict with the NCCP/HCP or any other local policies or ordinances protecting biological species and no impact would occur.

Therefore, the 2017 SEIR determined that impacts to biological resources would be consistent with determinations made by previous CEQA documents and impacts to biological resources would be less than significant with previously approved mitigation measures Bio-1 through Bio-4.

2017 SEIR Measures Applicable to the Proposed Project

- MM Bio-1 The project proponents of any development affecting jurisdictional waters of the U S or vegetated wetlands shall obtain Section 401, Section 404, Section 1602, and other certifications, approvals, and permits, as necessary. Copies of the necessary state and federal permits shall be provided to the City prior to the issuance of mass or grading permits for grading activities impacting jurisdictional areas. A replacement ratio for affected wetland resources shall be determined in consultation with regulatory agencies as part of the permitting process and shall be no less than 1:1 replacement of function and value. Additional criteria and requirements will be as follows:
- Create (establish), restore, or enhance wetland/riparian habitats on-site to the maximum extent practicable to minimize and replace the on-site loss of USACE and CDFG jurisdictional acreage and function, or off-site as may be permitted by the USACE and CDFG.
 - To return jurisdictional habitats that are temporarily disturbed during construction to preconstruction conditions.
 - To provide for maintenance, management and monitoring of the mitigation site or sites for a minimum of three years as determined through the permitting process.
- MM Bio-2 Based on consultations with CDFG, City of Tustin, or a project proponent as applicable, an off-site relocation site for southwestern pond turtles captured on site shall be identified that is as close to the Reuse Plan area as possible and that is sustainable in perpetuity. (No appropriate habitat is available for relocation.) Potential relocation site include but are not limited to a turtle pod and relocation site located in upper Shady Canyon within the Orange County Nature Preserve; or the San Joaquin Marsh, which is managed by UC Irvine, Irvine Ranch, and the Orange County Water District. Some property owners and public agencies may be averse to the relocation of species of special concern onto their property or jurisdiction, and it would be speculative to identify actual sites prior to the completion of consultation with CDFG and potential property owners and/or appropriate public agencies. A relocation and mitigation plan shall be prepared by a qualified biologist for approval by the CDFG. The relocation and mitigation plan shall include the following:
- Requirement for focused surveys for southwestern pond turtles prior to construction activities and submittal of survey report to the CDFG.
 - Identification of specific relocation site within the Newport Bay watershed.
 - Methodology for trapping, capture, recordation and release of southwestern pond turtles.
 - Requirement of biological monitoring during construction and requirement for capture and relocation by a qualified biologist of any additional southwestern pod turtles observed during construction.
- MM Bio-3 Permits from the CDFG shall be obtained for live-capture of the turtles and for transporting them to the relocation site.
- MM Bio-4 A project proponent shall negotiate with the CDFG or other agency for organization as appropriate, for relocation of turtles and/or contribution of funds to improve, restore, or

create a relocation site as turtle habitat, in conjunction with any regulatory permits necessary.

Current Conditions

As stated previously, many parts of the TLSP area are developed or currently under construction. Approximately 727 acres of the TLSP area are vacant: either undeveloped or remnants of the former military operation, such as unoccupied buildings, asphalt-paved streets and parking lots, concrete sidewalks and pads, and landscaping/groundcover. Vacant land on site has largely been graded and contains no native vegetation. Additionally, the TLSP area currently has a variety of public and private neighborhood parks in residential neighborhoods between both cities and the Veterans Sports Park, an approximately 30-acre community sports park, which was completed and opened in 2020.

- 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 Wildlife or U.S. Fish and Wildlife Service?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Project would increase the cap for residential units within Neighborhoods D South and G, and revise land uses in Neighborhood D North to allow for 1,911 residential units in an area previously planned for nonresidential land uses. Although the Project would allow for intensification of density, the Project would not change the overall development footprint of the TLSP. Portions of the vacant land identified as nonnative grassland in the FEIS/EIR have subsequently been developed and the entire Project area has been graded. An updated Biological Records Search was conducted for the Project, and included as Appendix A.

Implementation of the Project would not cause impacts to biological resources, as no development is proposed. Mitigation Measures Bio-2, Bio-3, and Bio-4 would be applicable to the Modified Project. As previously stated, CDFW approved a pond turtle relocation and mitigation plan for the Approved Project, and all turtles have been relocated. Implementation of the Project would not result in new impacts to any special status species or their habitats. The Project would allow the development of future housing by-right on various parcels within the Project site if certain conditions are met, and therefore, additional CEQA documentation would not need to be conducted. Therefore, Mitigation Measure Bio-5 has been included to require updated surveys at the time of future development to confirm site conditions are consistent with previous findings and additional impacts wouldn't occur as a result of the project. No impact would occur and no change from the previous analysis is required. Therefore, this topic will not be carried forward in the SEIR.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The jurisdictional delineation conducted for the FEIS/EIR identified Waters of the US and wetlands protected under the federal Clean Water Act; but not Waters of the State or riparian habitats jurisdictional to CDFW. The 2006 Addendum identified 0.8 acres of riparian habitat. The development area for the TLSP Amendment would be the same as the Project area analyzed in the Approved Project. No new areas would be developed. With implementation of MM Bio-1, impacts to areas under the jurisdiction of CDFW and Waters of the US would be reduced to a less than significant impact. Future developers would be required to obtain permits from CDFW, the Regional Water Quality Control Board (RWQCB), and the US Army Corps of Engineers (Corps). This would not result in a significant change in impact conclusions of the 2017 SEIR. No sensitive natural communities have been identified onsite in previous environmental documentation and no new sensitive natural communities have been identified through a biological record search. No impact would

occur and no change from the previous analysis is required. Therefore, this topic will not be carried forward in the SEIR.

- 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?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The development area for the TLSP Amendment would be the same as the Project area analyzed in the FEIS/EIR. No new areas would be developed. According to the 2022 Annual Mitigation Monitoring Report (see Appendix C), the City has 401, 404, and 1602 permits which apply to the Project area. These permits and responsibilities would be assigned to subsequent developers as applications are submitted. With implementation of MM Bio-1, impacts to areas under the jurisdiction of CDFW and Waters of the US would be reduced to a less than significant impact. Future developers would be required to obtain permits from CDFW, RWQCB, and the Corps. This would not result in a significant change in impact conclusions of the 2017 SEIR. No impact would occur and no change from the previous analysis is required. Therefore, this topic will not be carried forward in the SEIR.

- 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?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Existing vegetation onsite currently consists of landscaping in developed areas, nonnative grassland, and previously graded areas on vacant land. Previous environmental document prepared determined that the Project area does not support wildlife movement or a wildlife corridor due to surrounding development and lack of available habitat. Therefore, implementation of the Project would not interfere with wildlife movement, and no new significant impact would occur. Therefore, this topic will not be carried forward in the SEIR.

- e) **Conflict with any local policies or ordinances protecting biological resources?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As determined by the FEIS/EIR, there are no local policies protecting biological resources impacted by implementation of the Project. In 2018, the City of Tustin updated their General Plan. As shown in Table 5-1, *Consistency with 2018 General Plan Policies Protection Biological Resources*, the Project would be consistent with the goals and policies identified in the updated General Plan. No impact would occur. Therefore, this topic will not be carried forward in the SEIR.

Table 5-1: Consistency with 2018 General Plan Policies Protection Biological Resources

2018 City of Tustin General Plan Policy	Project Consistency with General Plan Policy
GOAL 5: Protect water quality and conserve water supply	
<p>Policy 5.1: Local drainage courses, channels, and creeks should be improved to protect vegetation and wildlife habitat wherever possible.</p>	<p>The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. The FEIS/EIR identified several potential jurisdictional waters onsite, including but not limited to ditches and drainages, the Santa Ana/Santa Fe Channel, the Barranca Channel, and Peters Canyon Channel. According to Section 5.4, <i>Biological Resources</i>, future developments would require necessary state and federal permits to be provided to the City prior to the issuance of mass or grading permits for grading activities impacting jurisdictional water areas. This would also require development projects to create (establish),</p>

	restore, or enhance wetland/riparian habitats on-site to the maximum extent practicable.
Policy 5.2: Protect groundwater resources from depletion and sources of pollution.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. As described in Section 5.10 <i>Hydrology and Water Quality</i> , future developments would protect water quality and groundwater recharge through the requirement of a project specific SWPPP and a WQMP.
Policy 5.3: Conserve imported water by requiring water conservation techniques, water conserving appliances, and drought-resistant landscaping.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. Development of the TLSP would require development of individual projects to comply with the CAL Green Building Code and would therefore implement sustainable water conserving practices.
Policy 5.4: Support the expansion of reclaimed water production and use wherever possible and economically feasible.	The TLSP SPA would not prevent the implementation of this measure as it would not prevent or conflict with any plans for the expansion of water reclamation facilities.
Policy 5.5: Protect water quality by responsible agency support of enforcement of water quality standards for water imported into the County, and to preserve the quality of water in the groundwater basin and streams.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. Water quality would be analyzed on a project-specific basis and protected through the requirement of a SWPPP and WQMP.
Policy 5.6: Coordinate water quality and supply programs with all responsible water agencies, and cooperate and participate in plan preparation and programs.	The TLSP SPA would not prevent the implementation of this measure and would coordinate with all applicable responsible water agencies. Additionally, a Water Supply Assessment would be prepared for TLSP SPA and will be analyzed within the SEIR.
Policy 5.7: Reduce and eliminate contamination of water supply from industrial operations.	Not applicable. The TLSP SPA does not propose any industrial operations and therefore would not prevent the implementation of this measure.
GOAL 6: Identify, designate, and preserve significant or unique riparian habitats.	
Policy 6.1: Encourage the County of Orange to restore riparian habitat above the Lower Peters Canyon Retarding Basin to be used as off-site mitigation for biologic impacts associated with projects located inside or outside the Planning Area.	Not applicable. The TLSP SPA would not prevent the implementation of the Lower Peters Canyon Retarding Basin as an off-site mitigation area for biological impacts as the TLSP area is not located near the Lower Peters Canyon Retarding Basin.
GOAL 7: Conserve and protect natural plant and animal communities.	
Policy 7.1: Inventory unique or significant tree stands, with particular attention given to the cedar stand, eucalyptus groves, and eucalyptus windrows in East Tustin. Develop standards to retain or incorporate the eucalyptus windrows and groves into development plans where feasible. The redwood/sequoia stand has been retained within a park site and integrated into the park design.	Not applicable. The TLSP SPA site has been previously graded, and no significant tree stands currently exist on the site.
Policy 7.2: Conserve important plant communities and wildlife habitats, such as riparian areas, wildlife movement corridors, wetlands, and significant tree stands through the practice of creative site planning, revegetation, and open space easements/dedications.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. As described in Section 5.4, <i>Biological Resources</i> , thresholds a) and b), The TLSP SPA site has been developed and the entire Project area has been graded. No sensitive natural communities have been identified onsite in previous environmental documentation and no new sensitive natural communities

	have been identified through biological record search. Additionally, future developers would analyze biological resources and would be required to obtain permits from CDFW, the Regional Water Quality Control Board (RWQCB), and the US Army Corps of Engineers (Corps).
Policy 7.3: Require development proposals in areas expected to contain important plant and animal communities to include biological assessments.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. As described above, future developers would analyze biological resources and would be required to obtain permits from CDFW, the Regional Water Quality Control Board (RWQCB), and the US Army Corps of Engineers (Corps).
Policy 7.4: Require new development to revegetate graded areas.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis.
Policy 7.5: Where feasible and consistent with flood control requirements, the treatment of Peters Canyon Wash should retain a natural appearance by minimizing concrete channelization, retaining or replanting indigenous vegetation and/or retaining open space areas along the drainage course.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. Peters Canyon Channel extends through the eastern part of the TLSP SPA area; however, future developments would be required to implement applicable flood control requirements.
Policy 7.6: Incorporate planting in new development areas in East Tustin to be compatible with the character and quality of the natural surrounding environment.	Not applicable. The TLSP SPA is not located within the East Tustin area. Therefore, the policy does not apply to the proposed Project.
GOAL 8: Conserve and protect significant topographical features, important watershed areas, resources, and soils.	
Policy 8.1: Develop standards to preserve the unique variety of landforms indigenous in hillside areas, and ensure that the development process is structured to ensure that grading and siting practice reflects the natural topography	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. The TLSP SPA is not located within a hillside area and would be consistent with development standards for the site, as ensured during plan check for individual projects.
Policy 8.2: Control erosion during and following construction through proper grading techniques, vegetation replanting, and the installation of proper drainage control improvements.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. Individual development projects within the TLSP SPA area would require a SWPPP and WQMP that would include BMPs for erosion control.
Policy 8.3: Encourage the practice of proper soil management techniques to reduce erosion, sedimentation, and other soil-related problems.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. Individual development projects within the TLSP SPA area would require a SWPPP and WQMP that would include BMPs for proper soil management.
Policy 8.4: Place restrictions upon and apply standards to the development of floodplain areas, ecologically sensitive areas and potentially hazardous areas.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. The Project site is not within a floodplain area and as described in Section 5.4, <i>Biological Resources</i> , threshold c), the City has 401, 404, and 1602 permits which apply to the Project area. These permits and responsibilities would be assigned to subsequent developers as applications are submitted. With implementation of MM Bio-1, impacts to areas under the jurisdiction of CDFW and Waters of the US would be reduced to a less than significant impact.

	<p>Additionally, according to section 5.9, <i>Hazards and Hazardous Materials</i>, the TLSP SPA is not located within a potentially hazardous area and future developments within the TLSP would be subject to existing regulations. Also, as stated in threshold b) above, no sensitive natural communities have been identified onsite in previous environmental documentation and no new sensitive natural communities have been identified through biological record search.</p>
<p>Policy 8.5: 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.</p>	<p>The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. Future developments under the TLSP SPA would be subject to design and development standards that are already included in TLSP and require a Geotechnical Investigation to identify risks due to geologic hazards.</p>
<p>Policy 8.6: Site planning and architectural design shall respond to the natural landform whenever possible to minimize grading and viewshed intrusion.</p>	<p>The TLSP SPA would not prevent the implementation of this measure. Future development projects under the TLSP SPA would follow design standards that are already included in TLSP. Additionally, as stated in Section 5.1, <i>Aesthetics</i>, the intensification in residential density of the area could slightly alter the visual appearance of the Project site but would not result in a change in effect on a scenic vista or natural landform. Additionally, the SPA would be required to comply with Mitigation Measure Vis-1 from the FEIS/EIR requiring an urban design plan to provide for distinct and cohesive architectural and landscape design as well as harmony with adjacent landscaping</p>
<p>Policy 8.7: Consider public acquisition of significant land resources for open space when funds are available.</p>	<p>Not applicable. The TLSP SPA area is not considered a significant land resource that requires consideration of public acquisition.</p>
<p>Policy 8.8: 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.</p>	<p>Not applicable. The TLSP SPA area does not include steep slopes and is not located by the El Modena fault, as described in Section 5.7, <i>Geology and Soils</i>.</p>
<p>Policy 8.9: Significant natural features shall be preserved and incorporated into proposed development projects.</p>	<p>Not applicable. There are no natural features within the TLSP SPA area, except for riparian areas as described in Section 5.4, <i>Biological Resources</i>.</p>
<p>Policy 8.10: Mitigate the impacts of development on sensitive lands such as steep slopes, wetlands, cultural resources, and sensitive habitats through the environmental review process.</p>	<p>The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. As described above, the TLSP SPA area is not characterized as having steep slopes. Additionally, as described in Section 5.4, <i>Biological Resources</i>, thresholds b) and c), the City has 401, 404, and 1602 permits which apply to the Project area. These permits and responsibilities would be assigned to subsequent developers as applications are submitted. With implementation of MM Bio-1, impacts to areas under the jurisdiction of CDFW and Waters of the US would be reduced to a less than significant impact. Future developers would also be required to obtain permits from CDFW, RWQCB, and the Corps. Furthermore, as described in Section 5.5, <i>Cultural Resources</i>, the changes</p>

	to land uses proposed as part of the Project would not result in any new impacts to historic or archeological resources with implementation of MM Arch-2, which would be required by individual development projects as part of the TLSP.
Policy 8.11: Encourage retention of permanent open space through dedication as a part of the development review/subdivision process.	Not applicable. The TLSP SPA is not subject to this General Plan policy.
Policy 8.12: Concentrate higher intensity uses in areas containing less sensitive landforms and preserve the most sensitive landform resources as open space.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. No sensitive landforms are located in the TLSP SPA area and therefore is not subject to preservation.
Policy 8.13: Non-developable or constrained areas should be evaluated for possible use as open space or recreational use.	Not applicable. As exemplified in the 2021-2029 Housing Element Update, identified housing sites have been evaluated and were determined to be developable.
Policy 8.14: Design an integrated open space system in the City that includes landscaped medians and parkways in City streets, the City's park system, bicycle and pedestrian trail systems, and active and passive open space with consideration given to developing guidelines to integrate the system with private open space.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis.
Policy 8.15: Preserve the open space value of the central Peters Canyon ridge by excluding buildings and overhead utility lines from being developed on top and careful siting and landscaping of structures adjacent to the ridgeline.	Not applicable. The TLSP SPA area is not located within the Peters Canyon ridge and is therefore future development implemented under the TLSP SPA would not conflict with this policy.
Policy 8.16: Site buildings and align roadways to maximize public visual exposure to natural features.	The TLSP SPA would not prevent the implementation of this measure and consistency would be analyzed on a project-specific basis. As described in Section 5.1, <i>Aesthetics</i> , future development would follow existing development standards and design guidelines, including building height requirements, setbacks, and signage that represent the change in land uses while maintaining or enhancing the character of the TLSP area. The proposed TLSP SPA would not significantly alter allowable heights in the Project site such that it would degrade the quality or character of the site, including natural features.
Policy 8.17: Maintain the natural profile and landform character of the "knoll" park site in East Tustin.	Not applicable. The TLSP SPA is not located in the East Tustin area and therefore does not affect the "knoll" park site.

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?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Project area is within the plan area of the Orange County Central-Coastal Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP); however, the site is not within a reserve established under the NCCP/HCP. In 2019, the NCC revised the habitat restoration and enhancement plan for the Central and Coastal Subregion. The plan identifies and prioritizes potential restoration areas within the reserve and provides detailed information on the most effective methods of associated costs of restoration activities.

In 2006, Orange County voters approved the renewal of Measure M, effectively extending the half cent sales tax to provide funding for transportation projects and programs in the county. As part of the renewed

Measure M (or Measure M2), a portion of the M2 freeway program revenues were set aside for the M2 Environmental Mitigation Program (EMP) to provide funding for programmatic mitigation to offset impacts from the freeway projects in the 13 freeway segments covered by Measure M2. The Orange County Transportation Authority (OCTA) prepared a Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) as a mechanism to offset potential project-related effects on threatened and endangered species and their habitats in a comprehensive manner. The NCCP/HCP achieves higher-value conservation than what would be expected through project-by-project mitigation in exchange for a streamlined project review and permitting process for the Measure M2 freeway program as a whole.

The NCCP/HCP was finalized in spring 2017 (Orange County Transportation Authority, 2016), and covers 13 listed and non-listed species including: plants: intermediate mariposa lily, many-stemmed dudleya, and southern tarplant; fish: arroyo chub; reptiles: coast horned lizard, orangethroat whiptail, and western pond turtle; birds: cactus wren, coastal California gnatcatcher, least Bell's vireo, and southwestern willow flycatcher; and mammals: bobcat and mountain lion. The OCTA NCCP/HCP is applicable to the areas acquired for conservation purposes, as well as any projects that would occur within OCTA right-of-way. The Project would not directly impact OCTA right-of-way, and future improvements made as a result of individual development projects would be required to conduct a project-specific analysis of consistency with the OCTA NCCP/HCP since potential impacts are too speculative to analyze within this programmatic analysis. No impact would occur and no change from the previous analysis is required.

Mitigation Measures

MM Bio-5 Biological surveys shall be conducted by a qualified biologist to determine the potential for special status species within the project site for all future projects at the time that development is proposed. The project-level biological survey report shall analyze these projects' impacts on sensitive animal species and shall propose mitigation to reduce project impacts to a less than significant level.

5.5 CULTURAL RESOURCES

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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"/>	<input 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"/>	<input 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"/>	<input type="checkbox"/>

Prior Environmental Findings

As discussed above, Hangar 28 (northern hangar) and Hangar 29 (southern hangar) of the former MCAS were listed on the National Register of Historic Places. The two hangars, along with other resources onsite, were determined to be eligible for listing as a non-contiguous National Historic District. Other resources include Buildings 28A and 29A, mooring mats 1 through 5, and the roads connecting these structures to Hangars 28 and 29. When previous environmental documents were prepared, it was unknown whether implementation of the TLSP would involve demolition of both, one, or neither of the hangars. It was determined that the loss of both hangars would have a significant and unavoidable impact. Mitigation measures were required for impacts to the two hangars and the above-described related historical resources. Impacts were identified as significant and unavoidable after implementation of mitigation.

In accordance with Section 106 of the National Historic Preservation Act, the City of Tustin, the State Historic Preservation Office (SHPO), the Advisory Council on Historic Preservation, the Department of the Navy, and the County of Orange executed a Memorandum of Agreement that identified measures to mitigate the impacts of the destruction of portions of the eligible historic district, including the removal of Hangar 28 and Hangar 29 (RBF 2008). Pursuant to the agreement, the County of Orange conducted a marketing study of Hangar 28, and the City of Tustin conducted a marketing study of Hangar 29. Both jurisdictions reached the conclusion that there is no economically viable use for the hangars, requiring implementation of mitigation measures from Stipulation III of the agreement. The required mitigation measures included a written history, documentary video, and exhibit. All mitigation measures identified in Stipulation III of the agreement have been satisfied. No impact would occur as a result of the proposed TLSP Amendment, and no change from the previous analysis is required.

As stated above, on November 7, 2023, a fire erupted in Navy Hangar 28. The Navy hangar was completely destroyed, and as of the date of this initial study, it is undergoing demolition and removal. The fire was contained to Navy Hangar 28, such that Navy Hangar 29 was not impacted, and remains unaltered.

2017 SEIR Measures Applicable to the Proposed Project

MM Arch-2 Prior to issuance of grading permits the cities of Tustin and Irvine shall each require applicants of individual development projects to retain as appropriate a county-certified archaeologist. If buried resources are found during grading within the reuse plan area a qualified archaeologist would need to assess the site significance and perform the appropriate mitigation. The Native American viewpoint shall be considered during this

process This could include testing or data recovery Native American consultation shall also be initiated during this process.

MM Hist-3 As specified in the MOA a substantive effort will be made to determine whether there is an economically viable adaptive use of Hangar 28 and Hangar 29.

MM Hist-4 If the marketing effort identifies an economically viable adaptive use of either of the complexes that complex will be encumbered by a historic preservation covenant. In the case of the Hangar 28 complex these measures shall balance the needs of the adaptive use and the needs for effective operation of the Federal Lands to Parks or Historic Monument programs.

Current Conditions

A cultural resources records search was completed for the Project site by BFSA at the South Central Coastal Information Center (SCCIC) on August 22, 2023, and encompassed the Project site and a 500-foot buffer surrounding the Project site (BFSA Environmental Services, 2023). Based upon the records search results, five resources have been previously recorded within the Project site. The resources identified within the Project site include three prehistoric resources, one historic resource, and one multicomponent resource.

The prehistoric resources include two isolate artifacts that include a stone bowl fragment (P-30-010019) and a granitic pestle (P-30-100201). In addition, one prehistoric limited habitation site (P-30-001652) was also previously recorded within the Project site. These resources have been previously evaluated as not eligible to the California Register of Historic Resources (CRHR).

Historic resources previously included two former United States Marine Corp World War II era blimp hangars (P-30-160312). These resources were previously evaluated as both CRHR eligible resources and National Register of Historic Places (NRHP) eligible resources, and one of the two original hangars remains extant. On November 7, 2023, a fire caused severe damage to Hangar 28, resulting in a total loss of the structure. At the time of the preparation of this initial study, the demolition of the structure is underway, and the remains of the hangar will eventually be removed by the US Navy. Plans for the hangar's removal have not been finalized. Hangar 29 remains in place. It is currently vacant, although occasionally leased by the City of Tustin for special events and unique activities, such as filming commercials.

The multicomponent site (P-30-001760) is primarily historic in composition consisting of historic glass bottles of varying types, ceramics, flatware, and one prehistoric mano discovered during cultural resource monitoring for the Tustin Phase I Legacy Project. The site was determined as not eligible to the CRHR.

In addition to the five resources identified inside the Project area, four resources were identified within the search radius 500-foot buffer. The resources include a prehistoric food preparation site, two prehistoric isolates, and historic military structures. The result of the Sacred Lands File (SLF) check conducted through the Native American Heritage Commission was negative.

a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. State CEQA Guidelines Section 15064.5 defines historic resources as resources listed or determined to be eligible for listing by the State Historical Resources Commission, a local register of historical resources, or the lead agency. Generally, a resource is considered "historically significant" if it meets one of the following criteria:

- i. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- ii. Is associated with the lives of persons important in our past;

- iii. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values;
- iv. Has yielded, or may be likely to yield, information important in prehistory or history.

The changes to land uses proposed as part of the Project would not result in any new impacts to historic resources. As stated above, mitigation measures required prior to demolition of the hangars have been implemented (MM Hist-3 and MM Hist-4). No new historic resources were identified as part of the Project record search that would result in changed Project site conditions or new or more severe impacts. The land use changes proposed would not result in new impacts or result in changes to the prior environmental findings. No new significant impact would occur. Therefore, this topic will not be carried forward in the SEIR.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.

Archaeological Resources are prehistoric or historic evidence of past human activities, including structural ruins and buried resources. As part of the Project cultural record search, five resources were identified within the Project site. Of the five resources, the only two resources determined to be eligible for the CRHR were the two former United States Marine Corp World War II era blimp hangars (P-30-160312). The other resources were previously evaluated and determined to be ineligible for listing on the CRHR.

As concluded in the FEIS/EIR, archaeological resources could be buried in site soils affiliated with the historic uses of the site and could be damaged by ground-disturbing activities implemented under the TLSP. Although the site has been graded, development may require grading to an increased depth. The development footprint for the Project is within the impact area evaluated in the 2017 SEIR. The Project would be required to comply with FEIS/EIR mitigation measures to reduce impacts to less than significant (MM Arch-2). The proposed Project would not result in a substantial change from the archaeological resources impacts identified in the 2017 SEIR. Therefore, this topic will not be carried forward in the SEIR.

c) Disturb any human remains, including those interred outside of formal cemeteries?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.

California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the Project area, disturbance of the site shall halt and remain halted until the coroner has conducted an investigation into the circumstances, manner, and cause of any death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The project would comply with existing law, and potential impacts to human remains would be less than significant. Furthermore, the development footprint is within the impact area evaluated in the 2017 SEIR and no new impacts would occur. Therefore, this topic will not be carried forward in the SEIR.

5.6 ENERGY

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Prior Environmental Findings

This topic was not analyzed by previous CEQA documentation. Energy will be further analyzed under an air quality, greenhouse gas, and energy impact assessment that will be prepared to determine potential impacts of the TLSP as a whole and potential impacts that could result from the proposed changes to the Approved Project under the Modified Project.

Current Conditions

The TLSP is currently partially developed with a variety of residential, commercial, recreational, and institutional land uses. Operation of these uses require electric, gas, and fuel for various stationery and transportation demands. The TLSP area is currently served by Southern California Edison and Southern California Gas Company.

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Change in Circumstances Requiring EIR Revisions. This topic was not analyzed by previous CEQA documentation. Energy will be further analyzed under an air quality, greenhouse gas, and energy impact assessment that will be prepared to determine potential impacts of wasteful, inefficient, or unnecessary consumption of energy resources, during Project construction or operation. Therefore, this topic will be carried forward in the SEIR.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

Change in Circumstances Requiring EIR Revisions. This topic was not analyzed by previous CEQA documentation. Energy will be further analyzed under an air quality, greenhouse gas, and energy impact assessment that will be prepared to determine potential impacts of obstruction of state or local plans for renewable energy and energy efficiency. Therefore, this topic will be carried forward in the SEIR.

5.7 GEOLOGY AND SOILS

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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 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"/>	<input type="checkbox"/>

Prior Environmental Findings

Impacts related to collapsible soils, regional subsidence, expansive soils, slope instability, and erosion were identified in the certified FEIS/EIR as less than significant after compliance with state and local regulations and standards, and established engineering procedures and techniques. No impacts related to landslides or mudflows were identified.

No active faults were identified on or next to the site. The FEIS/EIR identified 10 active faults ranging from 10 miles to 48 miles from the Project area and estimated to be capable of generating earthquakes ranging from magnitude 6.5 to 7.8. Impacts related to surface rupture of a fault, strong ground shaking, ground

failure including liquefaction, tsunamis and seiches, and flooding due to dam failure after an earthquake were all identified as less than significant.

Site soils were identified as highly to very highly expansive in the FEIS/EIR. Measures identified in the certified FEIS/EIR for reducing hazards from expansive soils include removal of clay-rich soils and replacement with a specified thickness of non-expansive granular soil beneath structures, concrete slabs, and footings; improving the expansive soil with presaturation of expansive materials; supplemental reinforcement of the building foundations and slabs; and installing post-construction drainage control to minimize the collection of water under or adjacent to structures. Impacts were identified as less than significant in the FEIS/EIR after compliance with state and local regulations.

The 2017 SEIR findings were consistent with the findings of the certified FEIS/EIR regarding exposure of people or structures to potential substantial adverse effects involving rupture of a known earthquake fault and seismic-related ground failure.

Several requirements applicable to the TLSP were revised prior to adoption of the 2017 SEIR. The 2013 California Building Code (CBC) included additional requirements for subdivisions requiring tentative and final maps and for other specified types of structures are in California Health and Safety Code Sections 17953 to 17955 and in Section 1802 of the 2013 CBC. The 2017 SEIR determined that future buildings and structures would meet the City of Tustin Building Code and CBC, and the project would not alter the conclusions of the FEIS/EIR related to seismic ground shaking. Further, geotechnical investigations for projects developed pursuant to the TLSP would be required to identify engineering controls to eliminate any potential for lateral spreading. Therefore, no new substantial impacts would occur (Placeworks, 2015, p.49). Additionally, requirements for SWPPPs increased since adoption of the FEIR/EIS, including the requirement to estimate sediment risk to receiving waters. Implementation of erosion control and sediment control BMPs by projects developed pursuant to the TLSP Amendment would minimize erosion. No new significant impact would occur.

2017 SEIR Measures Applicable to the Proposed Project

- MM Paleo-1 The cities of Tustin and Irvine shall each require applicants of individual development projects to comply with the requirements established in a Paleontological Resources Management Plan (PRMP) prepared for the site, which details the methods to be used for surveillance of construction grading, assessing finds, and actions to be taken in the event that unique paleontological resources are discovered during construction.
- MM Paleo-2 Prior to the issuance of a grading permit, project applicants shall provide written evidence to each city that a county-certified paleontologist has been retained to conduct salvage excavation of unique paleontological resources if they are found.

Current Conditions

Other than subsequent grading, remediation, and development activities, there are no changes to the geology and soils conditions onsite as evaluated in the FEIS/EIR.

- 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?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. In 1972, the Alquist-Priolo Special Studies Zones Act was signed into law. In 1994, it was renamed the Alquist-Priolo

Earthquake Fault Zoning Act (A-P Act). The primary purpose of the Act is to mitigate the hazard of fault rupture by prohibiting the location of structures for human occupancy across the trace of an active fault. The A-P Act requires the State Geologist (Chief of the California Geology Survey) to delineate “Earthquake Fault Zones” along with faults that are “sufficiently active” and “well-defined.” The boundary of an “Earthquake Fault Zone” is generally about 500 feet from major active faults and 200 to 300 feet from well-defined minor faults. The A-P Act dictates that cities and counties withhold development permits for sites within an Alquist-Priolo Earthquake Fault Zone until geologic investigations demonstrate that the site zones are not threatened by surface displacements from future faulting.

The proposed Project would allow for the development of additional residential units within Neighborhood D South and G and would introduce new residential development potential to Neighborhood D North. The project is proposed in order to meet the needs of the City’s 6th Cycle RHNA allocation, and subsequently, the 2021-2029 Housing Element Update. The Project would occur within the existing footprint of the Approved Project. Potential impacts were previously analyzed in the FEIR/EIS, subsequent amendments, and 2017 SEIR. No changes in circumstances have occurred since 2017 SEIR adoption. Therefore, the Project would result in no new impacts. This topic will not be carried forward within the SEIR.

ii. Strong seismic ground shaking?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As discussed above, the Project would occur within the existing footprint of the Approved Project. Potential impacts were previously analyzed in the certified FEIR/EIS, subsequent amendments, and 2017 SEIR. Since certification of the 2017 SEIR, several updates to the CBC as occurred and the 2022 CBC has been adopted and will be the applicable standard for development moving forward. Several changes have been made since the 2013 CBC. All geotechnical investigations and building specifications will be conducted in compliance with the most current applicable set of CBC standards. Verification of compliance with applicable standards would be confirmed during plan check on a project-by-project basis. Updates to CBC standards reflect the latest scientific understanding and construction methods available, and overall, reduce potential geotechnical impacts from those previously identified as advancements are made. Therefore, the Project would result in no new impacts. This topic will not be carried forward within the SEIR.

iii. Seismic-related ground failure, including liquefaction?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Soil liquefaction is a phenomenon in which saturated, cohesionless soils layers, located within approximately 50 feet of the ground surface, lose strength due to cyclic pore water pressure generation from seismic shaking or other large cyclic loading. During the loss of stress, the soil acquires “mobility” sufficient to permit both horizontal and vertical movements. Soil properties and soil conditions such as type, age, texture, color, and consistency, along with historical depths to ground water are used to identify, characterize, and correlate liquefaction susceptible soils.

Soils that are most susceptible to liquefaction are clean, loose, saturated, and uniformly graded fine-grained sands that lie below the groundwater table within approximately 50 feet below ground surface. Lateral spreading is a form of seismic ground failure due to liquefaction in a subsurface layer.

As discussed above, the Project would occur within the existing footprint of the Approved Project. Potential impacts were previously analyzed in the certified FEIR/EIS, subsequent amendments, and 2017 SEIR. Latest California Geological Survey (CGS) data shows that the Project site remains an area classified as a liquefaction hazard (California Geological Survey, 2020). The FEIS/EIR identified engineering techniques that would reduce hazards associated with liquefaction to less than significant, including: (1) excavation and removal or recompaction of potentially liquefiable soils; (2) in-site ground densification; (3) other types of ground improvement; (4) deep foundations that have been designed to accommodate liquefaction effects;

(5) reinforced shallow foundations; and (6) design of the proposed structures or facilities to withstand predicted ground softening and/or predicted vertical and lateral ground displacements to an acceptable level of risk. In addition, geotechnical investigations for projects onsite are required to evaluate the potential for liquefaction on the affected Project area and provide measures to minimize hazards arising from liquefaction. The project would not result in any substantial changes to the environmental impacts previously evaluated in the FEIS/EIR. Compliance with required geotechnical investigations and engineering techniques would result in less than significant impacts and no new substantial impact would occur. This topic will not be carried forward within the SEIR.

iv. Landslides?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.

Landslides and other slope failures are secondary seismic effects that are common during or soon after earthquakes. Areas that are most susceptible to earthquake induced landslides are steep slopes underlain by loose, weak soils, and areas on or adjacent to existing landslide deposits.

As discussed above, the Project would occur within the existing footprint of the Approved Project. Potential impacts were previously analyzed in the certified FEIR/EIS, subsequent amendments, and 2017 SEIR. Existing Project site conditions are consistent with conditions analyzed within the 2017 SEIR, and no further changes to circumstances have been made. Therefore, the Project site is not at risk of landslide and no new impacts would occur.

b) Result in soil erosion or the loss of topsoil?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As discussed above, the Project would occur within the existing footprint of the Approved Project. Potential impacts were previously analyzed in the certified FEIR/EIS, subsequent amendments, and 2017 SEIR. The 2017 SEIR determined that with implementation of a SWPPP, construction impacts would be less than significant on erosion and loss of topsoil. The Project would introduce the opportunity for additional development within the TLSP footprint, which could increase the intensity and duration of construction. However, SWPPPs would be developed and implemented on a project-by-project basis. The City would review SWPPPs prior to approval of the grading permit and would ensure soil erosion impacts would not occur as a result of project construction. Following construction, site soils would be stabilized by development and impacts would be less than significant. Therefore, no new impacts will occur, and this topic will not be carried forward within the SEIR.

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?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As discussed above, the Project would occur within the existing footprint of the Approved Project. Potential impacts were previously analyzed in the certified FEIR/EIS, subsequent amendments, and 2017 SEIR.

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?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.

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.

As discussed above, the Project would occur within the existing footprint of the Approved Project. Potential impacts were previously analyzed in the certified FEIR/EIS, subsequent amendments, and 2017 SEIR. The Project site is susceptible to liquefaction, as identified above (California Geological Survey, 2020). The site may be susceptible to lateral spreading due to the high potential for liquefaction onsite. Consistent with the findings of the FEIS/EIR, all grading operations and construction would be conducted in conformance with the City of Tustin Grading Manual and most recent version of the CBC. Further, geotechnical investigations for projects developed pursuant to the TLSP would be required to identify engineering controls to eliminate any potential for lateral spreading. No new significant impacts would occur.

Compressible soils susceptible to some consolidation were identified in the FEIS/EIR as likely over the entire Project area, especially east of Peters Canyon Channel. Each project conducted under the proposed TLSP would be required to be consistent with the most recent CBC and incorporate engineering techniques for removal of soils unsuitable for supporting proposed structures and replacement with engineered fill soils capable of supporting such structures. No new significant impact would occur.

The 2017 SEIR Initial Study stated that subsidence resulting from groundwater withdrawal has not been reported in the region (Placeworks, 2015, p.52). However, the greater Los Angeles metropolitan area experiences surface deformation due to a variety of natural and human-induced causes (U.S. Geological Survey, 2001). Each project conducted under the proposed TLSP would be required to be consistent with the most recent CBC and incorporate engineering techniques for removal of soils unsuitable for supporting proposed structures and replacement with engineered fill soils capable of supporting such structures. Subsidence risk and geotechnical requirements would be determined on a project-specific basis. Therefore, no new impacts would occur.

This topic will not be carried forward within the SEIR.

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. TLSP buildout would include construction of sewer mains and sewer laterals. The IRWD provides wastewater treatment for the Project site. Septic tanks are not proposed as part of the Project. No impact would occur. This topic will not be carried forward within the SEIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As discussed above, the Project would occur within the existing footprint of the Approved Project. Potential impacts were previously analyzed in the certified FEIR/EIS, subsequent amendments, and 2017 SEIR. Paleontological resources are fossils, which are the recognizable remains or evidence of past life on earth, including bones, shells, leaves, tracks, burrows, and impressions. The ground disturbance footprint of the TLSP would be the same as that analyzed in the FEIS/EIR, subsequent environmental documents, and the 2017 SEIR. The Project would be required to comply with FEIS/EIR mitigation measures to reduce impacts to less than significant (MM Paleo-1 and Paleo-2). The proposed project would not result in a substantial change from paleontological resources impacts identified in the FEIS/EIR. This topic will not be carried forward within the SEIR.

5.8 GREENHOUSE GAS EMISSIONS

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Prior Environmental Findings

The certified FEIS/EIR did not evaluate greenhouse gas (GHG) emissions impacts because it was not included in the CEQA Guidelines Appendix G checklist, and the City of Tustin did not have adopted thresholds at the time of preparation. However, the 2017 SEIR did analyze GHG emissions.

The 2017 Draft SEIR found that annual GHG emissions associated with both the Adopted TLSP, and the Modified Project would exceed the SCAQMD bright-line threshold of 3,000 MTCO_{2e} per year (2017 Draft SEIR, p. 5.2-23). In addition, both the Adopted TLSP and Modified Project would also exceed the AB 32 and forecasted SB 32 efficiency metrics. However, under full buildout conditions, the Modified Project would reduce annual emissions by 12,239 MTCO_{2e} per year compared to the Adopted TLSP, which represents a 5 percent overall decrease. The reductions would primarily be from the energy and transportation sectors. For the energy sector, the reduction is attributed to the overall decrease in non-residential square footage. Mitigation Measures AQ-3 and AQ-4 were included to reduce potentially significant GHG emissions, which were focused on the future implementation of Transportation Demand Management (TDM) techniques. With implementation of Mitigation Measures AQ-3 and AQ-4, Pursuant to Public Resources Code § 21166 and CEQA Guidelines § 15162, the changes proposed by the 2017 TLSP SPA were determined to not result in any new impacts, or increase the severity of impacts, with respect to GHG emissions impacts.

The 2017 SEIR Initial Study found that with regard to CEQA Section 21166 and CEQA Guidelines Section 15162(a), the changes proposed by the 2017 TLSP SPA would not result in any new impacts or increase the severity of impacts with respect to conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions (Placeworks, 2015, p. 55). The Initial Study found that the project was consistent with both applicable plans adopted for the purposes of reducing GHG, CARB's 2008 Scoping Plan and SCAG's 2012 RTP/SCS. Therefore, impacts were determined to be less than significant, and this topic was not carried forward in the 2017 SEIR.

Current Conditions

Global climate change is not confined to a particular project area. A typical project does not generate enough greenhouse gas (GHG) emissions on its own to influence global climate change significantly; hence, the issue of global climate change is, by definition, a cumulative environmental impact. GHGs are produced by both direct and indirect emissions sources. 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.

Founded in 1965, the Southern California Association of Governments (SCAG) holds a federal designation as a Metropolitan Planning Organization (MPO) and is a state-recognized Regional Transportation Planning Agency and Council of Governments. SCAG's primary role is developing long-range plans for a region encompassing six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities, an area covering more than 38,000 square miles.

Since certification of the 2017 SEIR, the SCAG RTP/SCS has undergone several updates. The RTP/SCS is revised every four years. On September 3, 2020, SCAG's Regional Council unanimously voted to approve and fully adopt Connect SoCal (2020–2045 Regional Transportation Plan/Sustainable Communities Strategy), and the addendum to the Connect SoCal Program Environmental Impact Report. Additionally, a new RTP/SCS is currently underway. The Draft Connect SoCal 2024 plan is now available for public review and comment through Jan. 12, 2024. A principal requirement of the Regional Transportation Plan is that the US Environmental Protection Agency's (EPA) Transportation Conformity Regulations are complied with at the regional level. The California Sustainable Communities and Climate Protection Act of 2008, better known as Senate Bill 375, mandates the integration of transportation, land use, and housing planning with the objective of smarter growth. Under SB 375, the California Air Resources Board issues a travel-based greenhouse gas (GHG) emissions reduction target for the region and requires MPOs to develop a Sustainable Communities Strategy that demonstrates target achievement in alignment with the RTP and the Regional Housing Needs Assessment (RHNA). SCAG's 6th cycle RHNA methodology allocated the majority of the region's housing need to jurisdictions on the basis of job accessibility and transit accessibility as defined in Connect SoCal 2020. As such, ensuring that local plans to accommodate this need are reflected in Connect SoCal 2024's forecasted regional development pattern is one tool in achieving the region's GHG and conformity targets.

Since certification of the 2017 SEIR, the CARB Scoping Plan has undergone several updates as well. A 2017 CARB Scoping Plan was adopted to achieve California's 2030 GHG Target. Additionally, the 2022 Scoping Plan for Achieving Carbon Neutrality (2022 Scoping Plan) lays out a path to achieve targets for carbon neutrality and reduce anthropogenic greenhouse gas emissions by 85 percent below 1990 levels no later than 2045, as directed by Assembly Bill 1279. The final proposal of the 2022 Scoping Plan is currently under public review for adoption.

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Change in Project Requiring EIR Revisions. The Project would increase residential uses and maintain nonresidential uses. There would be changes in GHG emissions based on the addition of residential units and on updated emission modeling with updated emissions factors. As part of the SEIR, a GHG technical analysis will be prepared to determine the change in short-term and long-term criteria air pollutant emissions from the Project. CalEEMod will be used to model criteria air pollutant emissions from the Approved Project and the proposed Project at buildout. The GHG emissions analysis will be based on the average daily trip generation and/or vehicle miles traveled (VMT) for the Approved Project and the proposed Project. The SEIR will compare the net increase in emissions at buildout to regional significance thresholds and determine if there are any new significant impacts or mitigation measures required. Therefore, this topic will be carried forward in the SEIR.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Change in Project Requiring EIR Revisions. The Project would increase residential uses and maintain nonresidential uses. Additionally, the SCAG RTP/SCS and the CARB Scoping Plan have been updated since the 2017 SEIR was certified. The Project would be reviewed in consistency with the latest adopted CARB Scoping Plan and SCAG RTP/SCS to determine whether the 2017 TLSP SPA conforms to the policies and targets within the applicable GHG reduction plans and strategies. Therefore, the Project could result in a new significant impact, therefore this topic will be carried forward in the SEIR.

5.9 HAZARDS AND HAZARDOUS MATERIALS

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Environmental Findings

Hazardous Materials

Multiple hazardous materials sites were identified in the certified FEIS/EIR. Contaminants include trichloroethylene, trichloropropane, jet fuel, petroleum hydrocarbons, volatile organic compounds, metals, and polynuclear aromatic hydrocarbons. Asbestos-containing materials were identified in 77 buildings onsite, and nonresidential buildings built before 1980 were assumed to contain lead-based paint. Impacts were identified in the FEIS/EIR as less than significant after remediation of environmental contamination per existing agreements and regulatory compliance.

Subsequent analysis provided in the 2006 and 2013 Addenda identified progress made by the ongoing cleanup activities.

Three hazardous materials sites within the Project area where remediation was ongoing were identified in the 2006 Addendum.

- **Operating Unit 1A (OU 1A):** Trichloroethylene and trichloropropane were found in groundwater and soil. Site remediation—consisting of pumping and treating groundwater is ongoing.
- **Operating Unit 1B (OU 1B):** Paint Stripper Disposal Area and Drum Storage Area No. 2: Trichloroethylene was found in groundwater and soil. Site remediation—consisting of pumping and treating groundwater is ongoing.
- **Operating Unit 4B:** Consists of three subareas: Mingled Plumes Area, Drainage Area No. 1 Ditch 5A South, and Paint Locker and Drum Storage Area. Trichloroethylene and other chlorinated hydrocarbons were found in groundwater. Remedial action for groundwater contamination—consisting of in situ bioremediation and monitored natural attenuation—as well as monitoring are ongoing. (BonTerra 2006).

Other cases of hazardous materials identified in the certified FEIR/EIS have been closed; site closure includes a determination by a regulatory agency that no further remedial action is required. Multiple compliance programs are in place allowing ongoing cleanup of hazardous materials sites by the Navy after the property was transferred. The 1999 Federal Facilities Site Remediation Agreement provides for coordinated remediation via these compliance programs under the oversight of DTSC in coordination with the Santa Ana RWQCB. The Navy will remediate all hazardous materials sites overlain by proposed residential uses to residential standards pursuant to the compliance programs.

At the time that the 2017 TLSP SPA was adopted, Heritage Elementary School, at 15400 Lansdowne Road, was not operating as an elementary school. The facility was being used for TUSD administrative functions and temporarily houses two TUSD high school programs—Hillview Continuation High School and Sycamore High School, an independent study program—during modernization work at the two campuses housing those programs. The 2017 SEIR Initial Study analyzed impacts related to the newly developed and proposed schools within the TLSP. Since the 2013 Addendum, two new contaminated areas were identified via GeoTracker; however, neither were identified as a recognized environmental concern (REC) (2017 TLSP SEIR Initial Study, p. 61). The Initial Study found that the school districts are required to comply with CEQA Guidelines Section 15168 addressing potential health impacts resulting from exposures to hazardous materials, wastes, and substances on school facilities. They must also comply with additional site testing required by the State Education Code. Therefore, the 2017 TLSP SPA did not permit development of industrial land uses that would emit hazardous emissions or use substantial amounts of hazardous materials. Hazards to students resulting from hazardous materials used in conjunction with uses at the proposed high school and at Heritage Elementary School was found to be less than significant after compliance with regulations.

Airport-Related Hazards

The FEIS/EIR acknowledged that development within the TLSP area would be subject to Federal Aviation Administration (FAA) height restrictions and reviewed by the Airport Land Use Commission (ALUC) for Orange County to ensure there is no interference with flight operations. The FEIS/EIR determined that compliance with these requirements would reduce impacts to less than significant.

In 2008, ALUC approved a comprehensive update of the Airport Environs Land Use Plan (AELUP) for John Wayne Airport. The TLSP area remains within the Height Restriction Zone for the John Wayne Airport.

The 2017 TLSP Amendment was determined to not cause a substantial increase in air traffic levels or change in traffic levels or location, since the project would stay within the trip cap for the site. The 2017 amendment would permit 2,212 additional housing units and eliminate about 1.7 million nonresidential square feet

compared to the Adopted TLSP. The Airport Land Use Commission for Orange County has a review policy for buildings of a certain height (110 to 200 feet within the TLSP area) to reduce interference with flight operations. Any structures within the TLSP that exceed the height thresholds would be subject to review by the FAA and the Airport Land Use Commission. Consistent with the findings of the certified FEIS/EIR, impacts are less than significant. The 2017 SEIR Initial study determined that the height restrictions over the Project area have not changed since certification of the FEIS/EIR (Placeworks, 2015, p.97).

Current Conditions

Since adoption of the 2017 TLSP SPA, Heritage Elementary School has begun to function as an elementary school serving the TLSP and surrounding area with a focus on science, technology, engineering, arts, and math—subjects collectively referred to as STEAM. Responsibility for cleanup in the TLSP area remains unchanged. Soil and groundwater remediation has been ongoing since certification of the FEIS/EIR.

As noted previously, on November 7, 2023, a fire caused severe damage to Hangar 28, resulting in a total loss of the structure. At the time of the preparation of this initial study, the demolition of the structure is underway, and the remains of the hangar will eventually be removed by the US Navy. Plans for the hangar's removal have not been finalized, though continued testing is underway. Results from tests performed to date by multiple entities (including South Coast AQMD, US EPA, USN and IMT contractors) in response to the Hangar Fire Incident suggest that the main concern for asbestos exposure was from bulk debris while asbestos fibers in the air played a limited role. While several heavy metals were originally detected in mobile monitoring of the smoke plume, additional metal testing revealed these returned to normal background levels. Air monitoring of metals collected to date were under the level of concern or were not detected. Experts from the Incident Management Team's (IMT) Environmental Unit have determined that testing indoor spaces is not necessary, thanks to reassuring test results from nearby facilities (Orange County Sheriff Department's facilities, Public Schools, local parks, community centers). The most concerning health hazard throughout the Fire Hangar Incident that remains is Asbestos Containing Material (ACM) debris at the site and direct contact with this debris.

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. 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.

Hazards to the public or the environment arising from routine transport, use, or disposal of hazardous materials were identified as less than significant after regulatory compliance in the certified FEIS/EIR and 2017 SEIR. Buildout of the Project would use similar types and amounts of hazardous materials as implementation of the approved TLSP. The use, transport, and disposal of hazardous materials would be required to comply with existing regulations of several agencies, including the Department of Toxic Substances Control (DTSC), the EPA, California Division of Occupational Safety and Health, Orange County Environmental Health, and the Orange County Fire Authority. No new significant impact would occur. This topic will not be carried forward in the SEIR.

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?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Project consists of the same development area analyzed in the certified FEIS/EIR and 2017 SEIR. However, as part of the proposed TLSP SPA, several of the Planning Areas are subject to land use changes. These changes include an overall allowable increase (with potential density bonus units considered) of 2,867 residential units within Neighborhood D North, 755 units within Neighborhood D South, and 1,348 units within Neighborhood G. Under previous CEQA documents, Neighborhood D North was not previously identified for the accommodation of future housing and was planned for nonresidential uses. The remaining Planning Areas will remain unchanged.

Buildout of the Project would use similar types and amounts of hazardous materials as implementation of the approved TLSP. The operation of proposed residential uses would not require the use of significant amounts of hazardous materials, in that residential activities are limited to the use of hazardous materials such as solvents, cleaning agents, paints, pesticides, batteries, fertilizers, and aerosol cans. These types of materials are not acutely hazardous and would only be used and stored in limited quantities. The normal routine use of these hazardous materials products pursuant to existing regulations would not result in a significant hazard to people or the environment in the vicinity of the Project. Additionally, the introduction of residential land uses to Neighborhood D North, which was previously planned for nonresidential uses, would not result in new impacts. Neighborhood D North is planned for the future development of commercial, office, and institutional land uses. These land uses do not require the use of hazardous materials and would not pose a risk to surrounding future residential uses. The TLSP area as a whole does not permit industrial land use that would require more intensive use of various hazardous materials.

Compliance with regulatory requirements would reduce hazards to the public and the environment from accidental release of hazardous materials. The on-going clean-up and remediation of hazardous materials contamination within the TLSP area would not result in a significant hazard to the public. Remediation is required to implement several measures to ensure safe standards and manage or isolate potentially hazardous substances. This activity occurs under the oversight of DTSC in coordination with the Regional Water Quality Control Board. No new substantial impact would occur. This topic will not be carried forward in the SEIR.

c) Emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Since certification of the 2017 SEIR, Heritage Elementary School has begun to function as an elementary school. The Project would include the allowance for additional residential development within the existing TLSP footprint. The Project does not propose and would not permit development of industrial land uses that would emit hazardous emissions or use substantial amounts of hazardous materials. The TLSP would permit development of residential, commercial, institutional, and open space land uses. Hazards to students resulting from hazardous materials used in conjunction with uses at the proposed high school and at Heritage Elementary School would be less than significant after compliance with regulations. No new substantial impact would occur. This topic will not be carried forward in the SEIR.

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?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Since certification of the 2017 SEIR, no new sites have been identified within the TLSP according to GeoTracker

database (State Water Resource Control Board, 2023). Ten sites continue to remain open as military cleanup sites. These sites have been previously analyzed under the certified FEIR/EIS, subsequent CEQA documentation, and the 2017 SEIR. Therefore, no new or substantially more severe impacts are anticipated to occur. This topic will not be carried forward in the SEIR.

- 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?**

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As part of the proposed TLSP SPA, several of the Planning Areas are subject to land use changes. These changes include an overall allowable increase (with potential density bonus units considered) of 2,867 residential units within Neighborhood D North, 755 units within Neighborhood D South, and 1,348 units within Neighborhood G. The remaining Planning Areas will remain unchanged. The Project would permit development of a net increase of 2,211 residential units (a maximum of 4,970 units with density bonus) compared to the Adopted TLSP.

As previously noted, the ALUC for Orange County reviews projects with buildings of a certain height (110 to 200 feet depending on location in the TLSP area) to reduce interference with flight operations. The proposed Project would not increase the allowable building heights within these ranges. Any structures in the TLSP that exceed the height restrictions in the AELUP would also be subject to an obstruction evaluation by the FAA and ALUC to determine whether safety hazards would result. Consistency with these regulations would ensure airport-related safety hazards are less than significant. No new significant impact would occur. This topic will not be carried forward in the SEIR.

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

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Project would result in land use changes and the allowance of increased density within the TLSP Neighborhood D North, D South, and G. Pursuant to the City's Emergency Operations Plan, specific evacuation requirements will vary with each situation, but should be carried out in a manner consistent with other critical functions (City of Tustin, 2019). Under ideal circumstances there will be enough time for radio and/or television stations to broadcast the required evacuation information via the Emergency Alert System, and if enough time is available, copies of the evacuation order or notice and route. The Project site is not designated as an emergency evacuation route. The Project would not impair the implementation of evacuation protocol in the event of an emergency within the City or Project site. Additionally, each future project implemented as part of the TLSP would undergo project-level plan check with the City and would be reviewed by the City's fire department (Orange County Fire Authority) to ensure proper emergency access to and from the site. No new significant impact would occur. This topic will not be carried forward in the SEIR.

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

No Impact. The TLSP is not located within a fire hazard zone (California Department of Forestry and Fire Protection, 2022). Development within the TLSP area is required to comply with Orange County Fire Authority regulations. Buildout of the TLSP would not expose people or structures to substantial hazards from wildland fires, and no substantial new impact would occur. This topic will be further analyzed within the SEIR.

5.10 HYDROLOGY AND WATER QUALITY

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input 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"/>	<input 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"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Prior Environmental Findings

Water Quality

Water quality impacts were identified in the certified FEIS/EIR as less than significant after regulatory compliance. No substantial change was identified in subsequent environmental reviews.

The 2017 SEIR Initial Study determined that all construction operations of one acre or more would be required to prepare and implement Stormwater Pollution Prevention Plans (SWPPPs) through enforcement of the California General Permit (CGP) (SEIR 2017 Initial Study, p. 65). No new substantial water quality impact would result from construction pursuant to the 2017 TLSP SPA.

Groundwater

Groundwater under the site ranges from brackish to saline; shallow groundwater onsite is contaminated with hazardous materials in several places. The certified FEIR/EIS determined that the IRWD incentive not to pump water over average historical production levels because the water would cost the IRWD the same amount as imported water; therefore, impacts to groundwater as a result of increased water demand would be less than significant. Subsequent CEQA analysis found impacts to groundwater also to be less than significant.

The 2017 SEIR Initial Study found that due to the conversion of commercial development to residential development, there will be a net overall decrease in impervious conditions in the Planning Areas subject to land use changes (Placeworks, 2015, p. 65). IRWD determined—in the WSA for the 2017 SEIR as well as in its 2015 Urban Water Management Plan—that it has sufficient forecast water supplies over the 2020-2035 period to meet water demands in its service area for three consecutive dry years. The 2017 TLSP SPA permitted development of 2,212 additional residential units and about 1.7 million fewer square feet of nonresidential land uses than the Adopted TLSP. The anticipated net decrease in impervious surfaces would reduce impacts to groundwater recharge. Projects developed pursuant to the 2017 TLSP SPA would be required to implement LID measures, thus reducing impacts to groundwater recharge. The 2017 SEIR determined that buildout would not result in a substantial new impact on groundwater recharge. This topic was not carried forward in the 2017 SEIR.

Hydrology

Planning Area 20 was designated as a 100-year flood zone by the Federal Emergency Management Agency (FEMA). Peters Canyon Channel was also identified as a 100-year flood zone. The remainder of the TLSP area was determined to be outside of 100-year flood zones. TLSP development would require storm drainage improvements to reduce flood hazards in Planning Area 20. Impacts were identified as less than significant in the certified FEIS/EIR.

Implementation measures included in the 2004 Supplemental EIR required drainage studies and that projects make fair-share contributions to the Orange County Flood Control District for construction of flood control facilities required by the affected projects. No substantial change from previous analysis was identified in the 2006 Addendum.

In 2004, a Master Runoff Management Plan for Tustin Legacy (RBF Consulting) was approved by the City of Tustin. The Master Plan covered the ultimate buildout of the Tustin Legacy property, including all 22 Planning Areas and their ultimate land uses—e.g., residential, mixed use, commercial, and park space. A master backbone storm drain system was designed and sized to accommodate the ultimate buildout peak flow for each Planning Area and land use. The design of the master storm drain system also includes significant detention systems to control and manage downstream peak flows. Since the approval of the Master Plan, much of the backbone storm drain infrastructure and detention systems have been constructed.

Current Conditions

IRWD supplies water to the TLSP area. IRWD potable water supplies consist of groundwater and treated imported water from northern California and the Colorado River. Since the 2017 TLSP SPA was approved, IRWD's Draft 2020 Urban Water Management Plan (UWMP) has been prepared in accordance with the California Urban Water Management Planning Act (Act) and other applicable laws. On June 28, 2021, IRWD's Board of Directors conducted a public hearing and adopted IRWD's 2020 UWMP, the proposed Water Shortage Contingency Plan, and proposed Addendum to IRWD's 2015 UWMP. The UWMP determined that it has adequate supplies to accommodate existing and planned water demand for their service area, which includes the TLSP area.

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR.

Requirements for waste discharge from construction sites into stormwater were expanded in 2022 when the State Water Resources Control Board issued a new Statewide Construction General Permit (CGP) (Order 2022-0057-DWQ) and an amendment to the 2012 Permit (Order 2012-0006-DWQ). Under the 2022 CGP, SWPPPs are required to be prepared for projects exceeding an acre in size. Since 2009, SWPPPs must estimate sediment risk to receiving waters in addition to BMPs that must be implemented by a construction project. Additional BMPs are required as sediment risk to receiving waters increases.

All projects of one acre or more would be required to prepare and implement SWPPPs. The SWPPP would be reviewed on a project-by-project basis as individual development projects are proposed. No new substantial water quality impact would result from construction pursuant to the TLSP Amendment.

Requirements for waste discharge from developed land uses into stormwater were expanded in 2009 through the municipal stormwater permit (MS4 Permit, Order No. R8-2009-0030) issued by the Santa Ana RWQCB. The Orange County MS4 Permit, Order No. R8-2009-0030, NPDES Permit No. CAS618030, as amended by Order No. R8-2010-0062, is currently in effect for permittee entities within the County of Orange, which includes the City of Tustin. The previous orders, including Order No. R8-2002-0010, have been rescinded except for enforcement purposes for violations that occurred when they were in effect. The MS4 Permit requires low-impact development (LID) measures intended to preserve a site's predevelopment hydrology by minimizing the loss of natural hydrologic processes such as evapotranspiration, and runoff detention. LID measures introduce structural and nonstructural design components that restore these water quality functions into the project's land plan. The design and operations phases of projects developed pursuant to the Project would comply with requirements in the MS4 Permit and would comply with additional requirements in the drainage area management plan issued by OC Public Works in 2003. A water quality management plan will be prepared for development projects pursuant to the MS4 Permit and subsequent projects will be required to comply with existing regulatory permitting processes.

Therefore, no new significant impact would occur. This topic will not be carried forward in the SEIR.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

Change in Project Requiring EIR Revisions. The IRWD supplies water to the TLSP area. The Project site overlies the Irvine Subbasin of the Orange County Groundwater Basin. The proposed TLSP SPA buildout may increase water demands onsite due to the increased number of residential units proposed. Further evaluation in the SEIR is required to determine whether there would be new significant impacts to groundwater supplies. This topic will be further analyzed in the SEIR.

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:

i. result in a substantial erosion or siltation on- or off-site?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. Major storm drainage channels and storm drains in and surrounding the site include Peters Canyon Channel extending through the eastern part of the TLSP area; Barranca Channel along the southern TLSP area boundary; the Santa Ana-Santa Fe Channel just north of the north TLSP area boundary; and the Barranca Storm Drain in Red Hill Avenue along the west site TLSP area boundary. Storm drains in the part of the

TLSP area east of Peters Canyon Channel drain to Peters Canyon Channel. The main storm drain systems onsite are in the western part of the TLSP area and drain to the Barranca Channel.

As previously discussed, construction projects pursuant to the Project would prepare and implement SWPPPs specifying BMPs to be used in those projects, including erosion control and sediment control BMPs. Implementation of erosion control and sediment control BMPs would ensure erosion impacts do not occur from construction activities.

Buildout of the TLSP would include development of a new drainage system for the site and would require improvements to Peters Canyon Channel, Barranca Channel along the south site boundary, and to the Santa Ana-Santa Fe Channel along the north site boundary. Consistent with the 2017 SEIR analysis, future development projects developed pursuant to the TLSP and proposed TLSP SPA would comply with requirements of the Orange County MS4 permit (MS4 Permit, Order No. R8-2009-0030) issued by the Santa Ana RWQCB, and the drainage area management plan issued by OC Public Works. Compliance with requirements of the aforementioned permit and plan, including LID requirements described above in Section 5.9.2.b, would limit rates and volumes of runoff from the site. Therefore, no new significant impact would occur. This topic will not be carried forward in the SEIR.

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Project area extends over FEMA FIRM maps 06059C0279J and 06059C0283J. Peters Canyon Channel is mapped as a 100-year flood zone (Zone A) by FEMA. Much of the eastern half of the portion of the site in the City of Tustin is mapped as a 500-year flood zone (Shaded Zone X) by FEMA (Federal Emergency Management Agency, 2009). There have been no changes made to the FEMA FIRM maps for the Project area since approval of the 2017 TLSP SPA.

Project would increase the cap for residential units within Neighborhoods D South and G and revise proposed land uses in Neighborhood D North to allow for 555 residential units in an area previously planned for nonresidential land uses. Although the Project would allow for intensification of density, the Project would not change the overall development footprint of the TLSP. Neighborhood D North is partially mapped as a 500-year flood zone (Shaded Zone X), while the remainder of the neighborhood has been determined to be outside of the 0.2 percent annual chance floodplain (Unshaded Zone X). Therefore, the Project would not place housing or structures in a 100-year flood zone, and no new substantial impact would occur.

As part of the 2004 Master Runoff Management Plan for Tustin Legacy, described above, peak flow discharges and storm drain sizes were determined for each Planning Area based on their full buildout condition (commercial, residential, etc.). Prior to approval of individual projects within Tustin Legacy, each project must demonstrate that the proposed project peak flows are equal to or less than the ultimate condition peak flows in the master plan. For projects that will only occupy a portion of a Planning Area, the runoff management plan includes subareas with detailed hydrology calculations and peak flow limits to ensure the full buildout of the Planning Area will remain within the total allowable discharge. This analysis is reviewed and approved by the City of Tustin.

As part of the proposed TLSP SPA, several of the Planning Areas are subject to land use changes. These changes include an overall allowable increase (with potential density bonus units considered) of 2,867 residential units within Neighborhood D North, 755 units within Neighborhood D South, and 1,348 units within Neighborhood G. The remaining Planning Areas will remain unchanged. The net increased allowance in residential units could increase the net acreage of residential development across all three neighborhoods. However, all projects built within TLSP area will still be required to demonstrate that the project peak flow

runoff is equal to or less than the assumed peak flow conditions associated with the 2004 Runoff Management Plan for Tustin Legacy. The projects would also need to comply with permit conditions within the County's MS4 permit, which requires implementation of LID to avoid potential flooding. Therefore, there are no new anticipated impacts related to hydrology. Therefore, no new significant impact would occur. This topic will not be carried forward in the SEIR.

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?

Change in Project Requiring EIR Revisions. The Modified Project would increase the allowed residential capacity within the Neighborhoods of D North, D South, and G by 2,211 residential units, which would allow for intensified future development of the Modified Project site. Therefore, the Modified Project could result in increased stormwater runoff that could exceed the anticipated capacity of the storm sewer system for future buildout of the Modified Project site. Therefore, this topic will be further analyzed under the SEIR.

iv. impede or redirect flood flows?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As discussed above, the Project would not place housing or structures in a 100-year flood zone, and no new substantial impact would occur.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. A seiche is a surface wave created when an inland water body is shaken, usually by an earthquake. There are no inland water bodies onsite or near enough to the Project area to pose a substantial flood hazard onsite due to a seiche.

A tsunami is a sea wave caused by a sudden displacement of the ocean floor, most often due to earthquakes. The Project site is approximately 7.6 miles inland from the Pacific Ocean, and elevations onsite range from about 51 feet at the southwest corner of the site to 80 feet at the northwest corner. Therefore, buildout of the Project would not place people or structures at risk of flooding due to tsunami.

A mudflow is a landslide composed of saturated rock debris and soil with a consistency of wet cement. There is no risk of mudflow onsite due to the nearly flat topography of the site. Therefore, no new significant impact would occur. This topic will not be carried forward in the SEIR.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Change in Project Requiring EIR Revisions. The IRWD supplies water to the TLSP area. The Project site overlies the Irvine Subbasin of the Orange County Groundwater Basin. The proposed TLSP SPA buildout may increase water demands onsite due to the increased number of residential units proposed. Further evaluation in the SEIR is required to determine whether there would be new significant impacts to groundwater supplies, and further, obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, this topic will be further analyzed under the SEIR.

5.11 LAND USE AND PLANNING

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Physically divide an established community?	<input type="checkbox"/>	<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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Prior Environmental Findings

The certified FEIS/EIR determined that the project required amendments to the General Plan and Zoning Ordinance to provide consistency with the general plan and zoning designations in the cities of Tustin and Irvine. It found that the intensification and change of land uses pursuant to the MCAS Tustin Specific Plan could create land use incompatibilities with surrounding land uses and internal incompatibilities within the Project area. Implementing Actions were incorporated to mitigate this impact by addressing compatibility through processing of land use plans and amendments consistent with the applicable general plans and zoning ordinances. These mitigation measures included Mitigation LU-1, which required the City of Tustin General Plan and zoning ordinance to be consistent with the planned land uses and to ensure the overall appearance of the development on site is similar to other master planned areas in Tustin and other adjacent cities. Similarly, Mitigation Measure LU-2 requires the City of Irvine General Plan and Zoning Ordinance to be amended to be consistent with the planned land uses and to ensure the overall appearance of the development on site is similar to other master planned areas in Tustin and other adjacent cities.

In 2001, the City of Tustin adopted a General Plan land use designation “MCAS Tustin Specific Plan,” and the MCAS Tustin Specific Plan was adopted on February 3, 2003 (Ordinance 1257). As described previously, the MCAS Tustin Specific Plan established the zoning designations, development standards, and entitlement framework for future development in the Specific Plan area.

The 2017 TLSP SPA amended the Adopted Specific Plan to change the mix of land uses and internal circulation. The TLSP Amendment was prepared to facilitate development of the remaining undeveloped Specific Plan area in the City of Tustin. These remaining parcels would be sold, leased, or developed by the City. Eventually these parcels would be developed by a number of landowners within the framework established by the TLSP. Additionally, the TLSP Amendment included changes in land uses for the remaining Planning Areas 8 through 19, which resulted in 2,212 more residential units and 1,755,306 fewer SF of non-residential land use within the TLSP.

Current Conditions

Refer to Section 2.2, *Existing Land Use*, above for a description of existing development.

a) Physically divide an established community?

No Impact. The proposed TLSP SPA would not divide an established community. The Project would increase allowable density and change the mix of land uses in the proposed land use plan; however, the footprint of the TLSP would not be altered by the Project. The aforementioned necessary revisions to land use plans and

amendments consistent with the applicable general plans and zoning ordinances have been since been completed. The TLSP SPA would increase the allowable number of residential units within Neighborhood D South and Neighborhood G, which currently allows residential mixed land use under the Approved Project. The TLSP SPA would amend Neighborhood G land uses to allow residential where previously only commercial, office, and institutional land uses are currently allowed under the approved TLSP. However, the introduction of residential land use would not result in division of an established community, as each project would be designed so as not to divide established neighborhoods within the Project area. The TLSP area is surrounded by existing development and would not physically divide an established community. Therefore, no new significant impact would occur. This topic will not be carried forward in the SEIR.

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?

Change in Project Requiring EIR Revisions. The current land use plan governing the Project area is the TLSP as most recently amended by the City of Tustin in 2017. The TLSP Amendment would amend the Adopted TLSP, as described in Section 3.2, *Project Characteristics*, to change the mix of land uses and internal circulation. An SEIR is being prepared that will analyze whether the TLSP Amendment is consistent with the City's General Plan and zoning ordinance or result in any new environmental impacts related that would conflict with City policies or regulations. Further evaluation will be provided in the SEIR.

5.1.2 MINERAL RESOURCES

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Environmental Findings

No mineral resources valuable to the region or the state or identified in the general plans of the cities of Tustin or Irvine, were identified in the certified FEIS/EIR. No impacts to mineral resources are identified in previous environmental documents.

Current Conditions

There are no changes to current conditions with respect to mineral resources onsite since it was evaluated in the FEIS/EIR.

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?

No Impact. In order to protect the availability of mineral resources of value, the California Department of Conservation identifies sites to which continuing access is important to satisfying mineral production needs of the region and the State. The relative importance of potential mineral resource sites is indicated by inclusion in one of four Mineral Resource Zones (MRZ):

- MRZ 1: No mineral resources
- MRZ 2: Significant resource area (quality and quantity known)
- MRZ 3: Significant resource area (quality and quantity unknown)
- MRZ 4: No information (applies primarily to high-value ores)

The Project site is mapped Mineral Resource Zone 1 (MRZ-1) on the Mineral Land Classification of Orange County, California, indicating that no significant mineral resources are known to be present or there is little likelihood they may be present (California Geological Survey, 1994). As determined in the certified FEIS/EIR, no new impact would occur. This topic will not be carried forward in the SEIR.

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on the general plan, specific plan. or other land use plan?

No Impact. No mining sites in the City of Tustin are identified in the City’s General Plan (City of Tustin, 2018). As determined in the certified FEIS/EIR, no impact would occur. This topic will not be carried forward in the SEIR.

5.13 NOISE

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Environmental Findings

The certified FEIS/EIR determined that noise impacts would be significant if noise levels for sensitive receptors exceeded noise criteria established in the noise elements of the general plans for the cities of Tustin, Irvine, and Santa Ana. Sensitive receptors are residences, schools, libraries, hospitals, and recreational areas. The FEIS/EIR identified that an increase of 3 dB over existing noise levels experienced by a sensitive receptor would be a significant impact.

The FEIS/EIR determined that the increase in traffic levels would not result in a significant impact to roadways surrounding the Specific Plan area. However, significant noise impacts were found for residents near the extension of Tustin Ranch Road to Von Karman Avenue and to residential and park uses adjacent to Warner Avenue between Harvard and Culver Drive.

The FEIS/EIR found that future sensitive receptors developed in accordance with the Specific Plan would incorporate applicable regulations and impacts would be less than significant.

The FEIS/EIR determined that there would be a significant impact to existing onsite housing planned for reuse. Mitigation measures were incorporated to reduce noise levels below 65 dB to less than significant levels.

The 2004 Supplemental EIR analyzed the extension of Tustin Ranch Road between Walnut Avenue and the Future Alignment of the Valencia North Loop. It determined that short-term construction noise impacts would be less than significant. It identified a significant impact to sensitive receptors along Tustin Ranch Road. Mitigation Measure MM N-1, requiring installation of a sound wall, reduced this impact to less than significant. This sound wall has been constructed.

The 2006 Addendum recognized that minor internal changes to the roadway network would change noise levels for land uses near the roadways. However, it found that there were no new significant short-term construction-related or long-term traffic noise impacts and that mitigation measures from the FEIS/EIR would apply.

Under the 2017 SEIR, one new noise impact was identified, traffic noise impacts along Moffett Drive from Park Avenue to Sonora Street/Meridian Way and along Valencia Avenue from Tustin Ranch to Park Avenue would increase noise impacts compared to the Adopted TLSP (2017 Draft SEIR, p. 5.4-20). However, the analysis found that with application of noise mitigation measures from the FEIR/EIS and 2004 SEIR, which includes various noise buffering construction techniques and future construction of a soundwall along Tustin Ranch Road, impacts were determined to be less than significant with mitigation.

Current Conditions

The noise environment described in the FEIS/EIR has not changed. Major noise sources on or near the TLSP area include vehicular traffic along surrounding major roadways, the railroad along Edinger Avenue, and aircraft noise from John Wayne Airport located two miles to the southwest. The TLSP area is not within a 60 dB CNEL noise contour from John Wayne Airport.

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?

Change in Project Requiring EIR Revisions. As part of the proposed TLSP SPA, several of the Planning Areas are subject to land use changes. These changes include an overall allowable increase (with potential density bonus units considered) of 2,867 residential units within Neighborhood D North, 755 units within Neighborhood D South, and 1,348 units within Neighborhood G. The remaining Planning Areas will remain unchanged. The Project would permit development of a net increase of 4,970 residential units compared to the Adopted TLSP. The addition of residential units and residents could result in an increase in ambient noise levels due to an increase in traffic volumes generated by the Project. A noise study would be prepared for the Project to determine whether the Project would result in significant impact on temporary or permanent increases in ambient noise levels in the vicinity of the Project in excess of standards established in the local general plan or noise ordinance. This topic will be further analyzed within the SEIR.

b) Generation of excessive groundborne vibration or groundborne noise levels?

Change in Project Requiring EIR Revisions. The proposed Project has the same development impact area that was analyzed in the FEIS/EIR and 2017 SEIR, and therefore, railroad and construction-related vibration would generally be the same. However, as discussed above, implementation of the Project would introduce additional residents, which may expose sensitive receptors to increased exposure to groundborne noise or vibration. A noise study will be prepared, and this issue will be further evaluated in the SEIR.

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?

No Impact. There are no aircraft operations at the former MCAS Tustin, and the TLSP area is not within the 60 CNEL noise contour for airport operations at John Wayne Airport (Mestre Greve 2013). Therefore, the Project would not expose people residing or working in the Project site to excessive noise levels from airport operations. This topic will not be further analyzed within the SEIR.

5.1.4 POPULATION AND HOUSING

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Environmental Findings

The certified FEIS/EIR found that development of the Adopted Specific Plan would have resulted in a total population of 12,514, (10,900 in Tustin), resulting in a net population increase of approximately 9,350 persons. The FEIS/EIR analyzed the demolition of the barracks units and conversion to civilian use. Buildout of the Adopted Specific Plan allowed 4,601 residential units, including the 1,537 converted or replaced units. In addition, the FEIS/EIR found that buildout would have resulted in about 24,500 net new jobs, or a net increase of approximately 24,500 jobs. In addition, the Project was expected to generate 15,081 indirect jobs. The FEIS/EIR concluded that the increase in population, housing, and employment due to the implementation of the Adopted Specific Plan was a beneficial impact because it would fulfill an identified shortfall in housing and meet the goals of the Project to generate jobs.

The FEIS/EIR determined that there would be no adverse impact related to the jobs/housing balance. It was determined that the majority of new jobs would be filled by existing residents within Orange County, and enough new housing would be provided for employees residing outside of the County. No significant impact was identified.

The 2006 Addendum updated the demographic data and growth projections for the City of Tustin and County of Orange using the 2004 Orange County Projections (OCP 2004). OCP 2004 includes buildout projections assumed for the Adopted Specific Plan. The changes in projections showed an increase in population and employment in Tustin with a slightly lower housing stock, indicating a larger household size.

The 2006 Addendum determined that there would be a reduction of 879 employees and an increase of 21 residential units and 24 residents. The 2006 Addendum determined that these small changes in employment, housing, and population would not result in any new significant impacts. Further, the Project would have a similar impact on the jobs/housing balance countywide.

The 2017 TLSP SPA was anticipated to result in the construction of 6,813 residential units and 9,532,419 square feet of nonresidential building space. The 2017 TLSP SPA was therefore found to result in an overall increase of 2,212 dwelling units and a decrease of 1,755,306 square feet of building space. The 2017 SEIR determined that buildout of the 2017 TLSP SPA would increase the Project area’s population by an estimated 6,526 additional residents compared to the Adopted Specific Plan, which was estimated to generate 9,374 residents. This represents an increase of 69.6 percent increase from the Adopted Specific Plan. The additional 6,526 residents that would be generated in Tustin upon buildout of the Modified Project would exceed the amount of growth anticipated to occur in the City by regional projections: 4,616 more residents than CDR projections for 2035, 4,394 more residents than SCAG’s projection for 2035, and 4,494

more residents than SCAG's projection for 2040. Furthermore, additional residents generated by the Modified Project compared to those generated by the Adopted TLSP would represent 79.5 percent of the population growth anticipated for buildout of the City by the Tustin General Plan. Based on all three of these metrics, the Modified Project would induce substantial growth in the area beyond that studied in the Certified EIR. However, Orange County remains a jobs-rich region, and housing proposed by the Modified Project would result in a beneficial impact to the region related to the balance of jobs and housing. The 2017 SEIR also determined that buildout of the 2017 TLSP SPA would result in a jobs-housing ratio of 2.76 (18,802 total jobs). Although both scenarios are exceptionally job-rich, the 2017 TLSP SPA was found to be substantially more balanced than the Adopted TLSP, which had a jobs-housing ratio of 5.11 (23,621 total jobs). The 2017 SEIR determined that the comparatively more housing-rich 2017 TLSP SPA is consistent with SCAG's intent to place more housing in jobs-rich portions of Orange County, which is jobs-rich. Implementation of the 2017 TLSP SPA was found to result in a less than significant impact relating to population growth.

Current Conditions

The TLSP area is currently developed with 818 residential units, including 33 density bonus units in Neighborhood G. Additionally, The Landing at Tustin Legacy (by Brookfield Residential) is entitled for 400 above-moderate-income residential units planned in Neighborhood D South. The Project is currently under construction.

Commercial buildout within the TLSP includes 1,443,000 SF of Community Commercial, and 95,200 SF of Neighborhood Commercial in Neighborhoods D North and G, respectively.

a) Induce substantial unplanned population growth in an area, either directly or indirectly?

Change in Project Requiring EIR Revisions. As part of the proposed TLSP SPA, several of the Planning Areas are subject to land use changes. These changes include an overall allowable increase (with potential density bonus units considered) of 2,867 residential units within Neighborhood D North, 755 units within Neighborhood D South, and 1,348 units within Neighborhood G. The remaining Planning Areas will remain unchanged. The Project would permit development of a net increase of 4,970 residential units compared to the Adopted TLSP. Further evaluation in the SEIR is required to determine whether this increase in housing and population would induce growth and change the conclusions of the 2017 SEIR. Therefore, this topic will be further analyzed within the SEIR.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The Project would not displace residents. The Project proposes to increase the number of developable residential units within the Project site. No impact would occur.

5.1.5 PUBLIC SERVICES

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:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	No Impact
i) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Prior Environmental Findings

Fire Protection

The certified FEIS/EIR determined that implementation of the Specific Plan would require additional firefighting personnel and equipment at existing fire stations. However, it found that buildout would not require new or expanded fire stations. All development projects would be required to meet Orange County Fire Authority (OCFA) regulations, and impacts were determined to be less than significant.

Subsequent to the certification of the FEIS/EIR, in May 2003, the Navy Disposal Plan transferred to the City of Tustin a 1.25-acre site at Edinger Avenue and the West Connector for construction of the new fire station. The fire station would be funded through development in Tustin Legacy and in the City of Irvine within the former MCAS Tustin.

Subsequently, OCFA re-evaluated its need for fire protection facilities with respect to response times and determined it needed to move Station No. 37 to a new location in the Specific Plan area. In March 2005, the City entered into a Memorandum of Understanding with OCFA for a new fire station at Tustin Legacy.

The 2006 Addendum found that the project would place a similar demand for fire protection services as the original project and that the fire station proposed in the Specific Plan area would meet the needs of the project. As determined by the FEIS/EIR, future projects would be required to comply with all OCFA regulations.

At the time the 2017 TLSP SPA was approved, OCFA Fire Station #37 at Edinger Avenue and Kensington Park Drive had been completed. The 2017 TLSP SPA was anticipated to result in an increase of 2,212 residential units and a decrease of approximately 1.7 million square feet of nonresidential uses. Although the project would result in an increase in demand for fire protection due to the resulting increase of 6,371 residents, there would be a decrease of 1.7 million square feet of nonresidential uses offsetting the increase in demand. With the construction of the new fire station (Station 37) within the TLSP area, the 2017 SEIR Initial Study found that no other new or expanded off-site fire protection facilities were determined to be required (2017 TLSP Initial Study, p. 82). The 2017 TLSP SPA was required to meet OCFA regulations and standard conditions. No new significant impacts were identified.

Police Services

The certified FEIS/EIR determined that implementation of the Specific Plan would increase the demand for police services in the cities of Tustin and Irvine. The FEIS/EIR identified the need for two additional patrol units and three additional investigative units in the Tustin Police Department, and two additional sworn officers in the Irvine Police Department. However, it found that buildout would not require new or expanded police facilities and impacts would be less than significant. The 2006 Addendum found similar impacts with respect to police services and no new impacts were identified.

The 2017 SEIR Initial Study found that although the 2017 TSLP SPA anticipated increase of 6,371 residents would result in an increase in demand for police protection, this would be offset by the reduction in approximately 1.7 million square feet of nonresidential uses (2017 TLSP Initial Study, p. 83). Service level impacts are anticipated to be similar to that analyzed in the FEIS/EIR. No new police facilities were determined to be needed and no significant physical impacts were identified. Additionally, developers are required to coordinate with the Tustin Police Department prior to project approval to ensure adequate security precautions and design features are in place. No new significant impacts are anticipated.

Schools

The TLSP is within the service areas of the Tustin Unified School District (TUSD), Irvine Unified School District (IUSD), and Santa Ana Unified School District (SAUSD). TUSD serves the majority of the TLSP area, including Planning Areas 1, 2, 4-5, 6, 7, 8, 15, 16-19, and a portion of 13-14. IUSD serves a portion of Planning Area 15 and development east of Jamboree Road (Planning Areas 20, 21, and 22). SAUSD serves Planning Area 9-12 and a portion of Planning Area 13-14.

The 2017 SEIR found that the additional residential units as a result of the 2017 TLSP SPA would generate about 1,250 additional students within TUSD boundaries. The addition of 1,250 students to the schools serving the Project area has the potential to exceed the available capacity for some schools if all development were to occur at the time of project approval. The need for additional services is addressed through compliance with school impact fee assessment. Several school facilities were planned for the TLSP area at the time the 2017 SEIR was being prepared, including an expansion of the existing Heritage School enrollment capacity from 600 students to 900 students; development of a 40.03-acre site to house Legacy Academy, a 6–12 magnet science, technology, engineering and math (STEM) school; development of an alternative education facility, and possible development of additional District administrative facilities. The 2017 SEIR determined that the planned facilities would be able to accommodate anticipated demand. Therefore, the 2017 SEIR determined that the project would have a less than significant impact on school facilities (2017 Draft SEIR, p. 5.6-9).

Parks

See Section 5.16, Recreation, for prior environmental background.

Libraries

The certified FEIS/EIR identified three public libraries within three miles of the TLSP area. It found that implementation of the TLSP would not require construction of a new library facility, and impacts were less than significant. Subsequently, Orange County Public Library (OCPL) entered into an agreement with the City of Tustin to expand the Tustin Branch Library in the Tustin Civic Center. The Project was approved in September 2005 and evaluated in a mitigated negative declaration (SCH 2002041001) adopted May 2002. In 2009, the new 32,000-square-foot library opened, replacing the 15,000-square-foot facility built in 1974. The new library has a book capacity of 209,000 volumes.

The 2017 SEIR Initial Study determined that the 2017 TLSP SPA would add 4,609 residents (2,212 dwelling units) to the site compared to the Adopted TLSP, resulting in a total of 17,859 residents. The FEIS/EIR estimated that the Adopted TLSP would generate a demand for approximately 2,500 square feet of library

space, or 0.2 square foot per person. The 2017 TLSP SPA would generate demand for a net increase of 922 square feet of library space, or 3,572 square feet total at buildout. The Tustin Library increased its facilities by 14,000 square feet in 2009. Therefore, the additional demand of 922 square feet was accommodated by the existing library facilities and would not require the construction of a new or expanded facility (2017 TLSP Initial Study, p. 84). No new significant impacts were identified.

Current Conditions

TLSP continues to be served by Tustin and Irvine police and fire protection services. No changes to facilities have been made since adoption of the 2017 TLSP SPA. Prior to adoption of the 2017 SEIR, the OCFA and City completed construction of Fire Station 37 in 2014, located at 15011 Kensington Park Drive, which serves the TLSP area.

TUSD has already completed construction of Heritage Elementary School, a 10-acre site located in Neighborhood A. The first phase of a 40-acre middle school and high school, Legacy Magnet Academy, at the southwest corner of Tustin Ranch Road and Valencia Avenue in Neighborhood D was completed in 2020. This site was a conveyance agreement and grant deed agreement between the City and TUSD.

Located in Neighborhood H, on the northwest corner of Barranca Parkway and Harvard Avenue, IUSD has a small campus called the Creekside Education Center. Creekside High School and Irvine Adult School are both located on this approximately 20-acre site.

For park information, see Section 5.16, recreation, below.

a) Result in substantial adverse physical impacts associated with the provision of 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:

i, ii, iii, and v.

Change in Project Requiring EIR Revisions. As part of the proposed TLSP SPA, several of the Planning Areas are subject to land use changes. These changes include an overall allowable increase (with potential density bonus units considered) of 2,867 residential units within Neighborhood D North, 755 units within Neighborhood D South, and 1,348 units within Neighborhood G. The remaining Planning Areas will remain unchanged. Future buildout of proposed additional units would result in an increase in the number of residents, and subsequently, an increase in demand for fire protection, police, school, park, and library services. Additional data, coordination, and analysis is needed to determine the existing and future operation of these public services. Therefore, this topic will be further analyzed within the SEIR.

iv. Parks?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios. See Response 5.16 a) in Section 5.16, Recreation, below. This topic will not be carried forward in the SEIR.

5.1.6 RECREATION

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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"/>	<input 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"/>	<input type="checkbox"/>

Prior Environmental Findings

The certified FEIS/EIR evaluated recreational impacts of the Specific Plan that included 126 acres of public parkland, including 118 acres in the City of Tustin (84.5-acre regional park, 24.1-acre community park, and two 5-acre neighborhood parks) and an 8-acre neighborhood park in the City of Irvine. The FEIS/EIR found that the 118 acres of public parkland in Tustin was well over the requirement established by the City’s municipal code (three acres of park per 1,000 residents). It determined that the provision of approximately 126 acres of parkland would result in a beneficial impact related to the provision of parks. Construction and operation of the proposed parks were also evaluated throughout the FEIS/EIR, and mitigation measures were identified.

The FEIS/EIR analyzed proposed Class I and II bikeways, riding and hiking trails proposed in the Adopted Specific Plan. Physical impacts of trail construction were identified throughout the FEIS/EIR along with the development areas. These recreational facilities were determined to be a beneficial impact to the project.

The 2006 Addendum identified an increase in parkland to 202 acres of public parks, an increase of 76 acres of public parkland compared to the original Specific Plan evaluated in the FEIS/EIR. The 2006 Addendum evaluated the elimination of a 159-acre private golf course that was originally proposed and determined that it would not have been completely accessible to the general public and may have resulted in increased environmental impacts. The Specific Plan would result in a beneficial impact related to recreation with a new community park and linear park system providing a focal point for the community. The 2006 Addendum identified a number of individual development projects that have been approved and provided additional private recreation facilities not originally envisioned in the Specific Plan.

The 2006 Addendum determined that the Specific Plan would exceed the parkland dedication requirement and would not generate an increase in the use of existing recreational facilities. Additionally, it determined that the changes proposed in the bikeway and trail system would have a beneficial impact.

The 2017 SEIR Initial Study determined that the project would add approximately 6,371 residents, requiring an additional 19.1 acres of parkland within the Specific Plan area at buildout. The 2006 Addendum determined that the Project would result in 12,524 residents, which would require 37.6 acres of parkland. Therefore, the Tustin City Code (TCC) would require approximately 56.7 acres of parkland at buildout. Implementation of the Specific Plan Amendment includes approximately 255 acres of public parks (including the 84.5-acre regional park in Planning Area 6). This exceeds the amount of parkland required by the TCC

and considered in the FEIS/EIR. Since the Specific Plan Amendment would provide ample parkland, the 2017 SEIR Initial Study determined that buildout would not increase the use of existing parks or cause the physical deterioration of existing recreational facilities and no new substantial impact would occur (2017 SEIR Initial Study p. 86).

Current Conditions

Within the City of Tustin, the proposed project includes a requirement from the City's General Plan for public open space of approximately 170 acres. The TLSP contains existing park area shown below in Table 5-2, Tustin Legacy Public Parks. The Specific Plan provided for a 32-acre sports park in the northwest portion of the Plan area in the City of Tustin, which was completed in 2020. Additionally, several other smaller park areas have been developed in accordance with the TLSP since adoption of the 2017 TLSP SPA. There is currently a total of 93 acres of parking space provided in the TLSP area.

Table 5-3: Tustin Legacy Public Parks

Planning Area	Neighborhood	Type	Existing Park Acres	Future Park Acres
2	B	Community Park	32	-
4-5	B	Parkettes	4	-
6 (County)	C	Urban Regional Park	-	85
9-12	E	Tustin Legacy Park Overlay	28	
8, 13-14	D	Parkettes, Tustin Legacy Park Overlay	-	76 *
15	G	Neighborhood Parks, Parkettes, Tustin Legacy Park Overlay	13	12 *
20	G	Parkettes	1	-
21	G	Neighborhood Park	7	-
22 (Irvine)	H	Neighborhood Park (Sweet Shade Park)	8	-
		Total:	93	173

a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that physical deterioration of the facility would be accelerated?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As summarized in Table 5-2, the TLSP contains 173 acres of planned future park space in addition to the existing 93 acres of existing park. The proposed increase in residents would not result in the substantial physical deterioration of existing facilities.

As part of the proposed TLSP SPA, several of the Planning Areas are subject to land use changes. These changes include an overall allowable increase (with potential density bonus units considered) of 2,867 residential units within Neighborhood D North, 755 units within Neighborhood D South, and 1,348 units within Neighborhood G. The remaining Planning Areas will remain unchanged. Therefore, the total increase in number of units within the TLSP proposed by the Project is 4,970 residential units. Utilizing the same number of persons per household used within the 2017 SEIR (2.88 persons) based on the City of Tustin average household size and occupancy rate, the Project would be anticipated to result in an increase of 12,891 residents at full buildout.

The City municipal code requires the dedication of 3 acres of parkland per 1,000 residents. The Project would add approximately 12,891 residents, requiring an additional 38.7 acres of parkland within the TLSP area at buildout. The 2017 SEIR determined that the Project would result in 6,371 new residents and would require approximately 56.7 acres of parkland at TLSP buildout. Therefore, the new total park acreage required for Project buildout would be 95.4 acres of parkland. Implementation of the TLSP includes approximately 255 acres of public parks (see Table 5-2). This exceeds the amount of parkland required by the TCC and considered in the FEIS/EIR. Since the Specific Plan Amendment would provide ample parkland, buildout would not increase the use of existing parks or cause the physical deterioration of existing recreational facilities. No new substantial impact would occur. This topic will not be carried forward in the SEIR.

b) Require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The Project would increase the demand for park facilities due to the increase in 4,970 residential units and approximately 12,891 residents. Within the City of Tustin, the proposed Project includes a requirement from the City's General Plan for public open space of approximately 170 acres. Additionally, Tustin Municipal Code Section 9331(d) requires that subdividers of residential developments dedicate land to the City for park development, make payments in lieu of land dedication, or some combination thereof. As stated, the TCC requires dedication of 3 acres per 1,000 residents; the amount of land to be dedicated per residential unit ranges from 0.0067 acre to 0.0102 acre depending on the type and density of the units.

The Project would add approximately 12,891 residents, requiring an additional 38.7 acres of parkland within the TLSP area at buildout, based on 3 acres per 1,000 residents. As summarized in Table 5-2, the TLSP contains 173 acres of planned future park space in addition to the existing 93 acres of existing park. The 2017 TLSP SPA Park Plan provides a linear park that extends through the site from the west corner to the transit station to the east, which creates connectivity for the community and proposed school locations. Future residential development would also construct private parks with each community. Although there would be an increase in population, resulting in an increased demand for park facilities, there are ample parks proposed in Adopted 2017 TLSP.

Construction and operation of the proposed parks and recreation facilities would occur within the development footprint analyzed in the FEIS/EIR. Park construction and its environmental effects were analyzed throughout the FEIS/EIR, and subsequent environmental documentation. Mitigation would not be required. Expansion of recreational facilities would not be necessitated by the proposed Project. Therefore, the Project would not result in any new or substantially more severe impacts. This topic will not be carried forward in the SEIR.

5.17 TRANSPORTATION

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Prior Environmental Findings

Level of Service

The certified FEIS/EIR determined that Adopted Specific Plan buildout was estimated to generate 216,445 average daily vehicle trips (ADT), over 97 percent of which would originate in the portion of the site in the City of Tustin.

The 2013 Amendment was forecast to result in potentially significant impacts to seven arterial intersections in the interim condition and 18 in the Year 2020. Mitigation measures were identified for all significant impacts. Proponents of development projects in the area would be required to make fair-share contributions to the cities of Tustin and Irvine and the cities would be responsible for ensuring that the improvements were constructed. The City of Tustin would pass through fees from fair-share funding for impacted intersections in the City of Santa Ana and impacted intersections under the jurisdiction of Caltrans to the appropriate jurisdictions and would coordinate with those jurisdictions regarding completion of those improvements. Even with incorporation of mitigation measures, impacts were determined to be significant and unavoidable under the 2020 With Project conditions for the intersections of Tustin Ranch Road at Walnut Avenue and Jamboree Road at Barranca Parkway. Impacts to all other intersections under the 2020 With Project conditions and all intersections under 2005 With Project conditions were less than significant after mitigation. Additional mitigation measures required phased completion of roadway improvements onsite based on cumulative project-generated ADT.

The 2017 SEIR determined that the 2017 TLSP SPA would not result in a new significant environmental effect or a substantial increase in severity of previously identified significant impacts on intersections previously analyzed based on the peak hour freeway ramp impact thresholds (2017 SEIR, p. 5.7-20). Compared to the Adopted Specific Plan, the 2017 TLSP SPA would have the same or reduced V/C ratio at all deficient intersections except for I-405 at Jamboree (NB Off-ramp). At this ramp, the project trips resulted in a 0.01 V/C increase compared to the previously Adopted Specific Plan, which was not considered a substantial increase resulting in a new significant impact.

Transit

The certified FEIS/EIR determined that the increase in development would create additional demand for transit service. However, the buildout would improve the circulation system, which would improve service for bus routing. No significant impacts were identified on the rail system. No significant pedestrian or bicycle impacts were identified in the FEIS/EIR; however, the planned bicycle trails would provide a benefit to the pedestrian and bicycle facilities.

The 2004 Supplemental EIR identified a potentially significant additional impact at the intersection of Red Hill Avenue at Warner Avenue in the cities of Tustin and Santa Ana. Mitigation was required and implemented, and the impact was determined to be less than significant after mitigation.

The 2006 Addendum did not identify any new significant traffic impacts, and implementation of the Specific Plan analyzed in the 2006 Addendum would avoid the significant and unavoidable impact at the intersection of Tustin Ranch Road and Walnut Avenue under the 2020 With Project conditions. The addendum determined that the total number of trips generated by the Project had not changed and did not exceed the trip caps established by and agreed upon between the cities of Tustin, Santa Ana, and Irvine.

The 2017 SEIR determined that the project would be consistent with the conclusions of the FEIS/EIR, and no new significant impact would occur.

Emergency Access

The 2017 SEIR determined that implementation of the 2017 TLSP SPA would not impede emergency access to surrounding communities and would not result in inadequate emergency access to existing or proposed developments onsite (Placeworks, 2015, p. 97). The proposed circulation plan would provide adequate emergency access to proposed developments onsite. Projects developed pursuant to the project would provide fire access roads conforming with requirements of California Fire Code (California Code of Regulations Title 24 Part 9) Section 503. Such projects would submit site plans and building plans to the OCFA during the plan check process to ensure they meet OCFA regulations regarding emergency access, including turning radii for firefighting vehicles and emergency exit routes from buildings. No new significant impact would occur.

Additionally, the Tustin Police Department oversees emergency management for the City. The City's Emergency Plan was approved in 2011. The 2017 SEIR Initial Study found that the Project would change the mix of land uses but would not be expected to substantially alter or interfere with the implementation of the City's Emergency Plan (Placeworks, 2015, p. 62).

Current Conditions

The TLSP includes a mobility plan that provides for the needs of pedestrians, bicyclists, motorists, and transit users. The mobility plan is intended to: 1) provide efficient accessibility to the regional and local transportation system; 2) to supply adequate internal circulation capacity; and 3) to efficiently service the proposed land uses. The mobility plan addresses all aspects of the public realm within the public right-of-way, including landscaping, sidewalks, bikeways, parking, and travel lanes.

The TLSP Recreational Bikeway/Trail Concept Plan provides an opportunity to complete vital links necessary for a comprehensive regional system as well as improved local system. There are three planning agencies involved in the implementation and maintenance of the bikeway/trail system for the Plan and adjacent areas: the City of Tustin, Orange County Public Works, and the City of Irvine.

The Orange County Transportation Authority (OCTA) currently provides transit service to and around the TLSP area. Several bus routes and the Metrolink connect Tustin Legacy to the larger Orange County and Los Angeles County areas.

Several development projects within and surrounding the TLSP area have been approved and completed since adoption of the 2017 TLSP SPA. Land use changes have caused changes to baseline conditions regarding vehicle trips and circulation. Additionally, several changes to transit services and transportation infrastructure have been made as a result of development since adoption of the 2017 SEIR. Traffic counts, inventory, and data collection are currently being conducted to determine the existing conditions of the TLSP area.

Another notable change since 2017 occurred regarding the ways in which transportation impacts are analyzed under CEQA. Senate Bill (SB) 743 was signed by Governor Brown in 2013 and required the Governor's Office of Planning and Research (OPR) to amend the State CEQA Guidelines to provide an alternative to LOS for evaluating transportation impacts. SB743 specified that the new criteria should promote the reduction of GHGs, the development of multimodal transportation networks and a diversity of land uses. In response, Section 15064.3 was added to the CEQA Guidelines beginning January 1, 2019, with the provisions of the section applying statewide beginning on July 1, 2020. State CEQA Guidelines Section 15064.3, Determining the Significance of Transportation Impacts, states that VMT is the most appropriate measure of transportation impacts and provides lead agencies with the discretion to choose the most appropriate methodology and thresholds for evaluating VMT. This has ultimately changed the way in which transportation is analyzed and mitigated under CEQA, which provides a framework for how the City is addressing future traffic concerns, different from past planning practices.

The City of Tustin underwent several General Plan updates in 2018, which included updates to the Circulation Element. A new circulation plan and guiding goals and policies were revised to reflect the City's latest challenges, new state regulations and policies, as well as latest traffic patterns as a result of various land use changes and growth.

a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

Change in Project Requiring EIR Revisions. As discussed above, the conditions of the TLSP have changed since adoption of the 2017 TLSP SPA. Additionally, a new Circulation Element has been adopted by the City of Tustin. The Project would introduce land use changes and density increases, which could cause additional trips and new impacts to previously analyzed traffic conditions. Therefore, the Project could result in potential impacts and conflicts with a program, plan, ordinance, or policy addressing the circulation system due to new circumstances and Project changes. A traffic impact assessment will be prepared for the Project to analyze potential traffic impacts and consistency with applicable programs, plans, ordinances, and policies. This topic will be further analyzed within the SEIR.

b) Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?

Change in Project Requiring EIR Revisions. As discussed above, VMT was not analyzed under previous CEQA documentation and was introduced as the new metric for determining traffic impacts in 2018. Therefore, the Project could result in potential impacts and conflicts with CEQA Guidelines § 15064.3, subdivision (b) due to new circumstances and Project changes. A traffic impact assessment will be prepared for the Project to analyze the potential VMT impacts of the proposed Project. This topic will be further analyzed within the SEIR.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. As part of the proposed TLSP SPA, several of the Planning Areas are subject to land use changes. These changes include an overall allowable increase (with potential density bonus units considered) of 2,867 residential units within Neighborhood D North, 755 units within Neighborhood D South, and 1,348 units within Neighborhood

G. The remaining Planning Areas will remain unchanged. The Project would permit development of a net increase of 4,970 residential units compared to the Adopted TLSP. Implementation of the Project would not add incompatible uses to area roadways and would not create a hazardous design feature. Minor revisions to the internal circulation system would not result in a design feature that would increase hazards. Therefore, the Project would not result in new circumstances or Project changes that could cause new or substantially more severe significant impacts. This topic will not be carried forward within the SEIR.

d) Result in inadequate emergency access?

Change in Project Requiring EIR Revisions. As discussed above, the Project would result in land use changes and the allowance of increased density within the TLSP Neighborhood D North, D South, and G. Additionally, the City of Tustin has revised their Circulation Element of the General Plan since adoption of the 2017 TLSP SPA. Proposed changes to land use and density under the Project could result in impacts to emergency access of the TLSP area. Additionally, the Project could cause conflicts with the updated Circulation Element. Therefore, impacts to emergency access would be analyzed further following preparation of the traffic impact assessment. This topic will be further analyzed within the SEIR.

5.18 TRIBAL CULTURAL RESOURCES

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:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Prior Environmental Findings

This topic was not previously analyzed within the certified FEIR/EIS or subsequent environmental documentation for the TLSP.

Current Conditions

Since adoption of the 2017 TLSP SPA, the legislature added the new requirements regarding tribal cultural resources in Assembly Bill 52 (Gatto, 2014). By requiring consideration of tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and tribal governments, public agencies, and project proponents would have information available early in the project planning process to identify and address potential adverse impacts to tribal cultural resources.

Government Codes §65352.3 and §65352.4 require local governments to consult with California Native American tribes identified by the Native American Heritage Commission (NAHC) for the purpose of avoiding, protecting, and/or mitigating impacts to cultural places when creating or amending General Plans, Specific Plans and Community Plans. Public Resources Codes §21080.3.1 and §21080.3.2 requires public agencies to consult with California Native American tribes identified by the NAHC for the purpose of avoiding, protecting, and/or mitigating impacts to tribal cultural resources as defined, for CEQA projects.

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:

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)?

Change in Circumstances Requiring EIR Revisions.

The City of Tustin is historically affiliated with several California Native American tribes. Records would be reviewed to determine whether any potential resources consistent with the definition of Public Resources

Code Section 21074 are located within the TLSP area. Additionally, the City will conduct coordination with tribes in compliance with AB 52. This topic will be analyzed further within the SEIR.

- 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?**

Change in Circumstances Requiring EIR Revisions.

The City of Tustin is historically affiliated with several California Native American tribes. Therefore, the City of Tustin is required to notice tribes historically affiliated with the TLSP area, and conduct consultation with tribes who indicate an interest in consulting. Information and measures that result from consultation would be considered and included in the SEIR as applicable. This topic will be analyzed further within the SEIR.

5.19 UTILITIES AND SERVICE SYSTEMS

Would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Prior Environmental Findings

The certified FEIS/EIR determined that impacts to potable water supply and distribution, reclaimed water supply and distribution, wastewater conveyance and treatment, storm drainage, electricity supply and distribution, natural gas supply and distribution, and solid waste disposal were less than significant with no mitigation required. Utilities would be replaced and sized to accommodate the proposed land uses.

The FEIS/EIR determined that at buildout the Specific Plan would demand 2.8 million gallons per day (mgd) of water and 1.8 mgd of reclaimed water. It would generate 2.5 mgd of wastewater, with a peak flow of 7.7 gallons per day (gpd). All utility infrastructure, including the storm drain system would be designed to adequately accommodate development. Drainage is discussed in Section 5.9, *Hydrology and Water Quality*.

The 2017 SEIR Initial Study determined that wastewater from the Project area is treated at IRWD's Michelson Water Recycling Plant, which has capacity of 28 mgd and residual capacity of about 10 mgd (Placeworks, 2015, p.99). A forecast Phase III expansion of the Michelson plant is planned to increase capacity to 33 mgd by 2025 (IRWD 2014). Any increases in wastewater generation from the Project area would be well within the residual capacity planned for treatment at the Michelson plant. Therefore, impacts regarding exceedance of wastewater treatment requirements of the applicable RWQCB and capacity of the wastewater treatment provider to serve the project's projected demand was found to be less than significant and was not analyzed in the 2017 SEIR.

The 2017 SEIR Initial Study also determined that the project would be consistent with the 2004 Master Runoff Management Plan for Tustin Legacy (Placeworks, 2015, p.100). Runoff rates and volumes from the site after buildout of the Specific Plan Amendment are expected to be reduced compared to buildout of the Adopted Specific Plan due to the conversion of nonresidential uses with greater impervious surface to residential uses with less impervious surface. Additionally, the MS4 Permit establishes increased requirements for detaining, infiltrating, evaporating, or transpiring stormwater onsite. Thus, project buildout would not require construction of additional or expanded storm drainage facilities compared to implementation of the Adopted Specific Plan. Therefore, no substantial changes to the FEIS/EIR were identified.

The 2017 SEIR Initial Study determined that the waste treatment provider, which serves or may serve the Project has adequate capacity to serve the project's projected demand (Placeworks, 2015, p. 101). The slight increase in solid waste was found to be well within the residual capacity of the Frank R. Bowerman and Olinda Alpha landfills. Additionally, the project's waste generation was found to be consistent with all applicable state and local regulations. Therefore, impacts were determined to be less than significant and solid waste generation was not analyzed in the SEIR.

The 2017 SEIR determined that the project would not result in any new impacts, or increase the severity of impacts, with respect to water supply or wastewater treatment facilities.

Current Conditions

There are no changes to the utility providers servicing the TLSP area. Water and wastewater services are provided by Irvine Ranch Water District (IRWD). Wastewater from the TLSP area is treated at IRWD's Michelson Water Recycling Plant, which has capacity of 28 mgd and average wastewater flows of 18 mgd, and thus has residual capacity of about 10 mgd. A forecast Phase III expansion of the Michelson plant is planned to increase capacity to 33 mgd by 2025 (IRWD 2014).

The storm drain system has been improved as discussed in Section 5.9, *Hydrology and Water Quality*. The storm drain plan includes five major drainage areas with main line facilities and improvements to the OCFCD Barranca Channel. The backbone system follows the alignments of the major arterial roadways. The use of retention basins was also considered.

Solid waste services are provided by the Orange County Waste and Recycling and CR&R Waste Services. Electricity is provided by Southern California Edison, and natural gas is provided by Southern California Gas Company. Telephone and cable are provided by AT&T, Cox Cable, and Time Warner.

a – e. Change in Project Requiring EIR Revisions.

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 Project would result in several land use changes. These changes include an overall allowable increase (with potential density bonus units considered) of 2,867 residential units within Neighborhood D North, 755 units within Neighborhood D South, and 1,348 units within Neighborhood G. The remaining Planning Areas will remain unchanged. Proposed additional buildout could result in the need for new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities. Further analysis will be required under the SEIR to determine whether existing utilities have capacity to serve

the additional potential buildout under the proposed Project. Further, the consistency of the Project with existing laws and regulations would be determined. Therefore, the Project could result in potentially significant impacts and this topic will be further analyzed under the SEIR.

5.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<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 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 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 type="checkbox"/>	<input checked="" type="checkbox"/>

Prior Environmental Findings

This topic was not previously analyzed within the certified FEIR/EIS or subsequent environmental documentation for the TLSP.

Current Conditions

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. The TLSP is not located within a fire hazard zone (California Department of Forestry and Fire Protection, 2022). 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.

a – d. No Impact. The TLSP is not located within a fire hazard zone (California Department of Forestry and Fire Protection, 2022). 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. 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 fire risk would be evaluated on a site-by-site basis and appropriate measures, if necessary, would be implemented to avoid fire risk. Therefore, the Project would result in no impact on wildfire risk. This topic will not be carried forward in the SEIR.

5.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Change in Project Requiring EIR Revisions	Change in Circumstances Requiring EIR Revisions	New Information Showing Potentially New or Increased Significant Impacts	Less Than Significant Impact. No Changes or New Information Requiring Preparation of an EIR	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"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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?

Less Than Significant Impact/No Changes or New Information Requiring Preparation of an EIR. The SEIRR previously considered all environmental impacts associated with the implementation of the TLSP as well as mandatory findings of significance. The Project would not expand the area of development and would not impact any natural habitats or other areas inhabited by sensitive species. The proposed Project would comply with mitigation measures to reduce impacts related to riparian, wetland, and other sensitive species to less than significant. Vacant land on site has been graded. No new significant impacts would occur.

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)?

Change in Circumstances Requiring EIR Revisions. 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 Project would maintain the same development area that was analyzed in the SEIR. The proposed Project would result in an increased number of trips than approved for the adopted TLSP. Due to the change in land use distribution onsite and the changes in current conditions and circumstances since the prior environmental review, cumulative impacts related to air quality, GHG emissions, noise, and traffic will be evaluated in the SEIR.

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

Change in Project Requiring EIR Revisions. The Project would change the land use distribution in the Project site and result in an increase in residential uses and population. Based on the analysis provided in this initial study, the following environmental impacts will be addressed in the SEIR: air quality, energy, GHG emissions, hydrology/water quality, land use, noise, population/housing, public services, traffic, and utilities.

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Appendix A Biological Record Search Results



August 4, 2023

Mr. Jeremy Krout
EPD Solutions, Inc.
3333 Michelson Dr., Suite 500
Irvine, CA 92612

Subject: Biological Records Search for the Tustin Legacy Specific Plan Amendment located in the city of Tustin, Orange County, California

Dear Mr. Krout:

Pursuant to your request, Hernandez Environmental Services (HES) conducted a desktop biological records search for the Tustin Legacy Specific Plan Amendment site, consisting of approximately 518 acres located in the city of Tustin within Orange County, California.

Methodology

HES conducted a literature review and reviewed aerial photographs and topographic maps of the Tustin Legacy Specific Plan Amendment site and the surrounding area. The *Tustin* 7.5' USGS topographic quadrangle and eight surrounding quadrangles were used to identify sensitive species in the California Natural Diversity Data Base (CNDDDB). Additional resources reviewed during the literature search included the United States Fish and Wildlife (USFWS) Endangered Species Lists, and the California Native Plant Society's (CNPS) Rare plant lists to obtain species information for the project area.

Site Location

The 518-acre Tustin Legacy Specific Plan Amendment site is located within the city of Tustin, in Orange County, California. The site is located south of Armstrong Avenue, north of Jamboree Road, east of Barranca Parkway, and west of Edinger Avenue (Figure 1, *Location Map*). Specifically, the site is located within Section 26, Township 5 South, Range 9 West, within the *Tustin* United States Geological Survey (USGS) 7.5-minute topographic quadrangle (Figure 2, *Vicinity Map*). The project site is bound by Armstrong Avenue, Valencia Avenue, Edinger Avenue, Moffett Drive, Tustin Ranch Road, and Barranca Parkway. Surrounding developments include: commercial and industrial development to the northwest, west, south, and east; and residential developments to the north, east, and southeast.

Results

The Tustin Legacy Specific Plan Amendment site is relatively flat with elevations ranging from 40 feet to

68 feet above mean sea level. Soils historically mapped on the site by the Natural Resources Conservation Service (NRCS) include Chino silty clay loam and Chino silty clay loam, drained (Appendix A). According to the City of Tustin Environmental Final Environmental Impact Statement (FEIS)/Final Environmental Impact Report (FEIR) for the Disposal and Reuse of Marine Corp Air Station (MCAS) Tustin (1999), the site was previously mapped as cultivated fields and non-native grasslands. According to recent aerials of the site, the site is currently comprised of a mix of developed and vacant, disturbed land (Figure 3, *Aerial Map*).

Based upon aerial and topographic map reviews and a review of the USGS Wetland Mapping and USFWS National Wetlands Inventory Mapping, the Tustin Legacy Specific Plan Amendment site may contain streams, drainages, or wetlands (Figure 4, *Mapped Waters and Wetlands*); therefore, CDFW, United States Army Corps of Engineers (USACE), or Regional Water Quality Control Board (RWQCB) jurisdictional waters may occur within the project boundaries. Further, the FEIS/FEIR for the Disposal and Reuse of MCAS Tustin (1999) identified jurisdictional waters and wetlands within the boundaries of the site.

Due to the previous mapping and documentation of waters and wetlands on the Tustin Legacy Specific Plan Amendment site, it is recommended that a jurisdictional delineation of waters and wetlands be conducted for future development plans. Should future development plans propose impacts to jurisdictional waters and/or wetlands, the project would require mitigation through habitat creation, enhancement, or preservation as determined by consultation with the regulatory agencies during the permitting process. Any impacts to CDFW jurisdictional waters would require a 1600 Streambed Alteration Agreement from the CDFW. Any impacts to federal jurisdictional waters would require a Section 404 permit authorization from the USACE and a 401 State Water Quality Certification from the RWQCB. Any impacts to waters of the State would require a Waste Discharge Requirements from the RWQCB.

The Tustin Legacy Specific Plan Amendment site was evaluated for its function as a wildlife corridor that species would use to move between wildlife habitat zones. Typically, mountain canyons or riparian corridors are used by wildlife as corridors; the project site does not contain these features. The site consists of flat, disturbed land surrounded by urban development such as commercial and industrial uses, residential development, and roadways. No wildlife movement corridors were found to be present on the site.

No designated critical habitat occurs on or within the vicinity of the Tustin Legacy Specific Plan Amendment site. According to the CNDDDB, a total of 46 plant species listed as state and/or federal Threatened, Endangered, or Candidate species or listed plants on the CNPS Rare Plant Inventory have a potential to occur on the site. In addition, the CNDDDB identifies 14 sensitive habitats that have the potential to occur on the site. Further, a total of 22 wildlife species are listed as state and/or federal Endangered, Threatened and Candidate were identified by the CNDDDB to have a potential to occur on the site. Sensitive wildlife species with the potential to occur within the vicinity of the site are listed in Appendix B. According to the CNDDDB, western pond turtle (*Emys marmorata*), a CDFW species of special concern, has previously been documented on the eastern portion of the site. In addition, several CNPS

listed plants have been documented within the vicinity of the site.

According to the FEIS/FEIR for the Disposal and Reuse of MCAS Tustin (1999), the burrowing owl (*Athene cunicularia*) a CDFW Species of Special Concern, American peregrine falcon (*Falco peregrinus*) a delisted endangered species, loggerhead shrike (*Lanius ludovicianus*) a CDFW species of special concern, western pond turtle, San Diego fairy shrimp (*Branchinecta sandiegonensis*) a state and federally endangered species, and Riverside fairy shrimp (*Streptocephalus woottoni*) a state and federally endangered species were evaluated for their potential to occur on the Tustin Legacy Specific Plan Amendment site. It was determined that the western pond turtle and loggerhead shrike had the potential to occur on the site and mitigation measures were provided for the relocation of the western pond turtle and removal of loggerhead shrike nesting and foraging habitat.

Currently, no plans are available for the future development of the Tustin Legacy Specific Plan Amendment site. At the time when future development plans are available for the site, it is recommended that habitat assessments be conducted for state and/or federal Endangered, Threatened and Candidate or sensitive species with the potential to occur on the Tustin Legacy Specific Plan Amendment site.

Migratory non-game native bird species are protected under the federal Migratory Bird Treaty Act. Additionally, Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests. Although the Tustin Legacy Specific Plan Amendment site appears to be regularly disturbed, the site has been documented to contain ornamental trees and shrubs that can support nesting song birds during the nesting bird season of February 1 through September 15. Should future development plans propose that trees and shrubs be removed between February 1 and September 15, pre-construction nesting bird surveys will be required.

If you have any questions about this report, please feel free to contact me at (951) 334-6219 with any further questions.

Sincerely,

Shawn Gatchel-Hernandez
Principal Regulatory Specialist


FIGURES



Project Site
-117.8215666595, 33.7059729516

Figure 1
Location Map
Tustin Legacy Specific Plan (TLSP)
City of Tustin
Orange County, California

Legend

 Project Site (518 Acres)



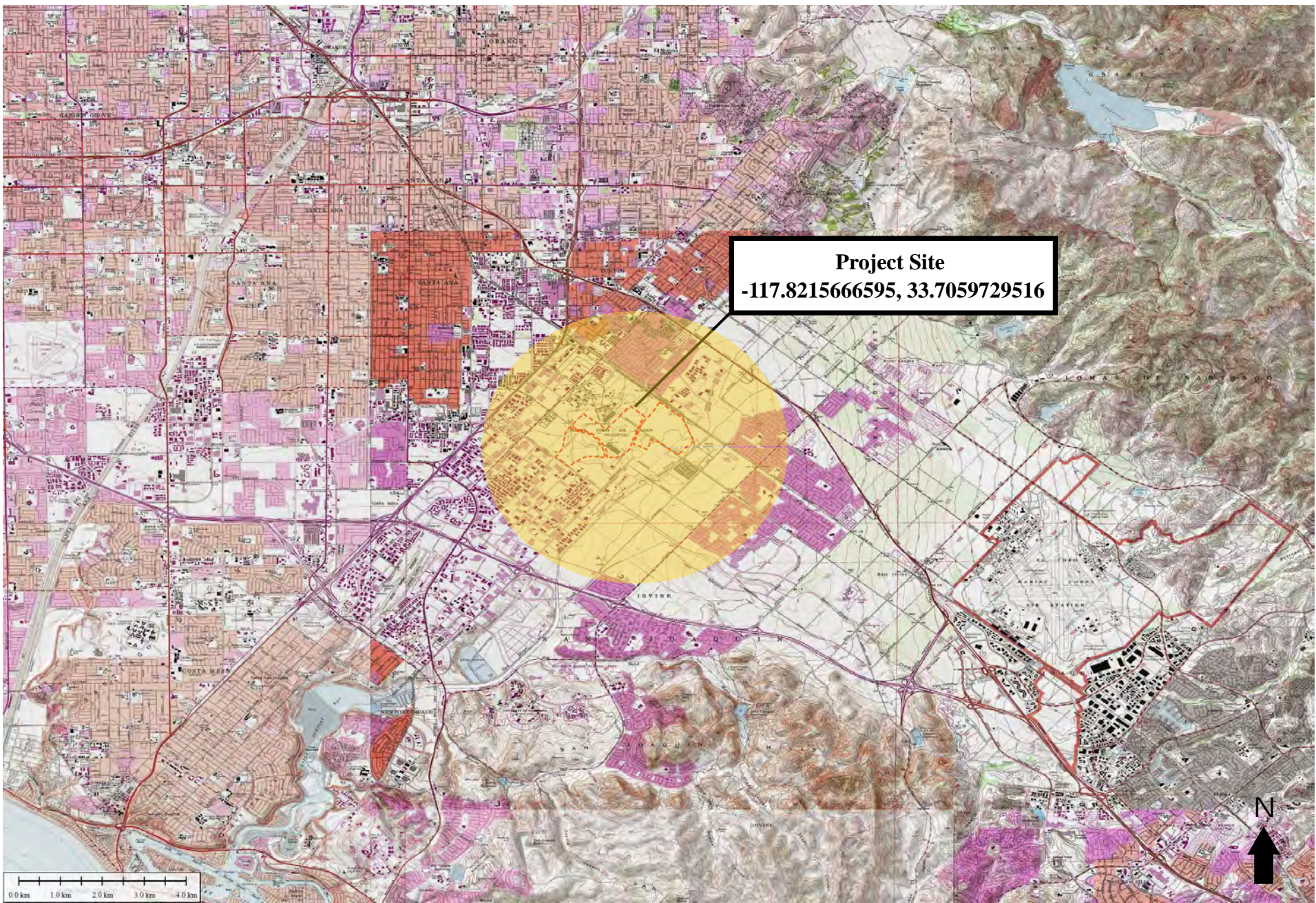


Figure 2
 Vicinity Map
 Tustin Legacy Specific Plan (TLSP)
 City of Tustin
 Orange County, California

Legend


 Project Site (518 Acres)





Figure 3
Aerial Map
Tustin Legacy Specific Plan (TLSP)
City of Tustin
Orange County, California

Legend

 Project Site (518 Acres)





Figure 4
 Mapped Waters and Wetlands
 Tustin Legacy Specific Plan (TLSP)
 City of Tustin
 Orange County, California

Legend

- Project Site (518 Acres)
- Potential Waters and Wetlands



APPENDIX A

Soil Map—Orange County and Part of Riverside County, California
(Site 1A soil map)



Map Scale: 1:15,100 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84




Soil Map—Orange County and Part of Riverside County, California
(Site 1A soil map)


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils







 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 17, Aug 30, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 17, 2023—Feb 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
139	Chino silty clay loam	0.8	0.1%
140	Chino silty clay loam, drained	516.9	99.9%
Totals for Area of Interest		517.7	100.0%

APPENDIX B

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Abronia villosa</i> var. <i>aurita</i>	chaparral sand- verbena	Dicots	None	None	1B.1	BLM_S- Sensitive SB_CalBG/RSA BG- California/Ran- cho Santa Ana Botanic Garden USFS_S- Sensitive	Chaparral Coastal scrub Desert dunes	Chaparral, coastal scrub, desert dunes.	Sandy areas. - 60-1570 m.
<i>Allium marvinii</i>	Yucaipa onion	Monocots	None	None	1B.2	BLM_S- Sensitive SB_CalBG/RSA BG- California/Ran- cho Santa Ana Botanic Garden USFS_S- Sensitive	Chaparral	Chaparral.	In openings on clay soils. 850- 1070 m.
<i>Aphanisma blitoides</i>	aphanisma	Dicots	None	None	1B.2	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank SB_SBBG- Santa Barbara Botanic Garden	Coastal bluff scrub Coastal dunes Coastal scrub	Coastal bluff scrub, coastal dunes, coastal scrub.	On bluffs and slopes near the ocean in sandy or clay soils. 3-305 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Astragalus brauntonii	Braunton's milk-vetch	Dicots	Endangered	None	1B.1	SB_CalBG/RSA BG- California/Rancho Santa Ana Botanic Garden SB_SBBG- Santa Barbara Botanic Garden	Chaparral Coastal scrub Limestone Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	Recent burns or disturbed areas; usually on sandstone with carbonate layers. Soil specialist; requires shallow soils to defeat pocket gophers and open areas, preferably on hilltops, saddles or bowls between hills. 3-640 m.
Astragalus hornii var. hornii	Horn's milk- vetch	Dicots	None	None	1B.1	BLM_S- Sensitive	Alkali playa Meadow & seep Wetland	Meadows and seeps, playas.	Lake margins, alkaline sites. 75-350 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Atriplex coulteri</i>	Coulter's saltbush	Dicots	None	None	1B.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal bluff scrub Coastal dunes Coastal scrub Valley & foothill grassland	Coastal bluff scrub, coastal dunes, coastal scrub, valley and foothill grassland.	Ocean bluffs, ridgetops, as well as alkaline low places. Alkaline or clay soils. 2-460 m.
<i>Atriplex pacifica</i>	south coast saltscale	Dicots	None	None	1B.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Alkali playa Coastal bluff scrub Coastal dunes Coastal scrub	Coastal scrub, coastal bluff scrub, playas, coastal dunes.	Alkali soils. 1-400 m.
<i>Atriplex parishii</i>	Parish's brittlescale	Dicots	None	None	1B.1	SB_CRES-San Diego Zoo CRES Native Gene Seed Bank USFS_S Sensitive	Alkali playa Chenopod scrub Meadow & seep Vernal pool Wetland	Vernal pools, chenopod scrub, playas.	Usually on drying alkali flats with fine soils. 4-1420 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Atriplex serenana</i> var. <i>dauidsonii</i>	Davidson's saltscare	Dicots	None	None	1B.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden	Coastal bluff scrub Coastal scrub	Coastal bluff scrub, coastal scrub.	Alkaline soil. 0-480 m.
<i>Baccharis malibuensis</i>	Malibu baccharis	Dicots	None	None	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden	Chaparral Cismontane woodland Coastal scrub Riparian woodland	Coastal scrub, chaparral, cismontane woodland, riparian woodland.	In Conejo volcanic substrates, often on exposed roadcuts. Sometimes occupies oak woodland habitat. 150-320 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Brodiaea filifolia</i>	thread-leaved brodiaea	Monocots	Threatened	Endangered	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland Vernal pool Wetland	Chaparral (openings), cismontane woodland, coastal scrub, playas, valley and foothill grassland, vernal pools.	Usually associated with annual grassland and vernal pools; often surrounded by shrubland habitats. Occurs in openings on clay soils. 15-1030 m.
California Walnut Woodland	California Walnut Woodland	Woodland	None	None			Cismontane woodland		
<i>Calochortus plummerae</i>	Plummer's mariposa-lily	Monocots	None	None	4.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden	Chaparral Cismontane woodland Coastal scrub Lower montane coniferous forest Valley & foothill grassland	Coastal scrub, chaparral, valley and foothill grassland, cismontane woodland, lower montane coniferous forest.	Occurs on rocky and sandy sites, usually of granitic or alluvial material. Can be very common after fire. 60-2500 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Calochortus weedii</i> var. <i>intermedius</i>	intermediate mariposa-lily	Monocots	None	None	1B.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Chaparral Coastal scrub Valley & foothill grassland	Coastal scrub, chaparral, valley and foothill grassland.	Dry, rocky calcareous slopes and rock outcrops. 60-1575 m.
<i>Centromadia parryi</i> ssp. <i>australis</i>	southern tarplant	Dicots	None	None	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank SB_SBBG-Santa Barbara Botanic Garden	Marsh & swamp Salt marsh Valley & foothill grassland Vernal pool Wetland	Marshes and swamps (margins), valley and foothill grassland, vernal pools.	Often in disturbed sites near the coast at marsh edges; also in alkaline soils sometimes with saltgrass. Sometimes on vernal pool margins. 0-975 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Chaenactis glabriuscula</i> var. <i>orcuttiana</i>	Orcutt's pincushion	Dicots	None	None	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal bluff scrub Coastal dunes	Coastal bluff scrub, coastal dunes.	Sandy sites. 3-80 m.
<i>Chloropyron maritimum</i> ssp. <i>maritimum</i>	salt marsh bird's-beak	Dicots	Endangered	Endangered	1B.2	BLM_S-Sensitive SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank SB_SBBG-Santa Barbara Botanic Garden	Coastal dunes Marsh & swamp Salt marsh Wetland	Marshes and swamps, coastal dunes.	Limited to the higher zones of salt marsh habitat. 0-10 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Chorizanthe parryi var. fernandina	San Fernando Valley spineflower	Dicots	None	Endangered	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Coastal scrub Valley & foothill grassland	Coastal scrub, valley and foothill grassland.	Sandy soils. 15-1015 m.
Chorizanthe polygonoides var. longispina	long-spined spineflower	Dicots	None	None	1B.2	BLM_S-Sensitive SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral Coastal scrub Meadow & seep Ultramafic Valley & foothill grassland Vernal pool	Chaparral, coastal scrub, meadows and seeps, valley and foothill grassland, vernal pools.	Gabbroic clay. 30-1630 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Comarostaphylis diversifolia</i> ssp. <i>diversifolia</i>	summer holly	Dicots	None	None	1B.2	BLM_S-Sensitive SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral Cismontane woodland	Chaparral, cismontane woodland.	Often in mixed chaparral in California, sometimes post-burn. 30-855 m.
<i>Dudleya multicaulis</i>	many-stemmed dudleya	Dicots	None	None	1B.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Chaparral Coastal scrub Valley & foothill grassland	Chaparral, coastal scrub, valley and foothill grassland.	In heavy, often clayey soils or grassy slopes. 1-910 m.
<i>Dudleya stolonifera</i>	Laguna Beach dudleya	Dicots	Threatened	Threatened	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland	Chaparral, cismontane woodland, coastal scrub, valley and foothill grassland.	In thin soil on north-facing sandstone cliffs. 5-185 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Eriastrum densifolium</i> ssp. <i>sanctorum</i>	Santa Ana River woollystar	Dicots	Endangered	Endangered	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden	Chaparral Coastal scrub	Coastal scrub, chaparral.	In sandy soils on river floodplains or terraced fluvial deposits. 180-705 m.
<i>Eryngium aristulatum</i> var. <i>parishii</i>	San Diego button-celery	Dicots	Endangered	Endangered	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal scrub Valley & foothill grassland Vernal pool Wetland	Vernal pools, coastal scrub, valley and foothill grassland.	San Diego mesa hardpan and claypan vernal pools and southern interior basalt flow vernal pools; usually surrounded by scrub. 15-880 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Euphorbia misera</i>	cliff spurge	Dicots	None	None	2B.2	SB_CalBG/RSA BG- California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal bluff scrub Coastal scrub Mojavean desert scrub	Coastal bluff scrub, coastal scrub, Mojavean desert scrub.	Rocky sites. 3-430 m.
<i>Helianthus nuttallii</i> ssp. <i>parishii</i>	Los Angeles sunflower	Dicots	None	None	1A		Freshwater marsh Marsh & swamp Salt marsh Wetland	Marshes and swamps (coastal salt and freshwater).	35-1525 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Hesperocyparis forbesii	Tecate cypress	Gymnosperms	None	None	1B.1	BLM_S-Sensitive SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank SB_UCSC-UC Santa Cruz SB_USDA-US Dept of Agriculture USFS_S-Sensitive	Chaparral Closed-cone coniferous forest	Closed-cone coniferous forest, chaparral.	Primarily on north-facing slopes; groves often associated with chaparral. On clay or gabbro. 60-1650 m.
Horkelia cuneata var. puberula	mesa horkelia	Dicots	None	None	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden USFS_S-Sensitive	Chaparral Cismontane woodland Coastal scrub	Chaparral, cismontane woodland, coastal scrub.	Sandy or gravelly sites. 15-1645 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Isocoma menziesii</i> var. <i>decumbens</i>	decumbent goldenbush	Dicots	None	None	1B.2	BLM_S-Sensitive SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral Coastal scrub	Coastal scrub, chaparral.	Sandy soils; often in disturbed sites. 1-915 m.
<i>Lasthenia glabrata</i> ssp. <i>coulteri</i>	Coulter's goldfields	Dicots	None	None	1B.1	BLM_S-Sensitive SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	Alkali playa Marsh & swamp Salt marsh Vernal pool Wetland	Coastal salt marshes, playas, vernal pools.	Usually found on alkaline soils in playas, sinks, and grasslands. 1-1375 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Lepechinia cardiophylla	heart-leaved pitcher sage	Dicots	None	None	1B.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank USFS_S-Sensitive	Chaparral Cismontane woodland Closed-cone coniferous forest	Closed-cone coniferous forest, chaparral, cismontane woodland.	115-1345 m.
Lepidium virginicum var. robinsonii	Robinson's pepper-grass	Dicots	None	None	4.3		Chaparral Coastal scrub	Chaparral, coastal scrub.	Dry soils, shrubland. 4-1435 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Monardella hypoleuca ssp. intermedia	intermediate monardella	Dicots	None	None	1B.3		Chaparral Cismontane woodland Lower montane coniferous forest	Chaparral, cismontane woodland, lower montane coniferous forest (sometimes).	Often in steep, brushy areas. 195-1675 m.
Nama stenocarpa	mud nama	Dicots	None	None	2B.2		Marsh & swamp Wetland	Marshes and swamps.	Lake shores, river banks, intermittently wet areas. 15-815 m.
Nasturtium gambelii	Gambel's water cress	Dicots	Endangered	Threatened	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden	Brackish marsh Freshwater marsh Marsh & swamp Wetland	Marshes and swamps.	Freshwater and brackish marshes at the margins of lakes and along streams, in or just above the water level. 5-305 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Navarretia prostrata	prostrate vernal pool navarretia	Dicots	None	None	1B.2		Coastal scrub Meadow & seep Valley & foothill grassland Vernal pool Wetland	Coastal scrub, valley and foothill grassland, vernal pools, meadows and seeps.	Alkaline soils in grassland, or in vernal pools. Mesic, alkaline sites. 3-1235 m.
Nemacaulis denudata var. denudata	coast woolly-heads	Dicots	None	None	1B.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Coastal dunes	Coastal dunes.	0-5 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Nolina cismontana	chaparral nolina	Monocots	None	None	1B.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_SBBG-Santa Barbara Botanic Garden USFS_S-Sensitive	Chaparral Coastal scrub Ultramafic	Chaparral, coastal scrub.	Primarily on sandstone and shale substrates; also known from gabbro. 140-1100 m.
Orcuttia californica	California Orcutt grass	Monocots	Endangered	Endangered	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Vernal pool Wetland	Vernal pools.	10-660 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Penstemon californicus	California beardtongue	Dicots	None	None	1B.2	SB_CalBG/RSA BG- California/Rancho Santa Ana Botanic Garden SB_USDA-US Dept of Agriculture USFS_S-Sensitive	Chaparral Lower montane coniferous forest Pinon & juniper woodlands	Chaparral, lower montane coniferous forest, pinyon and juniper woodland.	Stony slopes and shrubby openings; sandy or granitic soils. 240-2290 m.
Pentachaeta aurea ssp. allenii	Allen's pentachaeta	Dicots	None	None	1B.1		Coastal scrub Valley & foothill grassland	Valley and foothill grasslands, coastal scrub.	Openings in scrub or grassland. 75-520 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Pseudognaphalium leucocephalum</i>	white rabbit-tobacco	Dicots	None	None	2B.2		Chaparral Cismontane woodland Coastal scrub Riparian woodland	Riparian woodland, cismontane woodland, coastal scrub, chaparral.	Sandy, gravelly sites. 35-515 m.
<i>Quercus dumosa</i>	Nuttall's scrub oak	Dicots	None	None	1B.1	BLM_S-Sensitive IUCN_EN-Endangered SB_CRES-San Diego Zoo CRES Native Gene Seed Bank USFS_S-Sensitive	Chaparral Closed-cone coniferous forest Coastal scrub	Closed-cone coniferous forest, chaparral, coastal scrub.	Generally on sandy soils near the coast; sometimes on clay loam. 15-640 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Riversidian Alluvial Fan Sage Scrub	Riversidian Alluvial Fan Sage Scrub	Scrub	None	None			Coastal scrub		
Senecio aphanactis	chaparral ragwort	Dicots	None	None	2B.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank	Chaparral Cismontane woodland Coastal scrub	Chaparral, cismontane woodland, coastal scrub.	Drying alkaline flats. 20-1020 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Sidalcea neomexicana	salt spring checkerbloom	Dicots	None	None	2B.2	USFS_S-Sensitive	Alkali playa Chaparral Coastal scrub Lower montane coniferous forest Mojavean desert scrub Wetland	Playas, chaparral, coastal scrub, lower montane coniferous forest, Mojavean desert scrub.	Alkali springs and marshes. 3-2380 m.
Southern California Arroyo Chub/Santa Ana Sucker Stream	Southern California Arroyo Chub/Santa Ana Sucker Stream	Inland Waters	None	None					
Southern Coast Live Oak Riparian Forest	Southern Coast Live Oak Riparian Forest	Riparian	None	None			Riparian forest		
Southern Coastal Salt Marsh	Southern Coastal Salt Marsh	Marsh	None	None			Marsh & swamp Wetland		
Southern Cottonwood Willow Riparian Forest	Southern Cottonwood Willow Riparian Forest	Riparian	None	None			Riparian forest		
Southern Dune Scrub	Southern Dune Scrub	Dune	None	None			Coastal dunes		

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Southern Foredunes	Southern Foredunes	Dune	None	None			Coastal dunes		
Southern Interior Cypress Forest	Southern Interior Cypress Forest	Forest	None	None			Closed-cone coniferous forest		
Southern Riparian Scrub	Southern Riparian Scrub	Riparian	None	None			Riparian scrub		
Southern Sycamore Alder Riparian Woodland	Southern Sycamore Alder Riparian Woodland	Riparian	None	None			Riparian woodland		
Southern Willow Scrub	Southern Willow Scrub	Riparian	None	None			Riparian scrub		
Suaeda esteroa	estuary seablite	Dicots	None	None	1B.2		Marsh & swamp Salt marsh Wetland	Marshes and swamps.	Coastal salt marshes in clay, silt, and sand substrates. 0-80 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Symphyotrichum defoliatum</i>	San Bernardino aster	Dicots	None	None	1B.2	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden SB_CRES-San Diego Zoo CRES Native Gene Seed Bank USFS_S-Sensitive	Cismontane woodland Coastal scrub Lower montane coniferous forest Marsh & swamp Meadow & seep Valley & foothill grassland	Meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland.	Vernally mesic grassland or near ditches, streams and springs; disturbed areas. 3-2045 m.
Valley Needlegrass Grassland	Valley Needlegrass Grassland	Herbaceous	None	None			Valley & foothill grassland		
<i>Verbesina dissita</i>	big-leaved crownbeard	Dicots	Threatened	Threatened	1B.1	SB_CalBG/RSA BG-California/Rancho Santa Ana Botanic Garden	Chaparral Coastal scrub	Chaparral, coastal scrub.	Steep, rocky, primarily north-facing slopes within 1.5 miles of the ocean, in gravelly soils. 150-245 m.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Accipiter cooperii</i>	Cooper's hawk	Birds	None	None		CDFW_WL-Watch List IUCN_LC-Least Concern	Cismontane woodland Riparian forest Riparian woodland Upper montane coniferous forest	Woodland, chiefly of open, interrupted or marginal type.	Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river flood-plains; also, live oaks.
<i>Agelaius tricolor</i>	tricolored blackbird	Birds	None	Threatened		BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_EN-Endangered USFWS_BCC-Birds of Conservation Concern	Freshwater marsh Marsh & swamp Swamp Wetland	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California.	Requires open water, protected nesting substrate, and foraging area with insect prey within a few km of the colony.
<i>Aimophila ruficeps canescens</i>	southern California rufous-crowned sparrow	Birds	None	None		CDFW_WL-Watch List	Chaparral Coastal scrub	Resident in Southern California coastal sage scrub and sparse mixed chaparral.	Frequents relatively steep, often rocky hillsides with grass and forb patches.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Ammodramus savannarum</i>	grasshopper sparrow	Birds	None	None		CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Valley & foothill grassland	Dense grasslands on rolling hills, lowland plains, in valleys and on hillsides on lower mountain slopes.	Favors native grasslands with a mix of grasses, forbs and scattered shrubs. Loosely colonial when nesting.
<i>Anaxyrus californicus</i>	arroyo toad	Amphibians	Endangered	None		CDFW_SSC-Species of Special Concern IUCN_EN-Endangered	Desert wash Riparian scrub Riparian woodland South coast flowing waters South coast standing waters	Semi-arid regions near washes or intermittent streams, including valley-foothill and desert riparian, desert wash, etc.	Rivers with sandy banks, willows, cottonwoods, and sycamores; loose, gravelly areas of streams in drier parts of range.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Anniella stebbinsi	Southern California legless lizard	Reptiles	None	None		CDFW_SSC- Species of Special Concern USFS_S- Sensitive	Broadleaved upland forest Chaparral Coastal dunes Coastal scrub	Generally south of the Transverse Range, extending to northwestern Baja California. Occurs in sandy or loose loamy soils under sparse vegetation. Disjunct populations in the Tehachapi and Piute Mountains in Kern County.	Variety of habitats; generally in moist, loose soil. They prefer soils with a high moisture content.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Antrozous pallidus</i>	pallid bat	Mammals	None	None		BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	Chaparral Coastal scrub Desert wash Great Basin grassland Great Basin scrub Mojavean desert scrub Riparian woodland Sonoran desert scrub Upper montane coniferous forest Valley & foothill grassland	Deserts, grasslands, shrublands, woodlands and forests. Most common in open, dry habitats with rocky areas for roosting.	Roosts must protect bats from high temperatures. Very sensitive to disturbance of roosting sites.
<i>Ardea herodias</i>	great blue heron	Birds	None	None		CDF_S-Sensitive IUCN_LC-Least Concern	Brackish marsh Estuary Freshwater marsh Marsh & swamp Riparian forest Wetland	Colonial nester in tall trees, cliffsides, and sequestered spots on marshes.	Rookery sites in close proximity to foraging areas: marshes, lake margins, tide-flats, rivers and streams, wet meadows.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Arizona elegans occidentalis</i>	California glossy snake	Reptiles	None	None		CDFW_SSC- Species of Special Concern		Patchily distributed from the eastern portion of San Francisco Bay, southern San Joaquin Valley, and the Coast, Transverse, and Peninsular ranges, south to Baja California.	Generalist reported from a range of scrub and grassland habitats, often with loose or sandy soils.
<i>Asio otus</i>	long-eared owl	Birds	None	None		CDFW_SSC- Species of Special Concern IUCN_LC-Least Concern USFWS_BCC- Birds of Conservation Concern	Cismontane woodland Great Basin scrub Riparian forest Riparian woodland Upper montane coniferous forest	Riparian bottomlands grown to tall willows and cottonwoods ; also, belts of live oak paralleling stream courses.	Require adjacent open land, productive of mice and the presence of old nests of crows, hawks, or magpies for breeding.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Aspidoscelis hyperythra	orange-throated whiptail	Reptiles	None	None		CDFW_WL-Watch List IUCN_LC-Least Concern USFS_S-Sensitive	Chaparral Cismontane woodland Coastal scrub	Inhabits low-elevation coastal scrub, chaparral, and valley-foothill hardwood habitats.	Prefers washes and other sandy areas with patches of brush and rocks. Perennial plants necessary for its major food: termites.
Aspidoscelis tigris stejnegeri	coastal whiptail	Reptiles	None	None		CDFW_SSC-Species of Special Concern		Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas.	Ground may be firm soil, sandy, or rocky.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Athene cunicularia</i>	burrowing owl	Birds	None	None		BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFWS_BCC-Birds of Conservation Concern	Coastal prairie Coastal scrub Great Basin grassland Great Basin scrub Mojavean desert scrub Sonoran desert scrub Valley & foothill grassland	Open, dry annual or perennial grasslands, deserts, and scrublands characterized by low-growing vegetation.	Subterranean nester, dependent upon burrowing mammals, most notably, the California ground squirrel.
<i>Bombus crotchii</i>	Crotch bumble bee	Insects	None	Candidate Endangered		IUCN_EN-Endangered		Coastal California east to the Sierra-Cascade crest and south into Mexico.	Food plant genera include <i>Antirrhinum</i> , <i>Phacelia</i> , <i>Clarkia</i> , <i>Dendromecon</i> , <i>Eschscholzia</i> , and <i>Eriogonum</i> .

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Bombus pensylvanicus	American bumble bee	Insects	None	None		IUCN_VU-Vulnerable	Coastal prairie Great Basin grassland Valley & foothill grassland		<p>Long-tongued; forages on a wide variety of flowers including vetches (Vicia), clovers (Trifolium), thistles (Cirsium), sunflowers (Helianthus), etc. Nests above ground under long grass or underground. Queens overwinter in rotten wood or underground.</p>

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Branchinecta sandiegonensis	San Diego fairy shrimp	Crustaceans	Endangered	None		IUCN_EN-Endangered	Chaparral Coastal scrub Vernal pool Wetland	Endemic to San Diego and Orange County mesas.	Vernal pools.
Buteo regalis	ferruginous hawk	Birds	None	None		CDFW_WL-Watch List IUCN_LC-Least Concern	Great Basin grassland Great Basin scrub Pinon & juniper woodlands Valley & foothill grassland	Open grasslands, sagebrush flats, desert scrub, low foothills and fringes of pinyon and juniper habitats.	Eats mostly lagomorphs, ground squirrels, and mice. Population trends may follow lagomorph population cycles.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Buteo swainsoni	Swainson's hawk	Birds	None	Threatened		BLM_S-Sensitive IUCN_LC-Least Concern	Great Basin grassland Riparian forest Riparian woodland Valley & foothill grassland	Breeds in grasslands with scattered trees, juniper-sage flats, riparian areas, savannahs, and agricultural or ranch lands with groves or lines of trees.	Requires adjacent suitable foraging areas such as grasslands, or alfalfa or grain fields supporting rodent populations.
Campylorhynchus brunneicapillus sandiegensis	coastal cactus wren	Birds	None	None		CDFW_SSC-Species of Special Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Coastal scrub	Southern California coastal sage scrub.	Wrens require tall opuntia cactus for nesting and roosting.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Catostomus santaanae	Santa Ana sucker	Fish	Threatened	None		AFS_TH-Threatened IUCN_EN-Endangered	Aquatic South coast flowing waters	Endemic to Los Angeles Basin south coastal streams.	Habitat generalists, but prefer sand-rubble-boulder bottoms, cool, clear water, and algae.
Chaetodipus fallax fallax	northwestern San Diego pocket mouse	Mammals	None	None			Chaparral Coastal scrub	Coastal scrub, chaparral, grasslands, sagebrush, etc. in western San Diego, Riverside, San Bernardino, and Los Angeles Counties, inclusive of Orange County.	Sandy, herbaceous areas, usually in association with rocks or coarse gravel.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Charadrius nivosus nivosus	western snowy plover	Birds	Threatened	None		CDFW_SSC-Species of Special Concern	Great Basin standing waters Sand shore Wetland	Sandy beaches, salt pond levees and shores of large alkali lakes.	Needs sandy, gravelly or friable soils for nesting.
Choeronycteris mexicana	Mexican long-tongued bat	Mammals	None	None		CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	Pinon & juniper woodlands Riparian scrub Sonoran thorn woodland	Occasionally found in San Diego County, which is on the periphery of their range.	Feeds on nectar and pollen of night-blooming succulents. Roosts in relatively well-lit caves, and in and around buildings.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Cicindela hirticollis gravida</i>	sandy beach tiger beetle	Insects	None	None			Coastal dunes	Inhabits areas adjacent to non-brackish water along the coast of California from San Francisco Bay to northern Mexico.	Clean, dry, light-colored sand in the upper zone. Subterranean larvae prefer moist sand not affected by wave action.
<i>Cicindela latesignata</i>	western beach tiger beetle	Insects	None	None			Estuary Mud shore/flats Salt marsh Sand shore	Mudflats and beaches of coastal estuaries from San Diego County to Los Angeles County.	Typically inhabit wet or dry sandy beaches and mud, sand, or salt flats.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Coccyzus americanus occidentalis</i>	western yellow-billed cuckoo	Birds	Threatened	Endangered		BLM_S-Sensitive USFS_S-Sensitive	Riparian forest	Riparian forest nester, along the broad, lower flood-bottoms of larger river systems.	Nests in riparian jungles of willow, often mixed with cottonwoods, with lower story of blackberry, nettles, or wild grape.
<i>Coelus globosus</i>	globose dune beetle	Insects	None	None		IUCN_VU-Vulnerable	Coastal dunes	Inhabitant of coastal sand dune habitat; erratically distributed from Ten Mile Creek in Mendocino County south to Ensenada, Mexico.	Inhabits foredunes and sand hummocks; it burrows beneath the sand surface and is most common beneath dune vegetation.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Coturnicops noveboracensis	yellow rail	Birds	None	None		CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive USFWS_BCC-Birds of Conservation Concern	Freshwater marsh Meadow & seep	Summer resident in eastern Sierra Nevada in Mono County.	Freshwater marshlands.
Crotalus ruber	red-diamond rattlesnake	Reptiles	None	None		CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	Chaparral Mojavean desert scrub Sonoran desert scrub	Chaparral, woodland, grassland, and desert areas from coastal San Diego County to the eastern slopes of the mountains.	Occurs in rocky areas and dense vegetation. Needs rodent burrows, cracks in rocks or surface cover objects.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Danaus plexippus plexippus pop. 1	monarch - California overwintering population	Insects	Candidate	None		IUCN_EN-Endangered USFS_S-Sensitive	Closed-cone coniferous forest	Winter roost sites extend along the coast from northern Mendocino to Baja California, Mexico.	Roosts located in wind-protected tree groves (eucalyptus, Monterey pine, cypress), with nectar and water sources nearby.
Elanus leucurus	white-tailed kite	Birds	None	None		BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern	Cismontane woodland Marsh & swamp Riparian woodland Valley & foothill grassland Wetland	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland.	Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Emys marmorata	western pond turtle	Reptiles	None	None		BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	Aquatic Artificial flowing waters Klamath/North coast flowing waters Klamath/North coast standing waters Marsh & swamp Sacramento/San Joaquin flowing waters Sacramento/San Joaquin standing waters South coast flowing waters South coast stan	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches, usually with aquatic vegetation, below 6000 ft elevation.	Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Eremophila alpestris actia	California horned lark	Birds	None	None		CDFW_WL-Watch List IUCN_LC-Least Concern	Marine intertidal & splash zone communities Meadow & seep	Coastal regions, chiefly from Sonoma County to San Diego County. Also main part of San Joaquin Valley and east to foothills.	Short-grass prairie, "bald" hills, mountain meadows, open coastal plains, fallow grain fields, alkali flats.
Eucyclogobius newberryi	tidewater goby	Fish	Endangered	None		AFS_EN-Endangered IUCN_NT-Near Threatened	Aquatic Klamath/North coast flowing waters Sacramento/San Joaquin flowing waters South coast flowing waters	Brackish water habitats along the California coast from Agua Hedionda Lagoon, San Diego County to the mouth of the Smith River.	Found in shallow lagoons and lower stream reaches, they need fairly still but not stagnant water and high oxygen levels.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Eumops perotis californicus</i>	western mastiff bat	Mammals	None	None		BLM_S-Sensitive CDFW_SSC-Species of Special Concern	Chaparral Cismontane woodland Coastal scrub Valley & foothill grassland	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral, etc.	Roosts in crevices in cliff faces, high buildings, trees and tunnels.
<i>Euphydryas editha quino</i>	quino checkerspot butterfly	Insects	Endangered	None			Chaparral Coastal scrub	Sunny openings within chaparral and coastal sage shrublands in parts of Riverside and San Diego counties.	Hills and mesas near the coast. Need high densities of food plants <i>Plantago erecta</i> , <i>P. insularis</i> , and <i>Orthocarpus purpureus</i> .

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Falco peregrinus anatum	American peregrine falcon	Birds	Delisted	Delisted		CDF_S-Sensitive		Near wetlands, lakes, rivers, or other water; on cliffs, banks, dunes, mounds; also, human-made structures.	Nest consists of a scrape or a depression or ledge in an open site.
Gila orcuttii	arroyo chub	Fish	None	None		AFS_VU-Vulnerable CDFW_SSC-Species of Special Concern IUCN_VU-Vulnerable USFS_S-Sensitive	Aquatic South coast flowing waters	Native to streams from Malibu Creek to San Luis Rey River basin. Introduced into streams in Santa Clara, Ventura, Santa Ynez, Mojave and San Diego river basins.	Slow water stream sections with mud or sand bottoms. Feeds heavily on aquatic vegetation and associated invertebrates.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Glyptostoma gabrielense	San Gabriel chestnut	Mollusks	None	None				Terrestrial.	
Habroscelimorpha gabbii	western tidal-flat tiger beetle	Insects	None	None			Estuary Mud shore/flats	Inhabits estuaries and mudflats along the coast of Southern California.	Generally found on dark-colored mud in the lower zone; occasionally found on dry saline flats of estuaries.
Haliaeetus leucocephalus	bald eagle	Birds	Delisted	Endangered		BLM_S-Sensitive CDF_S-Sensitive CDFW_FP-Fully Protected IUCN_LC-Least Concern USFS_S-Sensitive	Lower montane coniferous forest Oldgrowth	Ocean shore, lake margins, and rivers for both nesting and wintering. Most nests within 1 mile of water.	Nests in large, old-growth, or dominant live tree with open branches, especially ponderosa pine. Roosts communally in winter.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Icteria virens	yellow-breasted chat	Birds	None	None		CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Riparian forest Riparian scrub Riparian woodland	Summer resident; inhabits riparian thickets of willow and other brushy tangles near watercourses.	Nests in low, dense riparian, consisting of willow, blackberry, wild grape; forages and nests within 10 ft of ground.
Lasiurus cinereus	hoary bat	Mammals	None	None		IUCN_LC-Least Concern	Broadleaved upland forest Cismontane woodland Lower montane coniferous forest North coast coniferous forest	Prefers open habitats or habitat mosaics, with access to trees for cover and open areas or habitat edges for feeding.	Roosts in dense foliage of medium to large trees. Feeds primarily on moths. Requires water.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Laterallus jamaicensis coturniculus	California black rail	Birds	None	Threatened		BLM_S-Sensitive CDFW_FP-Fully Protected IUCN_EN-Endangered	Brackish marsh Freshwater marsh Marsh & swamp Salt marsh Wetland	Inhabits freshwater marshes, wet meadows and shallow margins of saltwater marshes bordering larger bays.	Needs water depths of about 1 inch that do not fluctuate during the year and dense vegetation for nesting habitat.
Myotis yumanensis	Yuma myotis	Mammals	None	None		BLM_S-Sensitive IUCN_LC-Least Concern	Lower montane coniferous forest Riparian forest Riparian woodland Upper montane coniferous forest	Optimal habitats are open forests and woodlands with sources of water over which to feed.	Distribution is closely tied to bodies of water. Maternity colonies in caves, mines, buildings or crevices.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Neotoma lepida intermedia	San Diego desert woodrat	Mammals	None	None		CDFW_SSC-Species of Special Concern	Coastal scrub	Coastal scrub of Southern California from San Diego County to San Luis Obispo County.	Moderate to dense canopies preferred. They are particularly abundant in rock outcrops, rocky cliffs, and slopes.
Nyctinomops macrotis	big free-tailed bat	Mammals	None	None		CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern		Low-lying arid areas in Southern California.	Need high cliffs or rocky outcrops for roosting sites. Feeds principally on large moths.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Oncorhynchus mykiss irideus pop. 10	steelhead - southern California DPS	Fish	Endangered	Candidate Endangered		AFS_EN-Endangered	Aquatic South coast flowing waters	Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County).	Southern steelhead likely have greater physiological tolerances to warmer water and more variable conditions.
Onychomys torridus ramona	southern grasshopper mouse	Mammals	None	None		CDFW_SSC-Species of Special Concern	Chenopod scrub	Desert areas, especially scrub habitats with friable soils for digging. Prefers low to moderate shrub cover.	Feeds almost exclusively on arthropods, especially scorpions and orthopteran insects.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Pandion haliaetus	osprey	Birds	None	None		CDF_S-Sensitive CDFW_WL-Watch List IUCN_LC-Least Concern	Riparian forest	Ocean shore, bays, freshwater lakes, and larger streams.	Large nests built in tree-tops within 15 miles of a good fish-producing body of water.
Panoquina errans	wandering (=saltmarsh) skipper	Insects	None	None		IUCN_NT-Near Threatened	Marsh & swamp Wetland	Southern California coastal salt marshes.	Requires moist saltgrass for larval development.
Passerculus sandwichensis beldingi	Belding's savannah sparrow	Birds	None	Endangered		USFWS_BCC-Birds of Conservation Concern	Marsh & swamp Wetland	Inhabits coastal salt marshes, from Santa Barbara south through San Diego County.	Nests in Salicornia on and about margins of tidal flats.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Perognathus longimembris pacificus</i>	Pacific pocket mouse	Mammals	Endangered	None		CDFW_SSC-Species of Special Concern	Coastal scrub	Inhabits the narrow coastal plains from the Mexican border north to El Segundo, Los Angeles County.	Seems to prefer soils of fine alluvial sands near the ocean, but much remains to be learned.
<i>Phrynosoma blainvillii</i>	coast horned lizard	Reptiles	None	None		BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Chaparral Cismontane woodland Coastal bluff scrub Coastal scrub Desert wash Pinon & juniper woodlands Riparian scrub Riparian woodland Valley & foothill grassland	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes.	Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Polioptila californica californica</i>	coastal California gnatcatcher	Birds	Threatened	None		CDFW_SSC-Species of Special Concern	Coastal bluff scrub Coastal scrub	Obligate, permanent resident of coastal sage scrub below 2500 ft in Southern California.	Low, coastal sage scrub in arid washes, on mesas and slopes. Not all areas classified as coastal sage scrub are occupied.
<i>Rallus obsoletus levipes</i>	light-footed Ridgway's rail	Birds	Endangered	Endangered		CDFW_FP-Fully Protected	Marsh & swamp Salt marsh Wetland	Found in salt marshes traversed by tidal sloughs, where cordgrass and pickleweed are the dominant vegetation.	Requires dense growth of either pickleweed or cordgrass for nesting or escape cover; feeds on molluscs and crustaceans.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Rhinichthys osculus ssp. 8	Santa Ana speckled dace	Fish	None	None		AFS_TH- Threatened CDFW_SSC- Species of Special Concern USFS_S- Sensitive	Aquatic South coast flowing waters	Headwaters of the Santa Ana and San Gabriel rivers. May be extirpated from the Los Angeles River system.	Requires permanent flowing streams with summer water temps of 17-20 C. Usually inhabits shallow cobble and gravel riffles.
Riparia riparia	bank swallow	Birds	None	Threatened		BLM_S- Sensitive IUCN_LC-Least Concern	Riparian scrub Riparian woodland	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert.	Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Salvadora hexalepis virgultea	coast patch-nosed snake	Reptiles	None	None		CDFW_SSC-Species of Special Concern	Coastal scrub	Brushy or shrubby vegetation in coastal Southern California.	Require small mammal burrows for refuge and overwintering sites.
Setophaga petechia	yellow warbler	Birds	None	None		CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Riparian forest Riparian scrub Riparian woodland	Riparian plant associations in close proximity to water. Also nests in montane shrubbery in open conifer forests in Cascades and Sierra Nevada.	Frequently found nesting and foraging in willow shrubs and thickets, and in other riparian plants including cottonwoods, sycamores, ash, and alders.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Sorex ornatus salicornicus</i>	southern California saltmarsh shrew	Mammals	None	None		CDFW_SSC-Species of Special Concern	Salt marsh	Coastal marshes in Los Angeles, Orange and Ventura counties.	Requires dense vegetation and woody debris for cover.
<i>Spea hammondi</i>	western spadefoot	Amphibians	None	None		BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_NT-Near Threatened	Cismontane woodland Coastal scrub Valley & foothill grassland Vernal pool Wetland	Occurs primarily in grassland habitats, but can be found in valley-foothill hardwood woodlands.	Vernal pools are essential for breeding and egg-laying.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
<i>Sternula antillarum browni</i>	California least tern	Birds	Endangered	Endangered		CDFW_FP-Fully Protected	Alkali playa Wetland	Nests along the coast from San Francisco Bay south to northern Baja California.	Colonial breeder on bare or sparsely vegetated, flat substrates: sand beaches, alkali flats, land fills, or paved areas.
<i>Streptocephalus woottoni</i>	Riverside fairy shrimp	Crustaceans	Endangered	None		IUCN_EN-Endangered	Coastal scrub Valley & foothill grassland Vernal pool Wetland	Endemic to Western Riverside, Orange, and San Diego counties in areas of tectonic swales/earth slump basins in grassland and coastal sage scrub.	Inhabit seasonally astatic pools filled by winter/spring rains. Hatch in warm water later in the season.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Taricha torosa	Coast Range newt	Amphibians	None	None		CDFW_SSC-Species of Special Concern		Coastal drainages from Mendocino County to San Diego County.	Lives in terrestrial habitats and will migrate over 1 km to breed in ponds, reservoirs and slow moving streams.
Taxidea taxus	American badger	Mammals	None	None		CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern	Alkali marsh Alkali playa Alpine Alpine dwarf scrub Bog & fen Brackish marsh Broadleaved upland forest Chaparral Chenopod scrub Cismontane woodland Closed-cone coniferous forest Coastal bluff scrub Coastal dunes Coastal prairie	Most abundant in drier open stages of most shrub, forest, and herbaceous habitats, with friable soils.	Needs sufficient food, friable soils and open, uncultivated ground. Preys on burrowing rodents. Digs burrows.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Thamnophis hammondi	two-striped gartersnake	Reptiles	None	None		BLM_S-Sensitive CDFW_SSC-Species of Special Concern IUCN_LC-Least Concern USFS_S-Sensitive	Marsh & swamp Riparian scrub Riparian woodland Wetland	Coastal California from vicinity of Salinas to northwest Baja California. From sea to about 7,000 ft elevation.	Highly aquatic, found in or near permanent fresh water. Often along streams with rocky beds and riparian growth.
Tryonia imitator	mimic tryonia (=California brackishwater snail)	Mollusks	None	None		IUCN_DD-Data Deficient	Aquatic Brackish marsh Estuary Lagoon Marsh & swamp Salt marsh Wetland	Inhabits coastal lagoons, estuaries and salt marshes, from Sonoma County south to San Diego County.	Found only in permanently submerged areas in a variety of sediment types; able to withstand a wide range of salinities.

Scientific Name	Common Name	Taxon Group	Federal List	State List	Rare Plant Rank	Other Status	Habitats	General Habitat	Microhabitat
Vireo bellii pusillus	least Bell's vireo	Birds	Endangered	Endangered			Riparian forest Riparian scrub Riparian woodland	Summer resident of Southern California in low riparian in vicinity of water or in dry river bottoms; below 2000 ft.	Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, Baccharis, mesquite.

Appendix B Cultural Record Search Results

ATTACHMENT A

Archaeological Records Search Results

BFSA Environmental Services, a Perennial Company

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEMS RECORDS SEARCH

Company: BFSA Environmental Services, a Perennial Company
Processed By: Emily T. Soong
Date Processed: August 24, 2023
Project Identification: Tustin Legacy Specific Plan Amendment
Information Center: South Central Coastal Information Center
Search Radius: 500 Feet Buffer

Historical Resources:

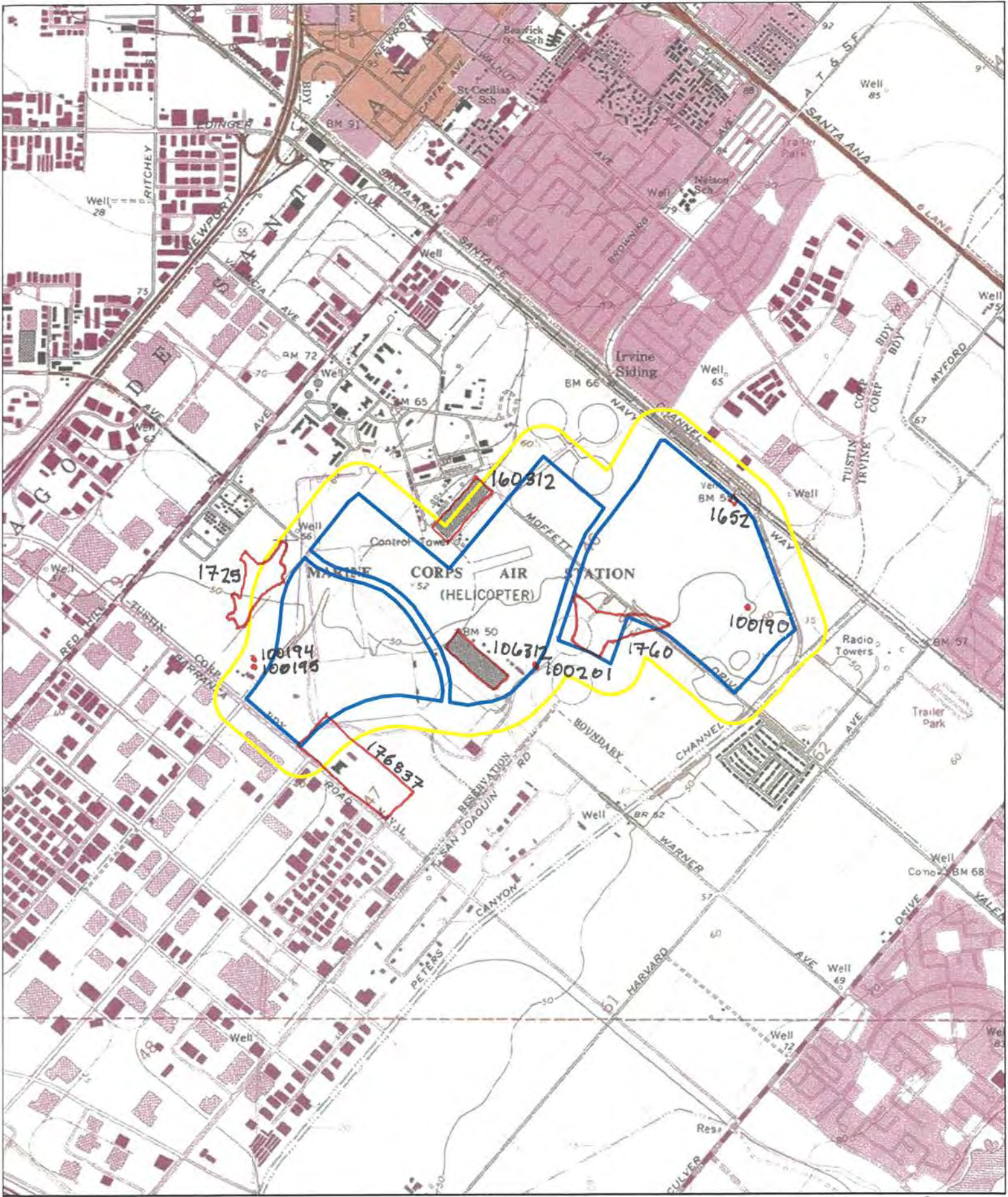
Trinomial and Primary site maps have been reviewed. All sites within the project boundaries and the specified radius of the project area have been plotted. Copies of the site record forms have been reviewed for all recorded sites.

There are nine resources located within a 500 feet radius of the current project area, five of which are located within the subject property (30-1652, 30-1760, 30-10019, 30-100201, 30-160312).

Previous Survey Report Boundaries:


Project boundary maps have been reviewed. National Archaeological Database (NADB) citations for reports within the project boundaries and within the specified radius of the project area have been reviewed.

There are 24 reports within a 500 feet radius of the current project area, 15 of which are located within the subject property (OR-438, OR-1053, OR-1099, OR-1357, OR-3240, OR-3241, OR-3486, OR-3500, OR-3501, OR-4000, OR-4136, OR-4137, R-4220, OR-4265, OR-4530).



- Project
- 500 Ft Buffer

Tustin Legacy Specific Plan Amendment Project
 USGS Tustin Quadrangle
 (7.5-minute series)


 Resources
 1:24,000
 1041
 ETS BFAES: 8/18/2023

Resource List

Tustin Legacy

Primary No.	Trinomial	Other IDs	Type	Age	Attribute codes	Recorded by	Reports
P-30-001652	CA-ORA-001652	Resource Name - Centex-1	Site	Prehistoric	AP02; AP15	2006 (C. Demcak, ARMC)	OR-03500, OR-03501, OR-04000, OR-04385
P-30-001725	CA-ORA-001725	Resource Name - TL-01	Site	Prehistoric	AP02; AP10	2013 (Geraldine Aron, Paleo Solutions Inc)	OR-04265
P-30-001760		Resource Name - TL-Lot19-01/H	Site	Prehistoric, Historic	AH04; AP02	2015 (David Schroeder, Paleo Solutions, Inc)	
P-30-100190		Resource Name - TL Isol-01; Other - LM09	Other	Prehistoric	AP02	2013 (Scott Armstrong, Paleo Solutions, Inc)	OR-04265
P-30-100194		Resource Name - TL Isol-07; Other - Field Number 091907A	Other	Prehistoric	AP02	2013 (Scott Armstrong, Paleo Solutions Inc)	OR-04265
P-30-100195		Resource Name - TL Isol-08; Other - Field Number 091907B	Other	Prehistoric	AP02	2013 (Scott Armstrong, Paleo Solutions, Inc)	OR-04265
P-30-100201		Resource Name - TL Isol-15; Other - 091511-01	Other	Prehistoric	AP02	2011 (Maria Espinoza, Paleo Solutions, Inc)	OR-04265
P-30-160312		OHP Property Number - 039681; Resource Name - Lighter-than-Air Hangars; Other - Marine Corps Air Station (Helicopter)	Structure	Historic	HP14; HP34	1974 (Colonel R.A. Kuci, Marine Corps Air Station)	OR-03241
P-30-176837		OHP Property Number - 170111; Resource Name - Tustin USAR Center; Other - Facility ID #CA071; Other - zip 92606	Building	Historic	HP34	2006	LA-08898, OR-03486

Other Listings	Reviewer	Date
Review Code		
Page (1) of (4)	*Resource Name or #: (assigned by recorder) Centex-1	

P1. **Other Identifier:**

*P2. **Location:** (X) **Not for Publication** () **Unrestricted** *a. **County** Orange
and (p2b and p2c or p2d. Attach a location Map as necessary.)

*b. **USGS 7.5' Quad** Tustin **Date** 1978; PR 1981 T 5S ; R 9W ; NE ¼ of SE ¼ of Sec. 46 S.B. B.M.

c. **Address** **City** **Zip**

d. **UTM:** (Give more than one for large and/or linear resources) Zone 11: 424924 mE / 3730315 mN

e. **Other Locational Data:** (e.g. parcel #, directions to resource, elevation, etc.) Located adjacent to E. Edinger Rd. inside fenceline of former MCAS; 0.4 miles NW of Jamboree Rd.

*P3a. **Description** (Describe resource and its major elements. Include design, materials, condition, size, setting, etc.)

Small lithic scatter with minor amounts of shell and faunal bone (30 x 30 m); located in open field, recently disced; minor disturbance (dirt road, gopher burrows).

*P3b. **Resource Attributes:** (List Attributes and codes) Lithic Scatter (AP2)

*P4. **Resources Present:** () Building () Structure () Object (x) Site () District () Element of District
() Other (Isolates, etc.)

P5a. **Photo or Drawing** (Photo required for buildings, structures, and objects.)

P5b. **Description of Photo** (View, Date, accession #)

*P6. **Date Constructed / Age and Sources:** () Historic
(x) Prehistoric () Both

*P7. **Owner and Address:**
Tustin Legacy Community
Partners, c/o Centex Homes
27101 Puerta Real, Mission
Viejo, CA 92691

*P8. **Recorded by:** (Name, affiliation and address)
Carol Demcak, ARMC
3756 Hightide Drive
Rancho Palos Verdes, CA 90275

*P9. **Date Recorded:**6/21/06

*P10: **Survey Type:** (Describe)
Reconnaissance

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")Demcak, C.R., 2006, Report of Test Level Investigations at Centex-1(CA-ORA-1652) City of Tustin, Orange County, California.

***Attachments:** () NONE (x)Location Map (x)Sketch Map ()Continuation Sheet ()Building, Structure, and Object Record (x)Archaeological Record ()District Record ()Linear Feature Record ()Milling Station Record ()Rock Art Record () Artifact Record () Photograph Record () Other (list)
DPR 523A (1/95)

***Required Information**

Page (2) of (4)

*Resource Name or # (Assigned by Recorder) Centex-1

*A1. Dimensions: a. Length 30 m () x b. Width 30 m ()

Method of Measurement: (x) Paced () Taped () Visual Estimate (x) Other: GPS

Method of Determination (Check any that apply.): (x) Artifacts () Features () Soil () Vegetation () Topography
() Cut Bank () Animal Burrow () Excavation () Property Boundary () Other (Explain):

Reliability of Determination: (x) High () Medium () Low () Explain:

Limitations (Check any that apply): () Restricted Areas () Paved/built over () Site limits incompletely defined
() Disturbances () Vegetation (x) Other (Explain): Dirt road, gopher burrows

A2. Depth: () None (x) Unknown Method of Determination:

*A3. Human Remains: (x) Present (x) Absent () Possible () Unknown (Explain)

Partial phalange (subadult) found on surface during test phase; turned over to O.C. Coroner's Office 8/11/06.

*A4. Features (Number, briefly describe, indicate size, list associated cultural constituents, and show location on sketch map):

None

*A5. Cultural Constituents (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.):

12 flakes, 2 flake tools, 1 core tool, 1 possible hammerstone; 3 frags. shell (Chione, Donax); 2 pieces faunal bone (burnt frag.: phalange of med. to large mammal).

*A6. Were Specimens Collected? (x) No () Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)

*A7. Site Condition: (x) Good () Fair () Poor (Describe disturbances.): Dirt road adjacent.

*A8. Nearest Water (Type, distance, and direction.): Intermittent drainage, Peters Canyon Wash 0.5 mi. to SE

*A9. Elevation: 55' contour

A10. Environmental Setting (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, Exposure, etc.): Open setting; minor topographic relief in vicinity; only grassland community present; soil dark grey-brown sandy silty alluvium with high clay content; some cobbles, gravels, and sands present.

A11. Historical Information:

*A12. Age: (x) Prehistoric () Protohistoric () 1542-1769 () 1769-1848 () 1848-1880 () 1914-1945 () Post 1945
() Undetermined Describe position in regional prehistoric chronology or factual historic dates if known:

May be Early Millingstone site due to absence of late indicators; too little data to make determination.

A13. Interpretations (Discuss data potential, functions, ethnic affiliation, and other interpretations):

Small base camp (habitation) based on assemblage (lithics, shell, and bone)

A14. Remarks:

A15. References (Documents, informants, maps, and other references):

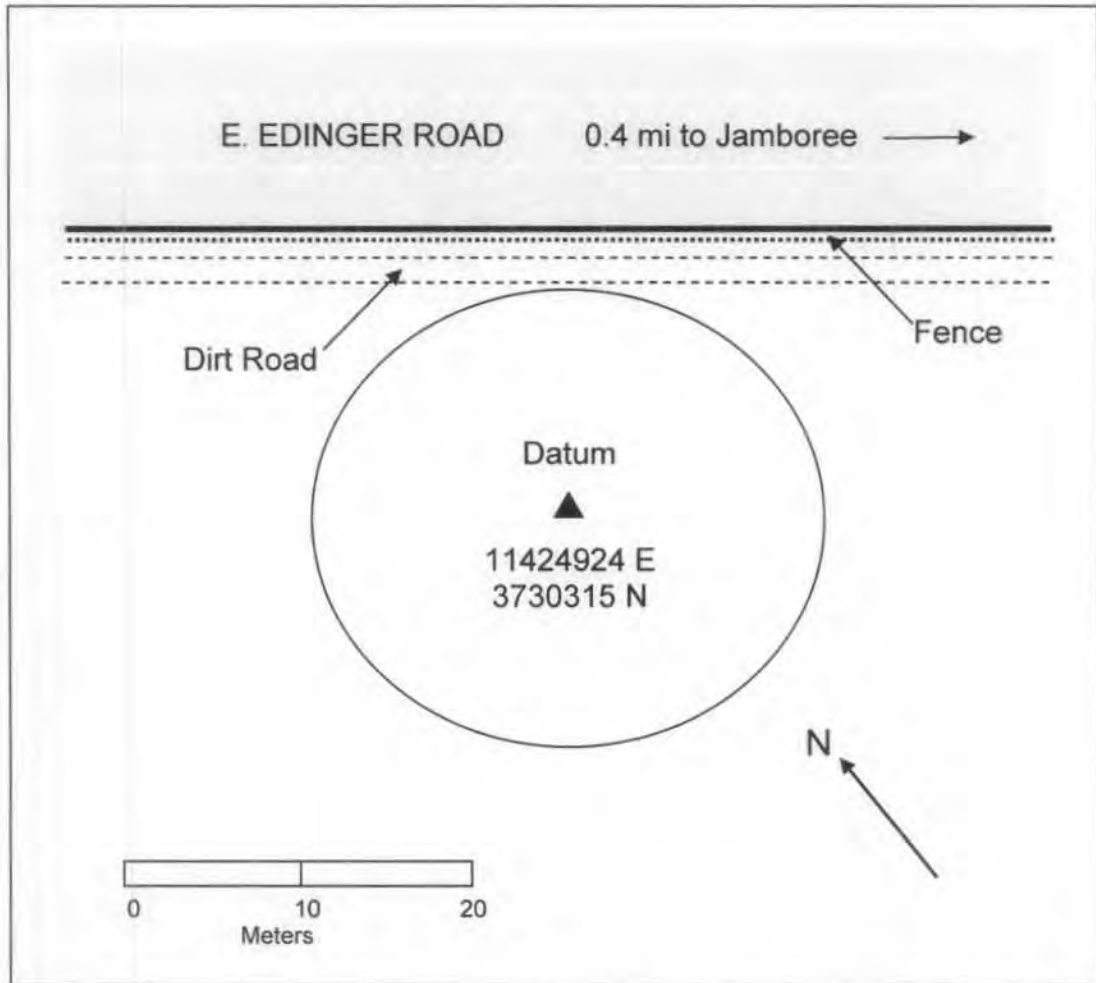
A16. Photographs (List subjects, direction of view, and accession numbers or attach a Photograph Record.):

Original Media/Negatives Kept at:

*A17. Form Prepared by: Carol R. Demcak

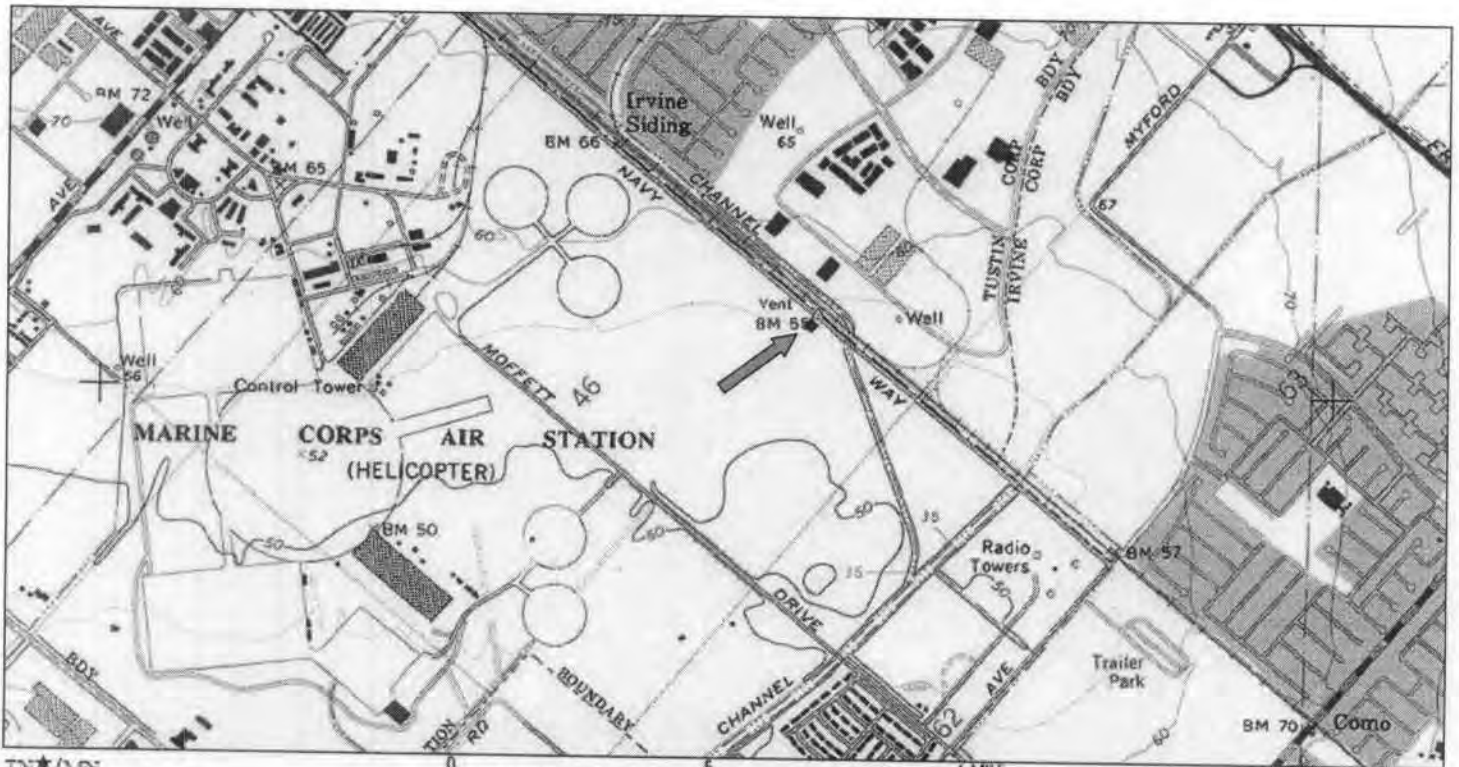
Date:6/21/06

Affiliation and Address: ARMC, 3756 Hightide Drive, Rancho Palos Verdes, CA 90275



NOTE: Include scale bar and north arrow.
DPR 523K (1/95)

*Required Information



Map created with TOPO!® ©2003 National Geographic (www.nationalgeographic.com/topo)

CA-ORA-1652 (Centex-1) Test: Catalog

Item #	Surf. #	STP#	Unit	Level	Class	Type	Material	Faces	Frag.	Remarks
1	1				Gr. Stone	Mano	Granite	Bifacial		Battered; pecked; 6.0 x 5.2 x 4.5 cm
2	2				Fauna	C. undatella	Shell		yes	Chione frag.; unworked
3	3				Fauna	D. gouldii	Shell		yes	Donax frag.; unworked
4	4				Ch. Stone	Flake	Quartzite			Tertiary
5	5				Ch. Stone	Flake	Quartzite			Tertiary
6	6				Fauna	Mammal	Bone		yes	Burnt; unworked
7	7				Fauna	Mammal	Bone		yes	Partial phalange; H. sapiens; subadult
8	8				Ch. Stone	Uniface	Metavolcanic			Util./ret.; 6.2x3.7x1.3 cm; nibbling wear
9	9				Ch. Stone	Flake	Quartzite			Secondary; 1-2" size
10	10				Ch. Stone	Flake	Quartzite			Secondary
11	11				Ch. Stone	Flake	Metavolcanic			Secondary; 1-2" size
12	12				Ch. Stone	Uniface	Quartzite			Util./ret.; 2.4x 1.3 x 0.4 cm
13	14				Ch. Stone	Reamer/pry	Metavolcanic		yes	Blunt tip; 8.3 x 3.7 x 2.0 cm
14	15				Ch. Stone	Flake	Andesite			Tertiary
15	16				Ch. Stone	Flake	Metavolcanic			Tertiary
16	17				Gr. Stone	Gr. St. frag.	Granite	Unifacial	yes	4.4 x 3.8 x 1.6 cm
17	17				Ch. Stone	Core	Argillite			Half reduced; cortex present
18	18				Ch. Stone	Chopper	Metavolcanic			6.1 x 3.7 x 1.6 cm; crushing wear
19			1	10 cm	Ch. Stone	Flake	Quartzite			n=4; 3 tertiary; 1 secondary
20			1	10 cm	Ch. Stone	Flake	Argillite			Secondary
21			1	10 cm	Ch. Stone	Flake	Basalt			Tertiary
23			1	10 cm	Fauna	C. californiensis	Shell		yes	Unworked
24			1	10 cm	Fauna	A. aequisulcatus	Shell		yes	Argopecten frag.; unworked
25			1	20 cm	Ch. Stone	Flake	Quartzite			n=4; all tertiary
26			1	20 cm	Ch. Stone	Flake	Metavolcanic			n=3; all tertiary
27			1	20 cm	Fauna	A. aequisulcatus	Shell		yes	Argopecten frag.; unworked
28			1	30 cm	Ch. Stone	Flake	Basalt			Tertiary
29			1	40 cm	Ch. Stone	Flake	Metavolcanic			Tertiary; 1-2" size
30			2	10 cm	Ch. Stone	Flake	Metavolcanic			n=2; both tertiary
31			2	20 cm	Fauna	O. biplicata	Shell		yes	Olivella frag.; unworked
32			2	20 cm	Fauna	A. aequisulcatus	Shell		yes	Argopecten frag.; unworked
33			2	30 cm	Ch. Stone	Flake	Basalt			Tertiary
34			2	30 cm	Fauna	D. californica	Shell		yes	Donax frag.; unworked
35		2		48 cm	Ch. Stone	Flake	Basalt			Tertiary
36		3		42 cm	Fauna	C. californiensis	Shell			Chione frag.; unworked
37		3		42 cm	Fauna	O. biplicata	Shell			Burnt; Olivella frag.; unworked
38		3		42 cm	Ch. Stone	Flake	Basalt			Tertiary
39		4		32 cm	Ch. Stone	Flake	Quartzite			n=2; both tertiary
40		4		32 cm	Ch. Stone	Flake	Argillite			Tertiary
41		4		32 cm	Ch. Stone	Flake	Metavolcanic			n=2; both tertiary

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #

Trinomial **CA-ORA-1725**
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 21

*Resource Name or #: TL-01

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Tustin

Date: 1983

T 5S ; R 9W ; ¼ of

¼ of Sec 47 ; S.B.

B.M.

c. Address: Irvine Center Dr.

City: Tustin

Zip: 92606

d. UTM: Zone: 11 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 48 to 52 ft AMSL

This site is located on the former Tustin Marine Base in Tustin, Orange County, Ca. The setting is the Tustin Plain. The area is bounded by Irvine Center Dr in the north, Warner Ave in the south, and Redhill Ave in the west.

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This site consists of 4 loci labeled A through D all located in an area of 487 meters north to south by 183 meters east to west. Locus A contained a cache feature with a sandstone slab surrounded by 4 metates and 6 handstones in close proximity (1 to 30 cm). Including this feature, locus A contained 410 fragments of groundstone representing approximately 48 tools (handstones n=24, netherstones n=22, slab n=1, and one ground steatite tube). In addition locus A contained 4 chipped stone artifacts (cores n=2, flake n=1, and scrapers n=1) and 4 marine shells. Locus B was approximately 120 yards to the northnortheast of locus A and consisted of another groundstone scatter containing 7 metates and 17 handstones. Locus B also contained 6 chipped stone artifacts (tested cobbles n=2, scrapers n=2, flake n=1, and shatter n=1) and 8 marine shells. Locus C consisted of a loose scatter of 3 groundstone artifacts (metates n=2 and manos n=1). Locus C also contained 2 marine shells. Locus C was located about 50 meters south of locus B. Locus D consisted of a tight cluster of 4 metates and 1 mano. This locus was located about 110 meters west of locus B. All loci of the site were stratigraphically in the same layer about 2 to 3 feet below natural surface.

***P3b. Resource Attributes:** (List attributes and codes) AP2, AP10

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)

P5b. Description of Photo: (View, date, accession #) 9/21/2008 3:02 PM. View to southwest. Photo # 4652. Cooper Center accession # T-001-2013

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

*P7. Owner and Address:
City of Tustin
300 Centennial Way
Tustin, California 92780

*P8. Recorded by: (Name, affiliation, and address)
Geraldine Aron
Paleo Solutions Inc.
911 S. Primrose, Unit J
Monrovia, CA 91016

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Grading Monitoring

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Final Archaeological Monitoring Report for the Tustin Legacy Project, City of Tustin, Orange County, California, by Mark Deering, Joan Brown and William A. Sawyer. Paleo Solutions Inc., Monrovia, CA, March 2013.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
ARCHAEOLOGICAL SITE RECORD

Primary #
 Trinomial

Page 2 of 21

*Resource Name or #: TL-01 (loci A to D)

- *A1. **Dimensions:** a. Length: 487 m. () x b. Width: 183 m. ()
Method of Measurement: Paced Taped Visual estimate Other: GPS assisted GIS mapping.
Method of Determination (Check any that apply.): Artifacts Features Soil Vegetation Topography
 Cut bank Animal burrow Excavation Property boundary Other (Explain): Monitoring discovery
- Reliability of Determination:** High Medium Low Explain: This site was discovered during grading monitoring. The artifacts were shot with GPS, recorded and collected. The site is now graded out.
- Limitations** (Check any that apply): Restricted access Paved/built over Site limits incompletely defined
 Disturbances Vegetation Other (Explain):
- A2. Depth: 70 to 100 cm None Unknown Method of Determination: field notes and drawings
- *A3. **Human Remains:** Present Absent Possible Unknown (Explain):
- *A4. **Features** (Number, briefly describe, indicate size, list associated cultural constituents, and show location of each feature on sketch map.):
 One feature (feature 1) was found and occurred in locus A. This feature was a groundstone tool cache, consisting of a tight cluster of one sandstone slab, 4 metates and 6 handstones in an area about a 80 cm in diameter. Metates ranged in size from 12 to 46 cm in diameter. and in composition from friable sandstone to highly resistant andesitic volcanic rock. A variety of basin depths were exhibited by these tools ranging from nearly flat to medium depth (0.5 to 6.5 cm in depth). Only two manos and one metate from this feature were fire affected, and two other culturally unmodified fragments of FAR were recovered.
- *A5. **Cultural Constituents** (Describe and quantify artifacts, ecofacts, cultural residues, etc., not associated with features.):
 This site occurs in four loci at roughly the same stratigraphic layer within the general measured site area. The principle constituents of the site are groundstone tools and a groundstone tool cache feature. See continuation sheet for more details.
- *A6. **Were Specimens Collected?** No Yes (If yes, attach Artifact Record or catalog and identify where specimens are curated.)
- *A7. **Site Condition:** Good Fair Poor (Describe disturbances.): The site condition was only fair at time of discovery due to heavy equipmet traffic. The site has now been destroyed.
- *A8. **Nearest Water** (Type, distance, and direction.): The nearest perennial water is 2 km to the east at Peters Canyon Channel. This drainage has been channelized; its location at the time that the site was formed is indeterminate.
- *A9. **Elevation:** 48 to 52 ft AMSL.
- A10. **Environmental Setting** (Describe culturally relevant variables such as vegetation, fauna, soils, geology, landform, slope, aspect, exposure, etc.):
 The site is located on the Tustin Plain in the city of Tustin in Orange County, California.. The Tustin Plain is naturally in the California Coastal Grasslands biotic community, though it has mostly become developed for residential and commercial use in recent years.
- A11. **Historical Information:**
 The site area was used as a military base (Naval Air Station Santa Ana and later Tustin Marine Base) from 1942 to 1999. Prior to that the area was ranch land and part of the Irvine Ranch. Hearsay evidence suggests that the area was marshy in the past, though this has not been confirmed.
- *A12. **Age:** Prehistoric Protohistoric 1542-1769 1769-1848 1848-1880 1880-1914 1914-1945
 Post 1945 Undetermined Describe position in regional prehistoric chronology or factual historic dates if known:
- The presence of a Vandenberg contracting stem projectile point is the only significant chronological indicator collected near the site. However because this projectile point occurred in a buried stream channel from outside the site boundary, it provides little evidence about the site itself. It is considered an isolate and is described in a separate record.
- A13. **Interpretation** (Discuss data potential, function[s], ethnic affiliation, and other interpretations):
 This site is interpreted as prehistoric Native American a day-use seed gathering and food preparation site. The absence of fire features suggests that the site was not a habitation site, though the occurrence of some FAR prevents us from ruling out the possibility that some features were scattered during excavation. Furthermore, the lack of significant quantities of debitage or chipped stone tools suggests that that the site was specialized for seed-collection. Most of the metates were of nearly flat (n=0.5 cm) to shallow (n=1.5 to 4 cm) to medium depth (n=4.5 to 6.5 cm).
- A14. **Remarks:** See continuation sheet for additional details
- A15. **References** (Documents, informants, maps, and other references):
Final Archaeological Monitoring Report for the Tustin Legacy Project, City of Tustion, Orange County, California, by Mark Deering, Joan Brown and William A. Sawyer. Paleo Solutions Inc., Monrovia, CA, March 2013.
- A16. **Photographs** (List subjects, direction of view, and accession numbers or attach a Photograph Record.):
 Please see attached DPR Photograph Record form.
- Original Media/Negatives Kept at:
- *A17. **Form Prepared by:** Date: 3/15/2013
Affiliation and Address: Mark R. Deering, Paleo Solutions Inc., 911 S. Primrose Ave, Unit J, Monrovia, CA 91016

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 of 21

*Resource Name or # (Assigned by recorder) TL-01

*Recorded by: Mark R. Deering

*Date: 3/15/2013

Continuation

Update

Further description of cultural constituents for site TL-01:

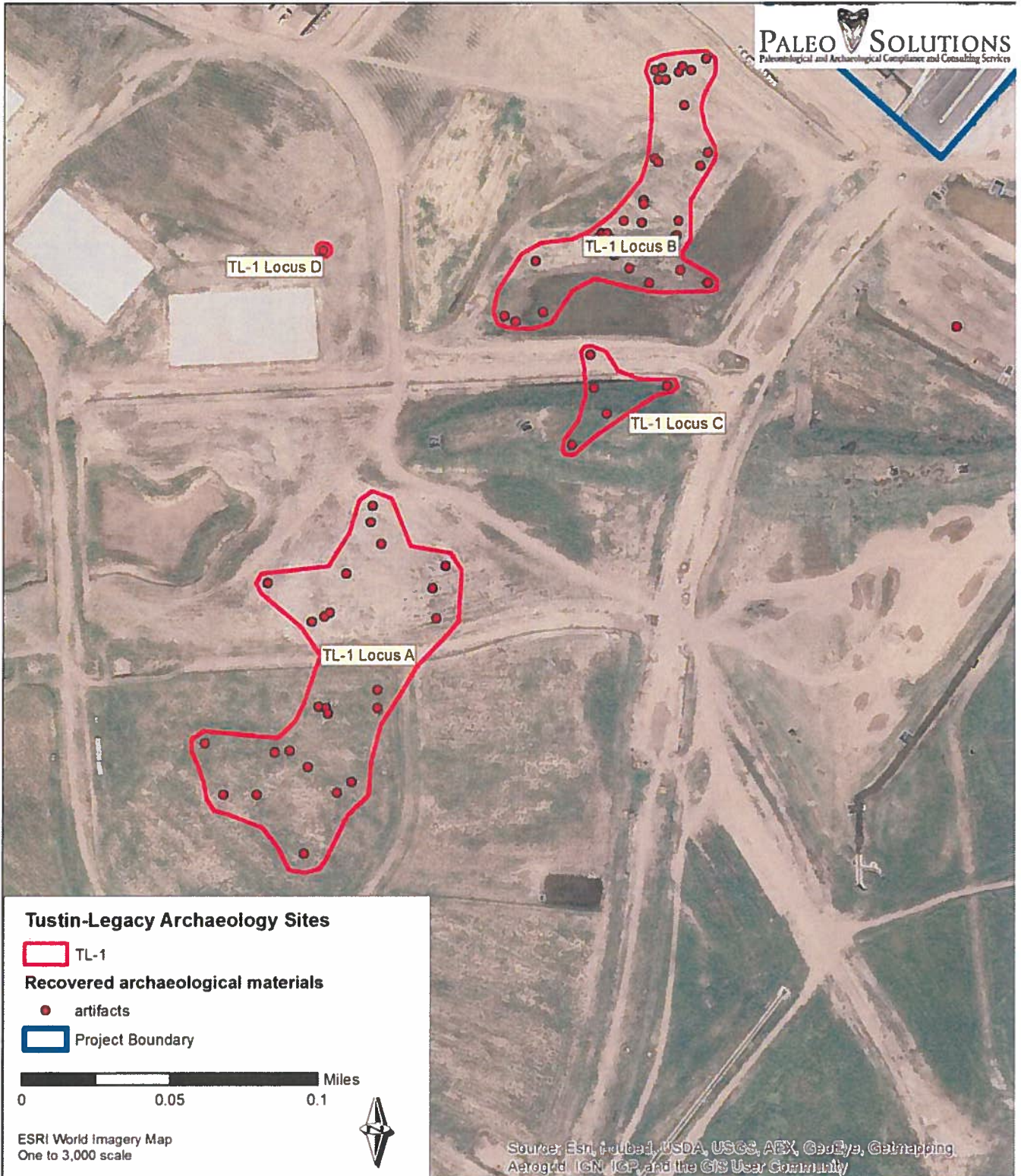
The principle constituents of the site are groundstone tools and a groundstone tool cache feature. Metates and metate fragments (n=455) were recovered, nineteen of which show signs of fire affectation. Manos and mano fragments (n=90), of which 5 showed signs of fire affectation were also recovered. Scattered marine shells and shell fragments were distributed over loci A, B and C (Argopecten (n=1), Astrea (n=3), Euvola (n=2), Haliotis (n=5), Megathura (n=1), Norrisia (n=1), and indeterminate (n=1)). One blue schist groundstone tube was also recovered. This artifact measures 15 cm in length and has a diameter ranging from 9 cm to 5 cm. Its interior diameter is from 2 to 4 cm.

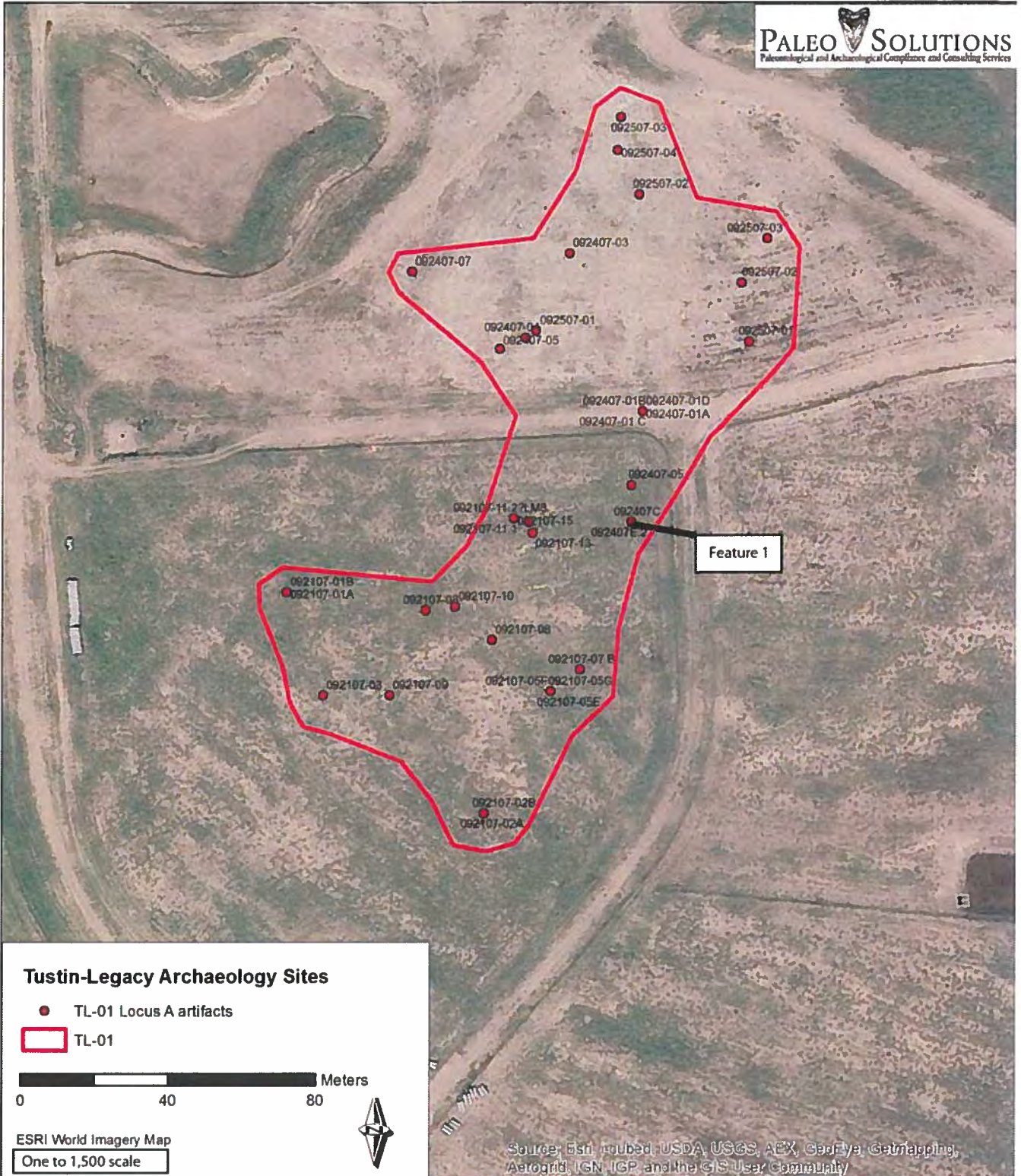
Locus A contained 410 fragments of groundstone representing 48 tools (handstones (n=24), netherstones (n=22), sandstone slab (n=1), and a ground blue schist tube (n=1)). In addition, locus A contained 4 chipped stone artifacts (cores (n=2), flake (n=1), and scrapers (n=1)) and 4 marine shells. Locus B was approximately 120 yards to the northnortheast of locus A and consisted of another groundstone scatter containing 7 metates and 17 handstones. Locus B also contained 6 chipped stone artifacts (tested cobbles (n=2), scrapers (n=2), flake (n=1), and shatter (n=1)) and 8 marine shells. Locus C consisted of a loose scatter of 3 groundstone artifacts (metates (n=2) and manos (n=1)). Locus C also contained 2 marine shells. Locus C was located about 50 meters south of locus B. Locus D consisted of a tight cluster of 4 metates and 1 mano in an area of about 2 meters in diameter. This locus was located about 110 meters west of locus B. All loci of the site were stratigraphically in the same layer about 2 to 3 feet below natural surface in a dark brown silty sand soil layer.

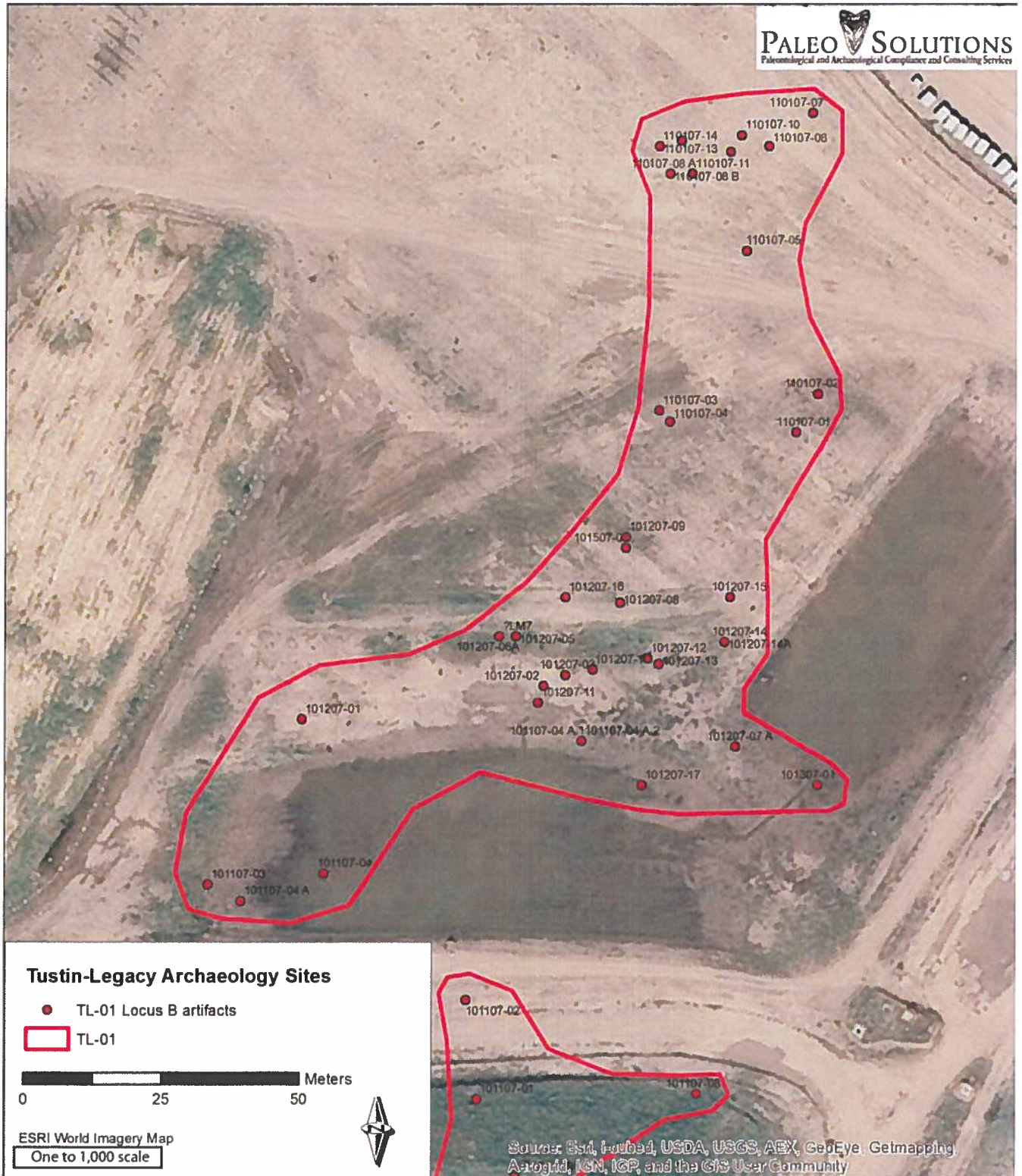
No fire features were discovered at the site though occasional fragments of FAR (n= 78) occurred in disassociation from each other, most of these pieces were groundstone tool fragments (n=72).

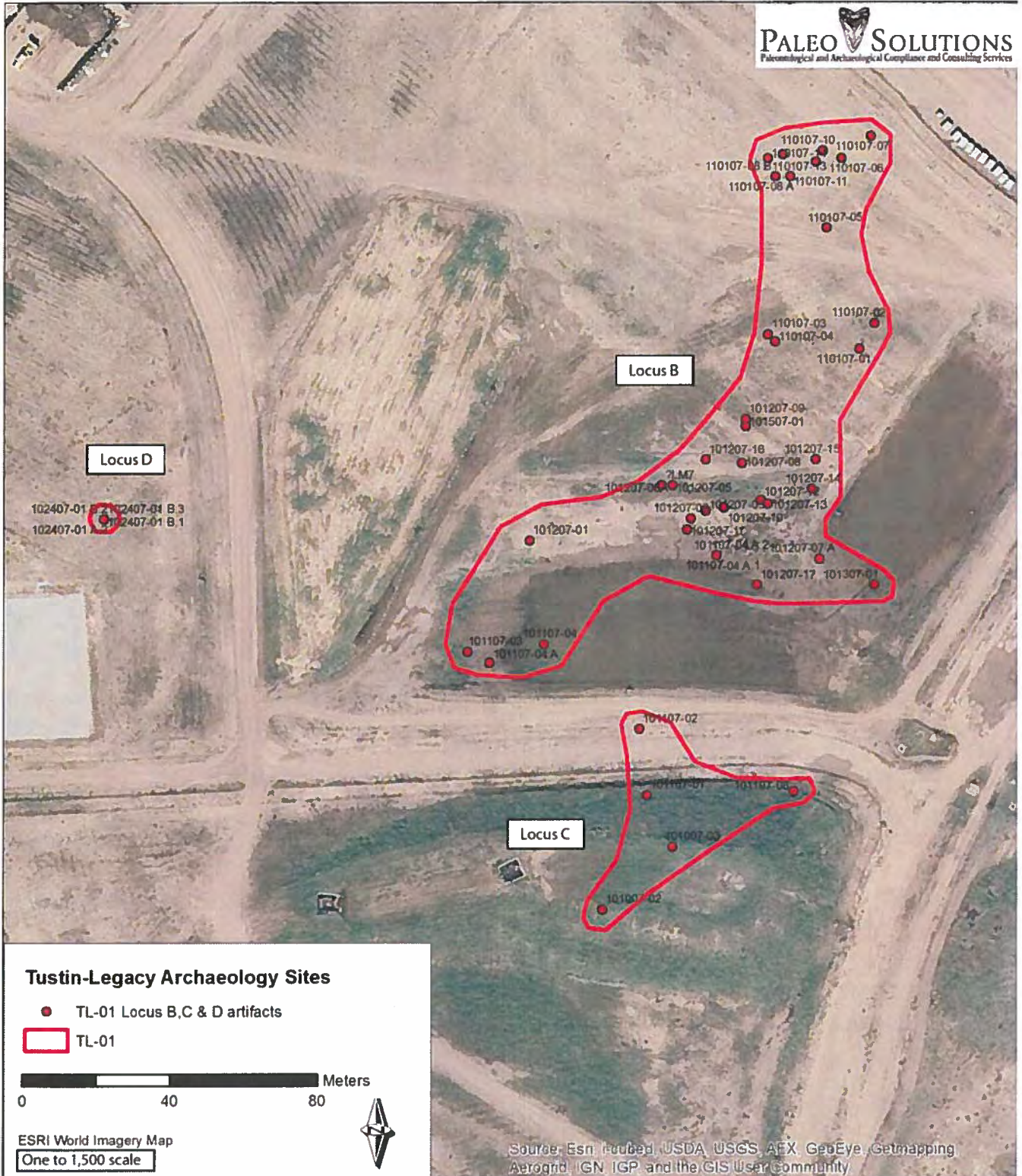
Further description of environmental setting:

The area is a flat low-lying plain with relatively poor drainage and numerous intermittent and perennial streams and channels in the vicinity. Riparian environments probably occurred within a kilometer of the site. Soils in the general vicinity of the site consist of Chino series silty clay loam with layers of less clayey sand and silty sand (USDA Web Soil Survey description). Geologically, the site is located on Holocene alluvial fan deposits. The water table is currently about 2 meters below the surface but may have varied climatically and as a result of irrigation in recent times. Numerous grasses and herbs would have been available in the vicinity of the site, as well as small to medium game animals. Currently the area is frequented by migrating birds as well as raptors and crows.









State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

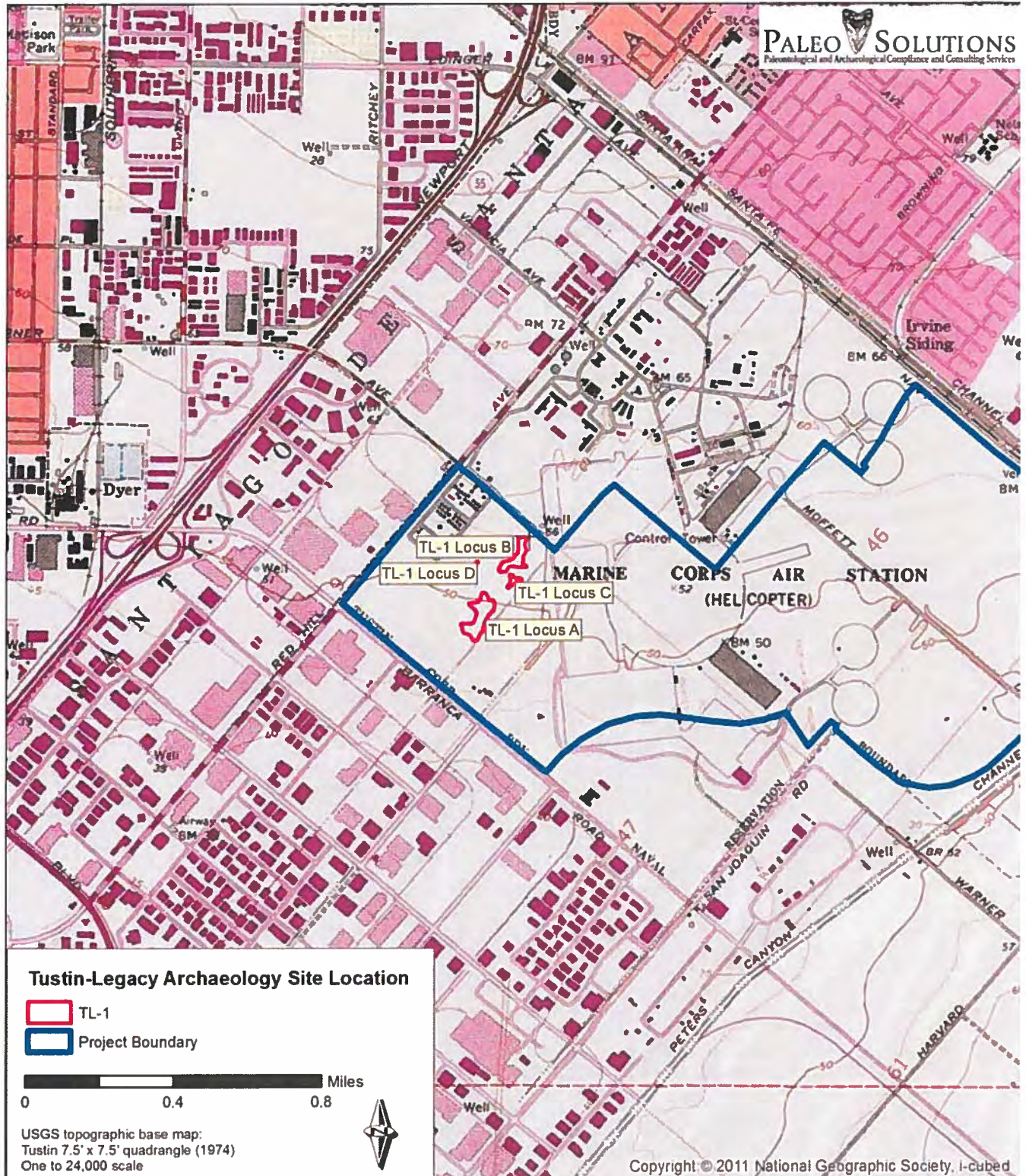
Primary #
 HRI#
 Trinomial

Page 8 of 21

*Resource Name or #: Archaeology site TL-01

*Map Name: Tustin quadrangle

*Scale: 1 to 24,000 *Date of Map:



PALEO SOLUTIONS
 Paleontological and Archaeological Compliance and Consulting Services

Tustin-Legacy Archaeology Site Location

- TL-1
- Project Boundary



USGS topographic base map:
 Tustin 7.5' x 7.5' quadrangle (1974)
 One to 24,000 scale

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State of California — The Resources Agency
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PHOTOGRAPH RECORD

Primary #
 HRI#
 Trinomial

Page 9 of 21

Resource Name or #: TL-01

Year 2007

Camera Format: Digital

Lens Size: 35mm

Film Type and Speed: Digital

Negatives Kept at: Photos are digital

Mo.	Day	Time	Exp./Frame	Subject/Description	View Toward	Accession #
9	21	3:02	IMG_4651	Site overview	west	T-001-2013
9	21	3:02	IMG_4652	Site overview	southwest	T-001-2013
9	24	10:53	IMG_4653	Feature 1: partially excavated	superior	T-001-2013
9	24	11:14	IMG_4654	Feature 1: partially excavated	superior	T-001-2013
9	24	11:15	IMG_4655	Feature 1: partially excavated	superior	T-001-2013
9	24	11:15	IMG_4656	Feature 1: partially excavated	superior	T-001-2013
9	24	11:41	IMG_4657	Sandstone slab	superior	T-001-2013
9	24	11:41	IMG_4658	Sandstone slab	superior	T-001-2013

Tustin Legacy Project: Prehistoric Archaeological Inventory: Site TL-01

30-001725

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
092107-01A	TL-01 locus A		groundstone	mano	1	1	802.2g	422414	3729749
092107-01B	TL-01 locus A		groundstone	mano	2	1		422414	3729749
092107-02A	TL-01 locus A		groundstone	mano	1	1	1484.6g	422468	3729689
092107-02B	TL-01 locus A		groundstone/FAR	mano, FAR	3	1	1294.2g	422468	3729689
092107-03	TL-01 locus A		groundstone	metate/lapstone	2	1	3718g	422424	3729721
092107-05A	TL-01 locus A		groundstone	metate	10	1	1755g	422486	3729722
092107-05B	TL-01 locus A		groundstone	metate	3	1	1530g	422486	3729722
092107-05C	TL-01 locus A		groundstone	metate	15	1	1470g	422486	3729722
092107-05D	TL-01 locus A		groundstone	metate	30	1	2580g	422486	3729722

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
092107-05E	TL-01 locus A		groundstone	metate	30	1	2105g	422486	3729722
092107-05F	TL-01 locus A		groundstone	metate	1	1	777.6g	422486	3729722
092107-05G	TL-01 locus A		groundstone	metate	14	1	320.3g	422486	3729722
092107-06	TL-01 locus A		groundstone	mano	1	1	1530g	422470	3729736
092107-07 B	TL-01 locus A		marine shell	pecten shell	4	1	1.3g	422494	3729728
092107-07A	TL-01 locus A		groundstone/FAR	mano, FAR	8	1	1268.1g	422494	3729728
092107-08	TL-01 locus A		chipped stone	core	2	2	112.8g	422452	3729744
092107-09	TL-01 locus A		groundstone	mano	2	1	1108.0g	422442	3729721
092107-10	TL-01 locus A		groundstone/FAR	mano, FAR	15	1	1205g	422460	3729745
092107-11.1	TL-01 locus A		groundstone	metate	37	1	1535g	422476	3729769

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
092107-11.2	TL-01 locus A		groundstone	metate	12	1	1640g	422476	3729769
092107-12	TL-01 locus A		groundstone	sucking tube	2	1	613.4g	422480	3729768
092107-13	TL-01 locus A		marine shell	cf. <i>Astrea</i> sp.	1	1	359.6g	422481	3729765
092107-15	TL-01 locus A		groundstone	metate	29	1	8700g	422476	3729769
092407-01 C	TL-01 locus A		groundstone	mano	1	1	909.5g	422511	3729798
092407-01A	TL-01 locus A		groundstone	mano	6	1	518.2g	422511	3729798
092407-01B	TL-01 locus A		marine shell	<i>Megathura crenulata</i>	7	1	30.5g	422511	3729798
092407-01D	TL-01 locus A		groundstone	mano	1	1	1319.5g	422511	3729798
092407-03	TL-01 locus A		chipped stone	scraper	1	1	24.7g	422491	3729841
092407-04	TL-01 locus A		groundstone/FAR	mano, FAR	4	1	1057.9g	422479	3729818

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
092407-05	TL-01 locus A		FAR	FAR	1	1	1269.8g	422472	3729815
092407-05	TL-01 locus A		groundstone	mano	1	1	1253.6g	422508	3729778
092407-06	TL-01 locus A		marine shell	cf. <i>Euvola</i> sp.	1	1	15.8g	422508	3729768
092407-07	TL-01 locus A		groundstone	metate/lapstone	9	1	4035g	422448	3729836
092407A.03	TL-01 locus A	1	groundstone	mano	1	1	878.4g	422508	3729768
092407A.04	TL-01 locus A	1	groundstone	mano	1	1	1204.1g	422508	3729768
092407A.05	TL-01 locus A	1	groundstone	mano	1	1	745.4g	422508	3729768
092407A.06	TL-01 locus A	1	groundstone	handstone	1	1	564.8g	422508	3729768
092407A.07	TL-01 locus A	1	FAR	FAR	2	1	236.5g	422508	3729768
092407A.08	TL-01 locus A	1	groundstone/FAR	metate, FAR	3	1	472.6g	422508	3729768

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
092407A.09	TL-01 locus A	1	chipped stone	flake/debitage	1	1	6.0g	422508	3729768
092407A.10	TL-01 locus A	1	groundstone/FAR	mano, FAR	1	1	283.8g	422508	3729768
092407A.11	TL-01 locus A	1	FAR	FAR	1	1	95.9g	422508	3729768
092407B.1	TL-01 locus A		groundstone	slab/manuport	8	1	345.8g	422508	3729768
092407B.2	TL-01 locus A		groundstone	slab/manuport	2	1	3265g	422508	3729768
092407C	TL-01 locus A		groundstone	metate	12	1	16420g	422508	3729768
092407D.1	TL-01 locus A	1	groundstone	slab/manuport	15	1		422508	3729768
092407D.2	TL-01 locus A		groundstone	metate	49	1		422508	3729768
092407E.1	TL-01 locus A	1	groundstone	metate	22	1		422508	3729768
092407E.2	TL-01 locus A	1	groundstone	metate	6	1		422508	3729768

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
092507-01	TL-01 locus A		groundstone/FAR	mano, FAR	1	1	738.6g	422540	3729817
092507-01	TL-01 locus A		groundstone	mano	1	1	1550g	422482	3729820
092507-02	TL-01 locus A		groundstone/FAR	mano, FAR	1	1	672.1g	422510	3729857
092507-02	TL-01 locus A		groundstone	metate	30	1	8910g	422538	3729833
092507-03	TL-01 locus A		groundstone	mano	1	1	1041.9g	422545	3729845
092507-03	TL-01 locus A		groundstone/FAR	mano, FAR	9	1	1339.1g	422505	3729878
092507-04	TL-01 locus A		groundstone/FAR	mano, FAR	1	1	845.6g	422504	3729869
101007-02	TL-01 locus C		groundstone	mano	1	1	800.4g	422614	3729911
101007-03	TL-01 locus C		groundstone	metate	1	1	7105g	422633	3729928
101107-01	TL-01 locus C		groundstone	metate	1	1	11055g	422626	3729942

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
101107-02	TL-01 locus C		marine shell	cf. <i>Astrea</i> sp.	2	1	10.9g	422624	3729960
101107-03	TL-01 locus B		marine shell	<i>Haliotis crocherodii</i>	1	1	11.1g	422577	3729981
101107-04	TL-01 locus B		marine shell	<i>Haliotis crocherodii</i>	1	1	408.6g	422598	3729983
101107-04 A	TL-01 locus B		groundstone	mano	1	1	864.7g	422583	3729978
101107-04 A.1	TL-01 locus B		groundstone	metate	10	1	1147g	422645	3730007
101107-04 A.2	TL-01 locus B		groundstone	metate	2	1	2640g	422645	3730007
101107-08	TL-01 locus C		marine shell	<i>Norrisia morrisii</i>	1	1	23.0g	422666	3729943
101207-01	TL-01 locus B		marine shell	<i>Haliotis corrugata</i>	1	1	24.6g	422594	3730011
101207-03	TL-01 locus B		groundstone/FAR	mano, FAR	1	1	773.4g	422642	3730019
101207-05	TL-01 locus B		marine shell	<i>Haliotis fulgens</i>	1	1	138.4g	422633	3730026

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
101207-06A	TL-01 locus B		groundstone	mano	1	1	1825g	422633	3730026
101207-07 A	TL-01 locus B		groundstone/FAR	mano, FAR	1	1	1620g	422673	3730006
101207-08	TL-01 locus B		chipped stone	scraper	1	1	534.3g	422652	3730032
101207-09	TL-01 locus B		groundstone	mano	1	1	2030g	422653	3730044
101207-10	TL-01 locus B		groundstone	metate	6	1	9707g	422647	3730020
101207-11	TL-01 locus B		groundstone	metate	3	1	7525g	422637	3730014
101207-12	TL-01 locus B		groundstone	metate	1	1	4275g	422657	3730022
101207-13	TL-01 locus B		groundstone	mano	1	1	1235.8g	422659	3730021
101207-14	TL-01 locus B		groundstone	mano	1	1	308.8g	422671	3730025
101207-14A	TL-01 locus B		groundstone	mano	1	1	1680g	422671	3730025

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
101207-15	TL-01 locus B		groundstone/FAR	metate, FAR	2	1	1521.6g	422672	3730033
101207-16	TL-01 locus B		marine shell	cf. <i>Argopecten</i> sp.	1	1	9.9g	422642	3730033
101207-17	TL-01 locus B		groundstone	metate	1	1	19635g	422656	3729999
101307-01	TL-01 locus B		groundstone/FAR	mano, FAR	1	1	1542g	422688	3729999
101507-01	TL-01 locus B		chipped stone	tested cobble	1	1	394.0g	422653	3730042
102407-01 A.1	TL-01 locus D		groundstone/FAR	metate, FAR	4	1	1485.7g	422478	3730017
102407-01 A.2	TL-01 locus D		groundstone/FAR	mano, FAR	3	1	356.0g	422478	3730017
102407-01 B.1	TL-01 locus D		groundstone	metate	1	1	40.4g	422478	3730017
102407-01 B.2	TL-01 locus D		groundstone/FAR	metate, FAR	8	1	41.3g	422478	3730017
102407-01 B.3	TL-01 locus D		groundstone	metate	1	1	9400g	422478	3730017

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
110107-01	TL-01 locus B		groundstone	mano	1	1	1745g	422684	3730063
110107-02	TL-01 locus B		groundstone	mano	1	1	1590g	422688	3730070
110107-03	TL-01 locus B		groundstone	handstone	1	1	934.9g	422659	3730067
110107-04	TL-01 locus B		groundstone	mano	1	1	1590g	422661	3730065
110107-05	TL-01 locus B		hammerstone	hammerstone/tested cobble	1	1	508.8g	422675	3730096
110107-06	TL-01 locus B		groundstone/FAR	mano, FAR	2	1	708.1g	422679	3730115
110107-07	TL-01 locus B		chipped stone	debitage/shatter	1	1	300.4g	422687	3730121
110107-08 A	TL-01 locus B		chipped stone	scraper	1	1	26.0g	422661	3730110
110107-08 B	TL-01 locus B		marine shell	indeterminate shell	1	1	1.0g	422661	3730110
110107-09A	TL-01 locus B		groundstone/FAR	mano, FAR	1	1	1559.8g	422672	3730114

Catalog Number	Site Number	Feature Number	General Artifact Type	Artifact Type	Number of Fragments	Minimum Number	Weight	Easting (UTM)	Northing (UTM)
110107-09B	TL-01 locus B	FAR	FAR	FAR	1	1	201.5g	422672	3730114
110107-10	TL-01 locus B		marine shell	cf. <i>Astrea undosa</i>	1	1	98.6g	422674	3730117
110107-11	TL-01 locus B		chipped stone	flake	1	1	391.4g	422665	3730110
110107-13	TL-01 locus B		groundstone	mano	1	1	1136.9g	422659	3730115
110107-14	TL-01 locus B	FAR	FAR	FAR	1	1	308.5g	422659	3730115
111107-12A	TL-01 locus B		groundstone/FAR	mano, FAR	1	1	1715g	422663	3730116
111107-12B	TL-01 locus B		chipped stone	tested cobble	1	1	417.0g	422663	3730116
LM7	TL-01 locus B		marine shell	cf. <i>Haliotis</i> sp.	1	1	702.3g	422630	3730026
LM8	TL-01 locus A		groundstone/FAR	metate, FAR	2	1	2245g	422476	3729769

State of California C The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Reviewer

Date

Review

Code

Page 1 of 38 *Resource Name or #: (Assigned by recorder) TL-Lot19-01/H

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Orange County and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Tustin Date 1965 photo revised 1972 T 5S; R 9W; NW $\frac{1}{4}$ of SE $\frac{1}{4}$ of Sec 46; B.M.

c. Address _____ City Tustin Zip 92782

d. UTM: (Give more than one for large and/or linear resources) Zone 11S, 424160mE/ 3729837mN; 11S, 424144mE/ 3729607mN; Zone 11S, 424624mE/ 3729693mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

Isolates are were observed east of Tustin Ranch Rd, north of Victory Rd, west of Lancea Pl, and south of and along Moffett Dr.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

TL-Lot19-01 includes fourteen (20150909DDS.01H, 20150914BCC.01H, 20150921BCC.01H, 20150922BCC.01H, 20150922BCC.02H, 20150923BCC.01H, 20150925CDG.01H, 20150928DDS.01H, 20150929BCC.01H, 20150930JMP.01H, 20151013BCC.01H, 20151014BCC.01H, 20151015BCC.01H, 20151019BCC.01H) historic-era artifacts and artifact concentrations (totaling 687 pieces) and one prehistoric artifact (20151001BCC.01). These artifacts were collected from the disturbed mixed-fill layers that extend across the entire Project area. Detailed descriptions follow in the continuation forms.

*P3b. Resource Attributes: (List attributes and codes) AP16, HP34, AH4, AH16

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) View West, 9/10/2015, Overview of work area

*P6. Date Constructed/Age and Source: Historic Prehistoric Both

*P7. Owner and Address:

City of Tustin

300 Centennial Way

Tustin, CA 92780

*P8. Recorded by: (Name, affiliation, and address) David Schroeder, Cecilio Garcia, Jennifer Peterson, Brittany Cleary

Paleo Solutions Inc, 911 S. Primrose Ave Unit N, Monrovia, CA 91016

*P9. Date Recorded: 9/9/15, 9/14/15, 9/21/15, 9/22/15, 9/23/15, 9/28/15, 9/29/15, 9/30/15, 10/1/15, 10/13/15, 10/14/15, 10/15/15, 10/19/15

*P10. Survey Type: (Describe) Monitoring

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

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State of California C The Resources Agency		Primary #	
DEPARTMENT OF PARKS AND RECREATION		HRI #	
PRIMARY RECORD		Trinomial	
		NRHP Status Code	
Other Listings			Review
Reviewer	Date		Code

Page 2 of 38 *Resource Name or #: (Assigned by recorder) TL-Lot19-01/H

P1. Other Identifier: _____

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*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): Sketch Map

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: City Of Tustin

Page 3 of 38

20150909DDS.01H is a historic artifact concentration consisting of fourteen items totaling fifty-five pieces. 20150914BCC.01H is a complete glass bottle with a machine made body (1905 - 1950s, Lindsey 2015). 20150921BCC.01H is a medicine bottleneck and finish. It has a machine-made, double-ring finish. This was manufactured by Centaur Co., Samuel Pitcher & Co., or J.B. Rose & Co (1914 to 1919, Lockhart et al 2014).

20150922BCC.02H is a historic artifact concentration consisting of fourteen items totaling seventy-two pieces. 20150922BCC.01H consists of twenty-one glass bottle fragments. One piece has a machine made neck and finish (1905 - 1950s, Lindsey 2015). The remaining glass bottle fragments have no identifiable marks. 20150923BCC.01H is a glass medicine bottle with a "Standard" tooled finish, meaning "mouth blown" or "hand made" bottle with "FREDERICK STEARNS & CO DETROIT MICH USA" is visible (1820 - 1915, Lindsey 2015). 20150925CDG.01H is a historic artifact concentration consisting of nine items (totaling eighty-five pieces). 20150928DDS.01H is a historic artifact concentration consisting of forty-six items (totaling 458 pieces). 20150929BCC.01H is a brown porcelain insulator with "PINCO" encircled by a rounded rectangle at the base; it is manufactured by The Porcelain Insulator Company (PINCO) (1921 - 1987, Lehner 1988).

20151013BCC.01H consists of a glass bottle double-ring finish fragment with a possible "picnic" style flask (1890 - 1915, Lindsey 2015), and a ceramic plate fragment with no identifying marks. 20151014BCC.01H is a military spoon with "U.S.N." and "NATIONAL Stainless" visible (1942 - 1999, City of Tustin 2015). 20151015BCC.01H is a machine made glass bottle finish fragment with a (1905 - 1950s, Lindsey 2015). 20151019BCC.01H consists of two brown porcelain insulator fragments with no identifying marks (Late 19th to early 20th Century, Collectors Weekly 2015). 20151001BCC.01 is a mano found in fill sediment.

Further description of historic artifact concentrations 20150909DDS.01H, 20150922BCC.02H, 20150925CDG.01H, and 20150928DDS.01H:

20150909DDS.01H: one fragmented glass bottle with "Holly Springs & Soda Works Hollywood California" visible with a rectangular plate mold & post bottom mold and weighing 295g (Possibly Coca Cola 1860-1870); one glass bottle "Los Angeles Ice & Cold Storage Co. Los Angeles Cal Bottle Is Not Sold" visible with a cup-bottom mold weighing 390g (Puritas (Arrowhead) 1850-1915); one glass bottle fragmented with "Schumacher & Sch" and "Santa Ana" visible with a cup bottom mold weighing 45g (1850 - 1920); one glass bottle base fragment with "SI2 ELBA MFG CHICAGO RECUS" visible with a post bottom mold weighing 20g (1860 - 1890); one glass finish fragment with "Standard" tooled finish meaning "mouth blown" or "hand made" bottle weighing 65g (1820 - 1915); one glass medicine bottle with "Castoria" and "Chas. H. Fletcher's" on side panels and embossed "C" on base with no number or dots and manufactured by Owens Bottle Machine Co. weighing 125g (1912 - 1917); one glass medicine bottle fragmented with "Cas"

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: City Of Tustin

Page 4 of 38

visible on fragmented side panel, machine made finish and two part "double-ring" finish and possibly manufactured by Centaur Co., Samuel Pitcher & Co., or J.B. Rose & Co. weighing 50g (1914 - 1919); one glass cosmetic bottle with a two piece mold body, spherical with a pedestal base weighing 25g (Mid 19th - Early 20th Century); one fragmented glass serving bowl with Scalloped edge, embossed checkered pattern w/ 2 asterisk type symbol in one square weighing 100g (Mid 19th - Early 20th Century); three glass fragments with no identifiable markers weighing 110g (Mid 19th - Early 20th Century); three flatware fragments with two white (one with faded green/pink flowers), and one burnt red with gloss and white interior all weighing 40g (Mid 19th - Early 20th Century); two large mammal bones consisting of one saw cut cow distal end of femur and one smaller saw cut bone section, both collectively weighing 120g; 33 pieces of a pair of leather boots, deteriorated and in very poor condition, weighing 220g (Mid 19th - Early 20th Century).

20150922BCC.02H: one fragmented glass bottle base with machine made finish manufactured by Owens Bottle Co. weighing 40g (1919 - 1929 Lindsey 2015); one glass bottle base fragmented with "Blue Ribbon" maker's mark, "Purity" at bottom, measurement markings on side and manufactured by Standard Glass Co. weighing 35g (1908 - 1920's Lindsey 2015); one glass bottle base and side fragment with "2" on base and "A" visible one 2nd fragment, no identifiable markers and weighing 90g (Late 19th - Mid 20th Century); one glass bottle base with "I.P.C.CO.43 2" and "NET CONTENTS 22 OZ" visible along bottom edge and possibly manufactured by Illinois Pacific Coast Co. weighing 215g (1931 - 1932 Lindsey 2015); one possible large decorative glass jar lid weighing 175g; one glass Gebhardt's Easgle Chili Powder bottle manufactured by Illinois Glass Co. weighing 85g (1915 - 1929 Lindsey 2015 and Costello 2011); six glass bottle neck and finish fragments with machine made body and no identifiable marks, weighing 220g (1905 - 1950's Lindsey 2015); one badly corroded rail spike with no identifiable marks, weighing 160g (Late 19th - Mid 20th Century); one fragmented left rib bone and one metatarsal from *Sus scrofa* (pig), together weighing 10g (Late 19th - Mid 20th Century); 44 pieces of fragmented glass with no identifiable markers, all weighing a total of 705g (Late 19th - Mid 20th Century); one fragmented pot consisting of seven white pieces and two pieces with maroon exteriors and white interiors with no identifiable marks, all weighing 155g (Late 19th - Mid 20th Century); two clumps of extensively corroded wire with no identifiable marks weighing 300g (Late 19th - Mid 20th Century).

20150925CDG.01H: one glass milk bottle with "Premier" visible at top of bottle and manufactured by Owens Bottle Co., weighing 310g (1919 - 1929 Lindsey 2015); one machine-made glass bottle body, manufactured by Illinois Glass Co., weighing 350g (1915 - 1929 Lindsey 2015); nine glass bottle fragments with machine-made body and no identifiable markers, with combined pieces weighing 230g (1905 - 1950's Lindsey 2015); one fragmented glass lid with machine made body and no identifiable marks, weighing 65g (1905 - 1950's Lindsey 2015); two plates, with one nearly complete and all white, with no identifiable marks, and

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: City Of Tustin

Page 5 of 38

one completely white plate comprising 15 fragments with no identifiable marks, with a collective weight of 50g (Late 19th - Mid 20th Century); 47 pieces of clear and amber glass fragments with no identifiable markers, weighing 170g (Late 19th - Mid 20th Century); eight fragmented ceramic pieces with no identifiable markers, weighing 40g; two possible cranial mammal bone fragments (Late 19th - Mid 20th Century).

20150928DDS.01H: one glass bottle with "Premier" visible at top of bottle, manufactured by Owens Bottle Co., weighing 300g and dated between 1919 - 1929 (Lindsey 2015); three glass bottles (possibly salad dressing) with Diamond mark manufactured by E.R. Durkee & Co, weighing 1005g and dated between 1868 - 1883 (Lockhart et al 2015, The National Archives 2015); one cobalt blue glass medicine bottle with "BROMO-SELTZER EMERSON DRUG CO. BALTIMORE, MD" visible that was manufactured by Maryland Glass Corp., weighing 135g and dated between 1916 - 1920 (Lindsey 2015); one opaque milk glass cosmetic bottle with "IGRAMS MILKWEED CREAM" and "BOTTLE PATD N. 481953" embossed at top, weighing 95g and dated 1885 - mid 20th Century (North American Company 1918, Lindsey 2015); one glass "ring pepper sauce" or "Oval ring pepper sauce" bottle, weighing 130g and dates from Late 1890's to Early 1930's (Lindsey 2015); one glass medicine bottle with a post bottom mold and "SK&F Co" visible on base, weighing 110g and dated between 1850 - 1920 (Lindsey 2015); one glass medicine bottle with post bottom mold and "JAF & Co" visible, manufactured by Illinois Glass Co., weighing 85g and dated between 1900 - 1929 (Lindsey 2015); three glass cosmetic bottles with post-bottom molds, weighing 420g and dated between 1860 - 1890 (Lindsey 2015); two small glass bottles with "Premier" visible at top of bottle with one being manufactured by Owens Bottle Co. (1919 - 1920) and Illinois Glass Co. (1915 - 1929), both weighing 235g (Lindsey 2015); one amber colored Bell-Ans pill bottle by Bell & Co, Inc. with "BELL-ANS" visible on the bottle with a cup-bottom mold manufactured by Owens Bottle Co. weighing 30g (1919 - 1920; Lindsey 2015); 16 fragments of a M&R BRAND FLAVORS Grand Ol' Extract glass bottle weighing 65g (Early 20th - Late 20th Century, Lindsey 2015); eight fragments of a glass "Pepper sauce" bottle with cup-bottom mold weighing 135g (1850 - 1920, Lindsey 2015); 87 fragments of glass Ball Perfect mason jars weighing 1080g (1913 - Mid 20th Century, Lindsey 2015); eight fragments of three-piece mold glass bottles with "W" and incomplete square on base, weighing 95g (1820 - 1920s, Lindsey 2015); 28 fragments of assorted glass bottles with one base fragment exhibiting a Diamond shaped mark with illegible writing inside, all fragments are from machine made bottles collectively weighing 620g (1905 - 1950s, Lindsey 2015); 18 fragments of glass bottles with post bottom mold, weighing 325g (1860 - 1890, Lindsey 2015); 14 fragments of a possible glass salad bottle with Diamond mark manufactured by E.R. DURKEE & CO weighing 320g (1868 - 1883, Lockhart et al 2015, The National Archives 2015); two fragments of glass bottle base with "JL&C LC" visible on base manufactured by John Lumb & Co weighing 110g (1870s - 1905, Russell 2015); 134 fragments of amber colored glass bottles, including machine made bases and tooled finishes, collectively weighing 3940g (1820 - 1950s, Lindsey 2015); two corroded metal

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: City Of Tustin

Page 6 of 38

bottle caps, together weighing 10g (Late 19th - Early 20th Century); five nut/washer attachments, collectively weighing 25g (Late 19th - Early 20th Century); four complete and one fragmented mason jar insert with "BOYDS GENUINE PORCELAIN LINED CAP" or "GENUINE PORCELAIN FOR MASON JARS" embossed or plain, all manufactured by BOYD's and Hazel-Atlas Glass Company, together weighing 170g (1869 - 1950s, Russell 2015); fifteen fragments of a Blue Canton Ware (AKA Blue Canton), weighing 180g (Early 19th - Early 20th Century, Kay 2016); 17 fragments of flow blue plate, weighing 110g (1840s - 1920s, Kay 2016); 16 fragments of a Japanese bowl, weighing 195g (1920s - 1930s, Kay 2016); five fragments of plate with "RADISSON W.S. GEORGE" visible and manufactured by W.S. George Pottery Company weighing 115g (1904 - 1960s, Sacksteder 2005); 12 fragments of three different plates with one base having "K.T. & K S-V CHINA P.A.K." visible, manufactured by Homer Knowles Pottery, all weighing 170g (1932 - 1937, Lehner 1988); 13 fragments of plate, hand painted green and pink floral design weighing 145g (Late 19th - Early 20th Century); eight fragments of a possible Japanese white tea cup with blue lined border weighing 30g (Late 19th - Early 20th Century); 27 fragments of two tea cups weighing 125g (Late 19th - Early 20th Century); 3 fragments of a Terra cotta pot weighing 50g (Late 19th - Early 20th Century).

The Project area was found to be significantly disturbed at depths ranging between 1 and 6 feet below the present ground surface by previous use as agricultural land and past construction or use by the MCAS.

A total of 687 pieces (multiple fragments present) of historical-period artifacts and one possible prehistoric artifact were encountered and collected during construction monitoring. The artifacts were discovered as secondary deposits and not in their original context. The concentrations of historic-era artifacts comprise diagnostic materials representing a very wide range in dates, from as early as 1820 to as late as 1987. This indicates that these are most likely secondary artifact concentrations rather than discrete refuse deposits. These concentrations most likely formed as a result of the regular maintenance and upkeep of the MCAS throughout the facility's lifetime. Their historical associations have been compromised. All artifacts were displaced from their original contexts so that no information remains concerning their significance relative to human behavior or activity. The one mano collected was an isolate found in previously disturbed soil.

Twenty-four artifacts (seventy-one pieces) were curated at the John C. Cooper Archaeology and Paleontology Curation Center in Orange County, California. These include artifact #'s 87, 88, 92, 94, 27, 36, 46, 49, 50, 51, 52, 53, 55, 56, 69, 70, 71, 78, 80, 81, and 84 (see artifact table and artifact photos).

None of the artifacts are eligible for listing on the National Register of Historic Places or the California Register of Historical Resources because

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: City Of Tustin

Page 7 of 38

they do not possess integrity of location, design, setting, materials, workmanship, feeling, and association. In addition, the artifacts are not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A/1); are not associated the lives of persons significant in our past (Criterion B/2); and do not embody the distinctive characteristics of a type, period, or method of construction), or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C/3). Furthermore, all data potential in the analysis of these artifacts have been exhausted, and these artifacts have not yielded, or are not likely to yield, information important in prehistory or history (Criterion D/4).

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

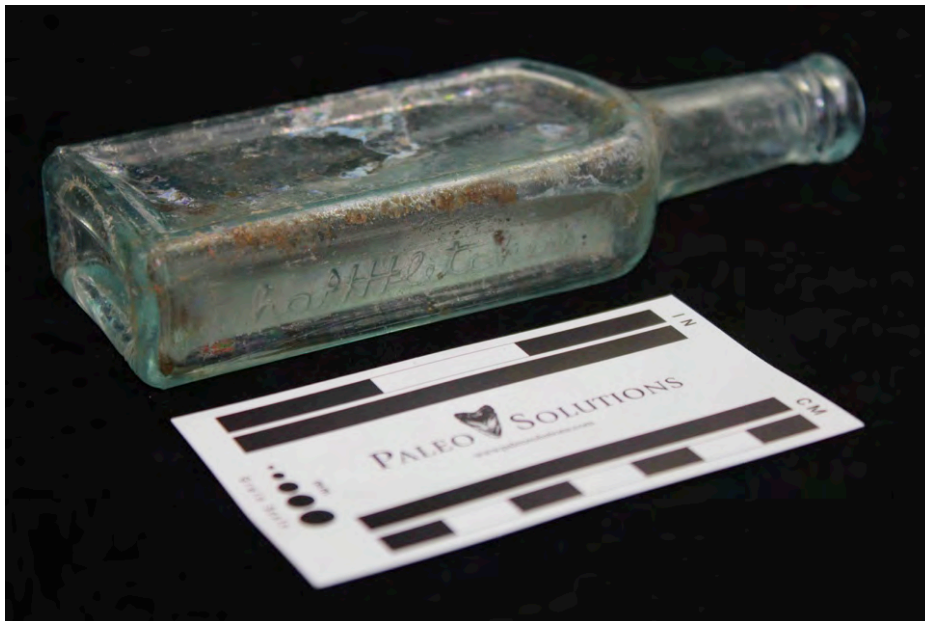
CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 8 of 38



Possible Coca-Cola glass bottle. 20150909DDS.01H. Artifact #87



Medicine bottle manufactured by Owens Bottle Machine Co. 20150909DDS.01H. Artifact #92

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin

Page 9 of 38



Puritas (Arrowhead) glass bottle. 20150909DDS.01H. Artifact #88



Glass cosmetic bottle. 20150909DDS.01H. Artifact #94

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

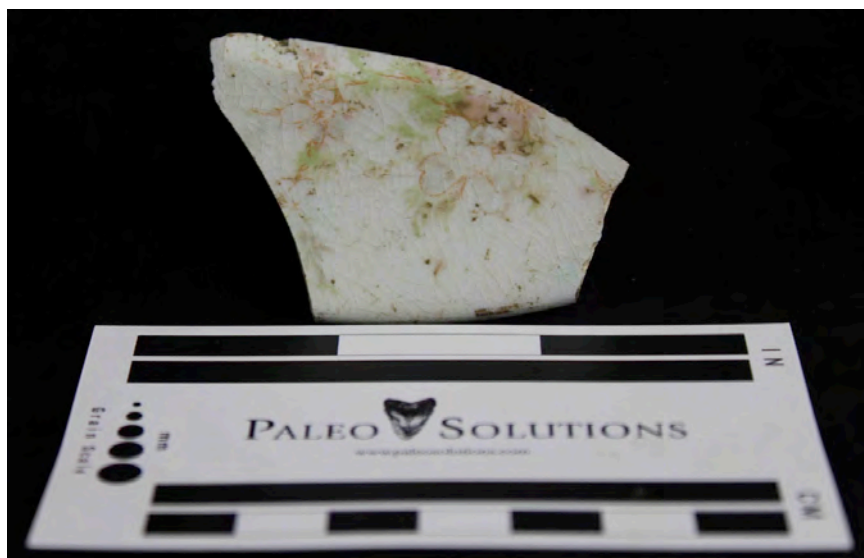
CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 10 of 38



Saw cut distal end of cow femur and saw cut bone. 20150909DDS.01H. Artifact #98



Flatware fragment with green and pink flowers. 20150909DDS.01H. Artifact #97

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 11 of 38



Glass bottle fragments with "Schumacher & Sch" and "Santa Ana" visible. 20150909DDS.01H.
Artifact #89



Glass bottle base fragment with "SI2 ELBA MFG CHICAGO RECUS" visible. 20150909DDS.01H.
Artifact #90

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____
Page 12 of 38



Bottle base fragment manufactured by Owens Bottle Co. 20150922BCC.02H. Artifact #22

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____
Page 13 of 38



Glass bottle fragments manufactured by Standard Glass Co. 20150922BCC.02H. Artifact #23



Glass bottle base manufactured by Illinois Pacific Coast Co. 20150922BCC.02H. Artifact #25

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 14 of 38



Glass fragment, possible large decorative glass jar lid. 20150922BCC.02H. Artifact #26



Gebhardt's Eagle Chili Powder glass bottle. 20150922BCC.02H. Artifact #27

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____
Page 15 of 38



Corroded rail spike. 20150922BCC.02H. Artifact #29



Left rib bone and metatarsal from *Sus scrofa* (pig). 20150922BCC.02H. Artifact #30

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 16 of 38



Glass medicine bottle with "FREDERICK STEARNS & CO DETROIT MICH USA" visible.
20150923BCC.01H. Artifact #36

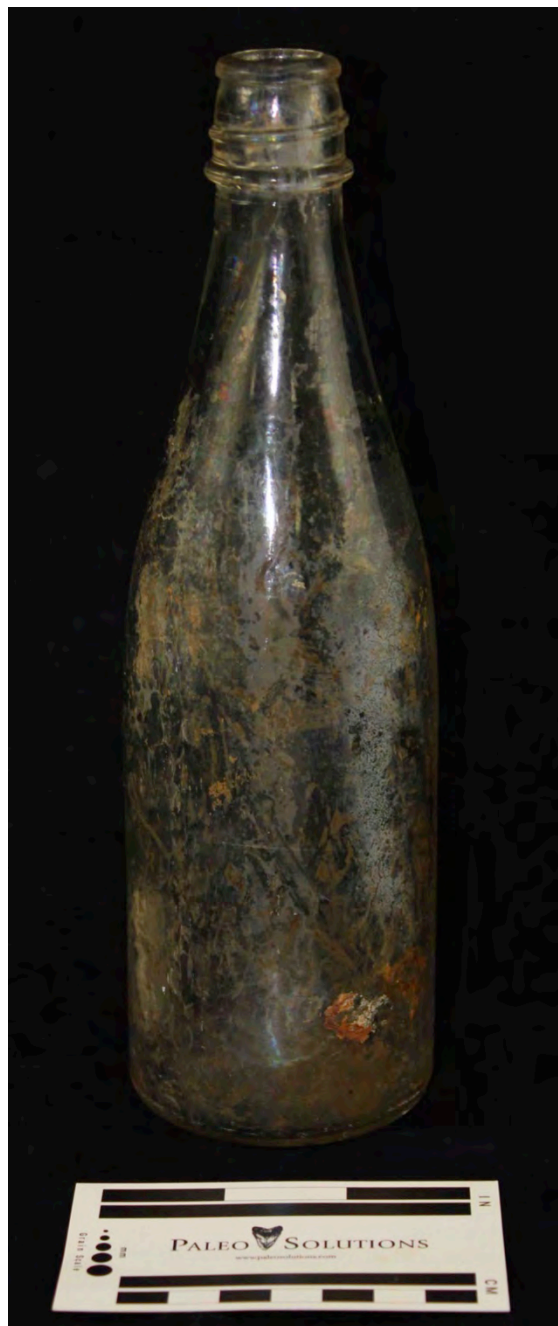
State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 17 of 38



Glass bottle manufactured by Illinois Bottle Co. 20150925CDG.01H. Artifact #39

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 18 of 38



Mostly complete plate with no identifiable makers. 20150925CDG.01H. Artifact #42



Ceramic fragments with no identifiable markers. 20150925CDG.01H. Artifact #44

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 19 of 38



Possible cranial mammal bone fragments. 20150925CDG.01H. Artifact #45



Glass bottles (possibly salad dressing) manufactured by E.R. Durkee & Co. 20150928DDS.01H.
Artifact #47

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 20 of 38



Glass bottle with “Premier” visible, manufactured by Owens Bottle Co. 20150928DDS.01H.
Artifact #46

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 21 of 38



Bromo-Seltzer medicine bottle manufactured by Maryland Glass Corp. 20150928DDS.01H. Artifact #49



Igrams Milkweed Cream (cosmetic bottle). 20150928DDS.01H. Artifact #50

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____
Page 22 of 38



Ring pepper sauce (AKA oval ring pepper sauce) bottle. 20150928DDS.01H. Artifact #51

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 23 of 38



Glass medicine bottle with "SK&F Co." on base. 20150928DDS.01H. Artifact #52

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 24 of 38



Glass medicine bottle with "JAF & Co." visible and manufactured by Illinois Glass Co.
20150928DDS.01H. Artifact #53



Glass cosmetic bottles. 20150928DDS.01H. Artifact #54

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 25 of 38



Small glass bottles with “Premier” visible. 20150928DDS.01H. Artifact #55



Amber Bell-Ans pill bottle by Bell & Co, Inc. 20150928DDS.01H. Artifact #56

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 26 of 38



Fragment glass bottle "M&R BRAND FLAVORS Grand Ol" Extract bottle. 20150928DDS.01H.
Artifact #57



Glass bottle fragments with British diamond marking. 20150928DDS.01H. Artifact #63

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 27 of 38



Fragmented glass bottle base with "JL & C LC" on base. Manufactured by John Lumb & Co.
20150928DDS.01H. Artifact #64



Mason jar lids manufactured by BOYD's and Hazel-Atlas Glass Company. 20150928DDS.01H.
Artifact #68

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 28 of 38



Blue Canton Ware (AKA Blue Canton). 20150928DDS.01H. Artifact #69



Flow blue flatware. 20150928DDS.01H. Artifact #70

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 29 of 38



Fragmented Japanese bowl. 20150928DDS.01H. Artifact #71



**Fragmented flatware manufactured by W.S. George Pottery Company. 20150928DDS.01H.
Artifact #72**

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 30 of 38



Fragmented plate manufactured by Homer Knowles Pottery Company. 20150928DDS.01H.
Artifact #73



Fragmented plate rim with hand painted floral design. 20150928DDS.01H. Artifact #74

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 31 of 38



**Brown porcelain insulator manufactured by The Porcelain Insulator Company.
20150929BCC.01H. Artifact #78**



**Glass bottle with "Edison Battery Oil Made In USA Thomas A. Edison Incorporated Bloomfield
N.J. U.S.A." visible. 20150930JMP.01H. Artifact #80**

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 32 of 38



Possible mano. 20151001BCC.01P. Artifact #81



Glass bottle finish fragment with double ring (possible "picnic" style flask). 20151013BCC.01H. Artifact #82

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 33 of 38



Military spoon with "U.S.N." and "NATIONAL Stainless" visible. 20151015BCC.01H. Artifact #84



Glass bottle fragment with machine made finish. 20151015BCC.01H. Artifact #85

State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: _____ City of Tustin _____

Page 34 of 38



Brown porcelain insulators. 20151019BCC.01H. Artifact #86

State of California — Natural Resources Agency
 Department of Parks and Recreation
ARTIFACT RECORD

Primary #
 Trinomial

Page 35 of 38

Resource Name or #: TL-Lot19-01/H

Location Where Collected Specimens are Curated: The Dr. John D. Cooper Archaeological and Paleontological Center

Artifact #	Type	Condition	Description (form, material, etc.)	Dimensions (cm) L W TH	Locational Data (distance/bearing to datum)	Sketch/ Photo	Collected?
87	Historic	F	Glass bottle, curated	N/A	3729724mN, 424490mE	Yes	Yes
88	Historic	C	Glass bottle, curated	19 x 6.2	3729724mN, 424490mE	Yes	Yes
89	Historic	F	Glass bottle	N/A	3729724mN, 424490mE	Yes	Yes
90	Historic	F	Glass bottle base	N/A	3729724mN, 424490mE	Yes	Yes
91	Historic	F	Glass Finish (tip)	N/A	3729724mN, 424490mE	Yes	Yes
92	Historic	C	Medicine bottle, curated	14.5 x 2.3 x 4.6	3729724mN, 424490mE	Yes	Yes
93	Historic	F	Medicine bottle	N/A	3729724mN, 424490mE	no	Yes
94	Historic	C	Glass cosmetic bottle, curated	7.5 x 6.7	3729724mN, 424490mE	Yes	Yes
95	Historic	F	Glass serving bowl	N/A	3729724mN, 424490mE	Yes	Yes
96	Historic	F	Glass bottles	N/A	3729724mN, 424490mE	Yes	Yes
97	Historic	F	Flatware	N/A	3729724mN, 424490mE	Yes	Yes
98	Historic	F	Large mammal bone pieces	N/A	3729724mN, 424490mE	Yes	Yes
99	Historic	F	Leather boot pieces	N/A	3729724mN, 424490mE	no	Yes
19	Historic	C	Glass bottle	N/A	3729693mN, 424624mE	Yes	Yes
20	Historic	F	Medicine bottle neck and finish	N/A	3729701mN, 424492mE	No	Yes
22	Historic	F	Bottle base	N/A	3729740mN, 424470mE	Yes	Yes
23	Historic	F	Glass bottle base	N/A	3729740mN, 424470mE	Yes	Yes
24	Historic	F	Glass bottle base & side fragment	N/A	3729740mN, 424470mE	Yes	Yes
25	Historic	F	Glass bottle base	N/A	3729740mN, 424470mE	Yes	Yes
26	Historic	F	Glass bottle	N/A	3729740mN, 424470mE	Yes	Yes
27	Historic	C	Glass bottle – Chili powder, curated	8.5 x 2.9 x 3.5	3729740mN, 424470mE	Yes	Yes
28	Historic	F	Glass bottle neck and finish	N/A	3729740mN, 424470mE	no	Yes
29	Historic	C	Rail spike	N/A	3729740mN, 424470mE	Yes	Yes
30	N/A	F	Bone fragment and Complete bone	N/A	3729740mN, 424470mE	Yes	Yes
31	Historic	F	Glass bottle	N/A	3729740mN, 424470mE	No	Yes
32	Historic	F	Pot	N/A	3729740mN, 424470mE	No	Yes
33	Historic	F	Corroded wire	N/A	3729740mN, 424470mE	No	Yes
34	Historic	F	Glass bottle	N/A	3729691mN, 424470mE	No	Yes
36	Historic	C	Glass medicine bottle, curated	10.2 x 3.0	3729746mN, 424420mE	Yes	Yes
38	Historic	C	Glass milk bottle	N/A	3729651mN, 424395mE	Yes	Yes
39	Historic	C	Glass bottle	N/A	3729651mN, 424395mE	Yes	Yes
40	Historic	F	Glass bottle	N/A	3729651mN, 424395mE	No	Yes
41	Historic	F	Glass lid	N/A	3729651mN, 424395mE	Yes	Yes
42	Historic	F	Ceramic plate	N/A	3729651mN, 424395mE	Yes	Yes
43	Historic	F	Glass	N/A	3729651mN, 424395mE	No	Yes
44	Historic	F	Ceramic	N/A	3729651mN, 424395mE	Yes	Yes
45	N/A	F	Bone	N/A	3729651mN, 424395mE	Yes	Yes
46	Historic	C	Glass bottles, curated	18 x 6.8	3729640mN, 424341mE	Yes	Yes
47	Historic	C	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
49	Historic	C	Glass bottles, curated	12 x 5	3729640mN, 424341mE	Yes	Yes
50	Historic	C	Glass bottles, curated	5.4 x 4.1	3729640mN, 424341mE	Yes	Yes

State of California — Natural Resources Agency
 Department of Parks and Recreation
ARTIFACT RECORD

Primary #
 Trinomial

Page 36 of 38

Resource Name or #: TL-Lot19-01/H

Artifact #	Type	Condition	Description (form, material, etc.)	Dimensions (cm) L W TH	Locational Data (distance/bearing to datum)	Sketch/ Photo	Collected?
51	Historic	C	Glass bottles, curated	17 x 3 x 5	3729640mN, 424341mE	Yes	Yes
52	Historic	C	Glass bottles, curated	13 x 3.3 x 4.6	3729640mN, 424341mE	Yes	Yes
53	Historic	C	Glass bottles, curated	11.4 x 2.7 x 3.7	3729640mN, 424341mE	Yes	Yes
54	Historic	C	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
55	Historic	C	Glass bottles, curated	N/A	3729640mN, 424341mE	Yes	Yes
56	Historic	C	Glass bottles, curated	6.6 x 2.2	3729640mN, 424341mE	Yes	Yes
57	Historic	F	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
58	Historic	F	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
59	Historic	F	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
60	Historic	F	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
61	Historic	F	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
62	Historic	F	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
63	Historic	F	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
64	Historic	F	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
65	Historic	F	Glass bottles	N/A	3729640mN, 424341mE	Yes	Yes
66	Historic	C	Corroded metal bottle caps	N/A	3729640mN, 424341mE	Yes	Yes
67	Historic	F	5 nut/washer attachments, very corroded, purpose unknown	N/A	3729640mN, 424341mE	Yes	Yes
68	Historic	C	Mason jar inserts	N/A	3729640mN, 424341mE	Yes	Yes
69	Historic	F	Plate, curated	N/A	3729640mN, 424341mE	Yes	Yes
70	Historic	F	Plate, curated	N/A	3729640mN, 424341mE	Yes	Yes
71	Historic	F	Plate, curated	N/A	3729640mN, 424341mE	Yes	Yes
72	Historic	F	Plate	N/A	3729640mN, 424341mE	Yes	Yes
73	Historic	F	Plate	N/A	3729640mN, 424341mE	Yes	Yes
74	Historic	F	Plate	N/A	3729640mN, 424341mE	Yes	Yes
75	Historic	F	Plate	N/A	3729640mN, 424341mE	Yes	Yes
76	Historic	F	Plate	N/A	3729640mN, 424341mE	Yes	Yes
77	Historic	F	Terra cotta pot	N/A	3729640mN, 424341mE	Yes	Yes
78	Historic	F	Insulator, curated	8.4 x 8.1	3729614mN, 424310mE	Yes	Yes
80	Historic	C	Glass bottle, curated	N/A	3729572mN, 424290mE	Yes	Yes
81	Prehistoric	C	Mano, curated	N/A	3729607mN, 424144mE	Yes	Yes
82	Historic	F	Glass bottle finish	N/A	3729738mN, 424295mE	No	Yes
83	Historic	F	Ceramic Plate	N/A	3729738mN, 424295mE	Yes	Yes
84	Historic	C	Spoon, curated	N/A	3729837mN, 424160mE	Yes	Yes
85	Historic	F	Glass bottle finish	N/A	3729731mN, 424248mE	Yes	Yes
86	Historic	F	Procelain insulator	N/A	3729683mN, 424166mE	Yes	Yes

Type Key: (list abbreviations used)

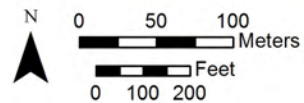
Condition Key:

F Fragmentary
 C Complete
 Other:



**Lot 19 Tustin Legacy (Tustin Air Base) Project
 Artifact Location Map**

- Site Boundary
- Historic artifact concentration
- Isolate
- Isolate (prehistoric)



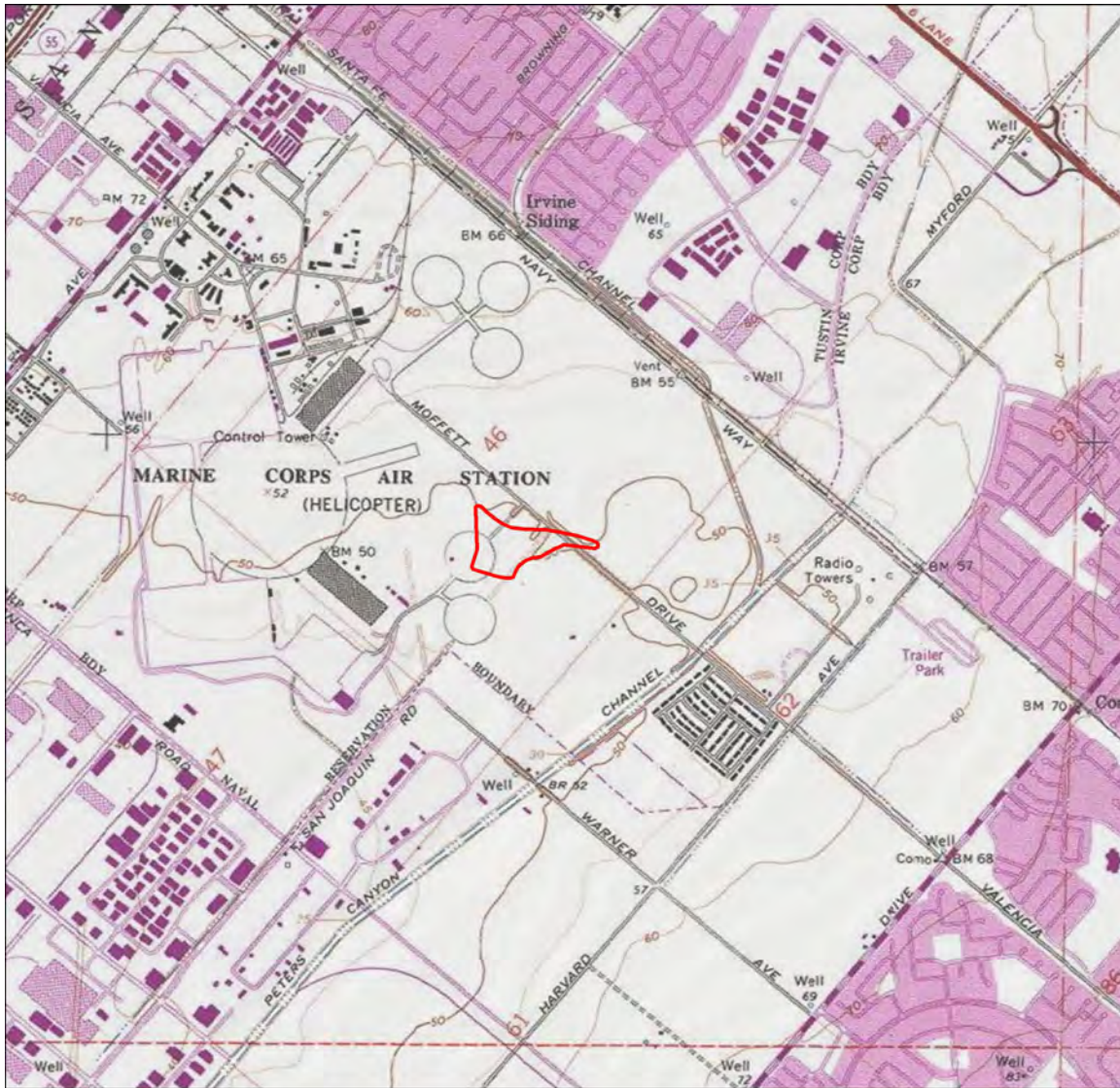
PALEO SOLUTIONS
 Paleontological and Archaeological Compliance and Consulting Services
 Base layers from Esri ArcGIS Online Resource Center

*Drawn by: Paleo Solutions Inc.

*Date of map: 2/3/2016

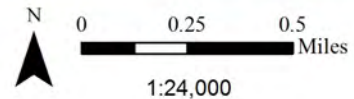
State of California C Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary #
HRI#
Trinomial



Lot 19 Tustin Legacy (Tustin Air Base) Project
Location Map

 Site Boundary



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: TL Isol-01

P1. Other Identifier: LM09

*P2. Location: Not for Publication Unrestricted

*a. County: Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Tustin

Date: 1983 T 5S ; R 9W ; ¼ of ¼ of Sec 46 ; S.B. B.M.

c. Address: Irvine Center Dr.

City: Tustin

Zip: 92606

d. UTM: Zone: 11 ; 424989 mE/ 3729798 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

These UTM's were taken from a point plotted on a large scale map. They are approximate.

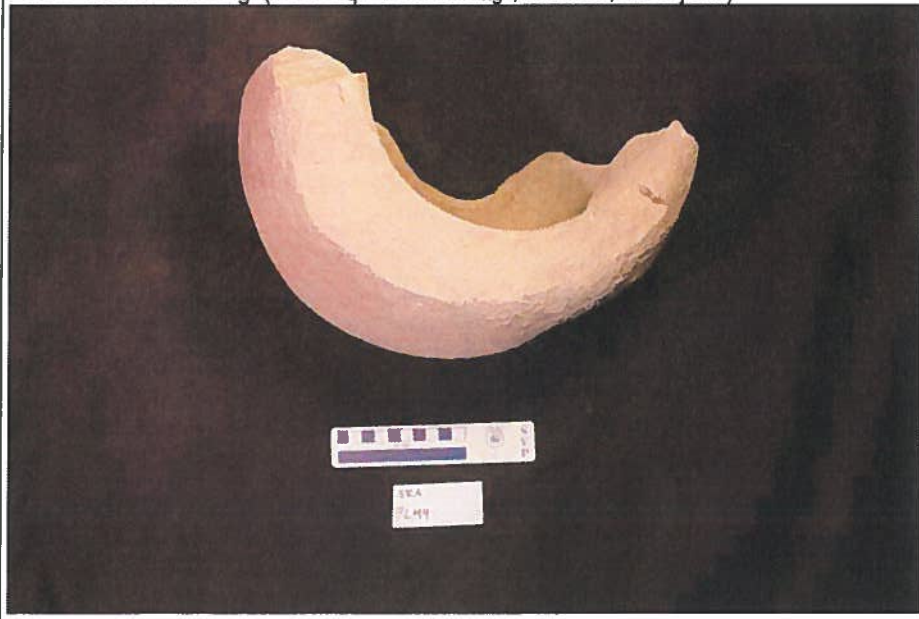
*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Isolate TL Isol-01 is a sandstone bowl fragment consisting of approximately 50% of the original item. The artifact is 29.6 cm x 23.1 cm x 16.6 cm. The diameter of the mouth of the bowl is 20 cm. The bowl is 20.5 cm deep and has a larger interior diameter than the dimension of its mouth. This artifact is part the the collection assigned Cooper Center Accession Number T-001-2013.

*P3b. Resource Attributes: (List attributes and codes) AP16

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Lab Photo.
Accession # T-001-2013

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both

*P7. Owner and Address:
City of Tustin
300 Centennial Way
Tustin, California 92780

*P8. Recorded by: (Name, affiliation, and address)
Scott Armstrong
Paleo Solutions Inc.
911 S. Primrose, Unit J
Monrovia, CA 91016

*P9. Date Recorded:

*P10. Survey Type: (Describe)
Grading Monitoring

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Final Archaeological Monitoring Report for the Tustin Legacy Project, City of Tustin, Orange County, California, by Mark Deering, Joan Brown and William A. Sawyer. Paleo Solutions Inc., Monrovia, CA, March 2013.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

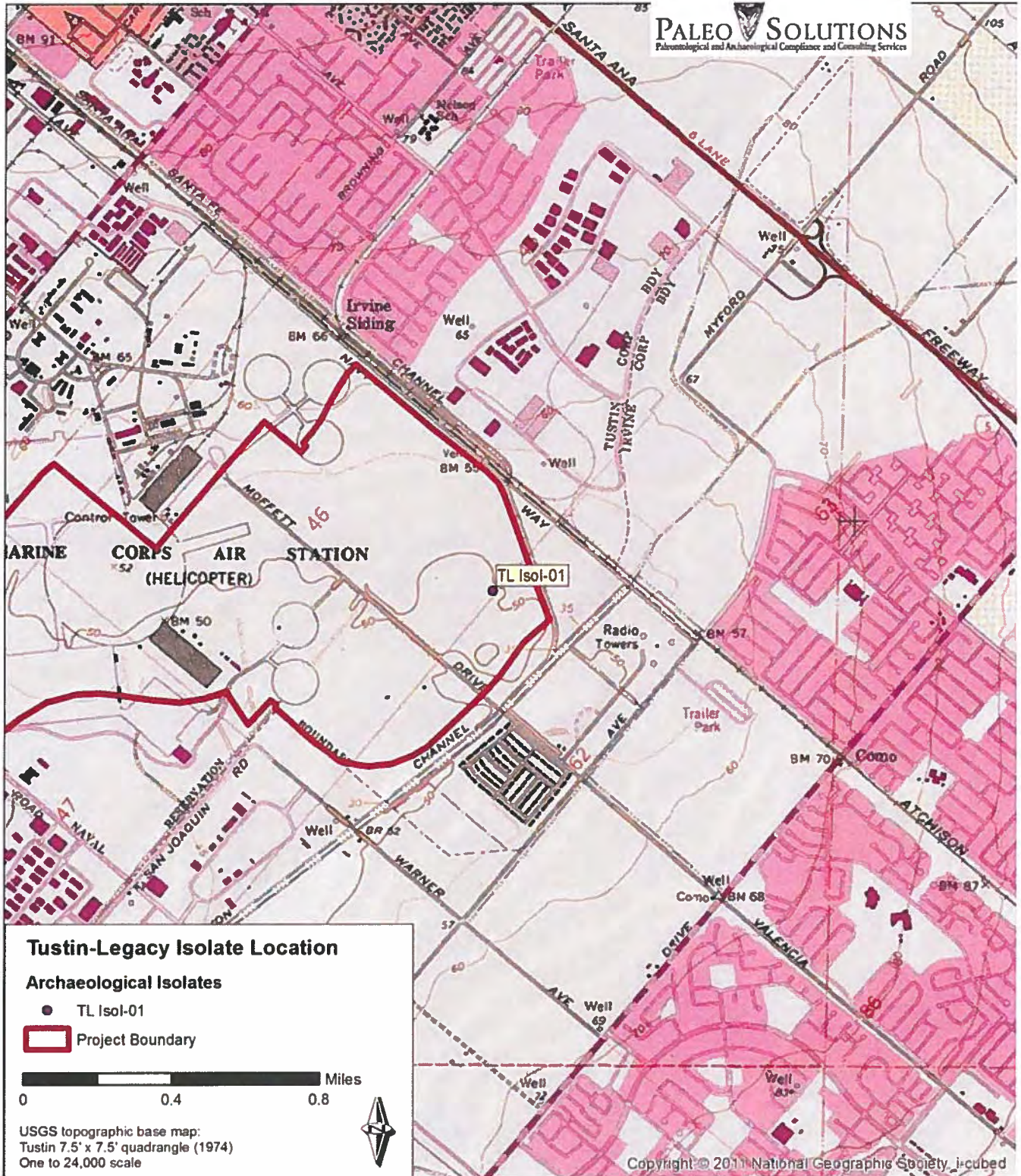
Primary #
 HRI#
 Trinomial

Page 2 of 2

*Resource Name or #: TL Isol-01

*Map Name: Tustin quadrangle

*Scale: 1 to 24,000 *Date of Map: 1974



PALEO SOLUTIONS
 Paleontological and Anthropological Compliance and Consulting Services

Tustin-Legacy Isolate Location

Archaeological Isolates

- TL Isol-01
- ▭ Project Boundary

0 0.4 0.8 Miles

USGS topographic base map:
 Tustin 7.5' x 7.5' quadrangle (1974)
 One to 24,000 scale

Copyright © 2011 National Geographic Society, i-cubed

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: TL Isol-07

P1. Other Identifier: Field number 091907A

***P2. Location:** Not for Publication Unrestricted

*a. County: Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Tustin Date: 1983 T 5S ; R 9W ; ¼ of ¼ of Sec 47 ; S.B. B.M.
c. Address: Irvine Center Dr. City: Tustin Zip: 92606
d. UTM: Zone: 11 ; 422539 mE/ 3729522 mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 45 ft AMSL

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Isolate TL Isol-07 is a complete bifacial mano of undetermined material type but closely resembles andesite. The hypothesis that it is granitic is unlikely for the area where the artifact was discovered. It measures 9.5 cm x 7.0 cm x 1.0 cm and weighs 858.7 g. This artifact is part the the collection assigned Cooper Center Accession Number T-001-2013.

***P3b. Resource Attributes:** (List attributes and codes) AP16

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Lab Photo.
Accession # T-001-2013

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both

***P7. Owner and Address:**
City of Tustin
300 Centennial Way
Tustin, California 92780

***P8. Recorded by:** (Name, affiliation, and address)
Scott Armstrong
Paleo Solutions Inc.
911 S. Primrose, Unit J
Monrovia, CA 91016

***P9. Date Recorded:**

***P10. Survey Type:** (Describe)
Grading Monitoring

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Final Archaeological Monitoring Report for the Tustin Legacy Project, City of Tustion, Orange County, California, by Mark Deering, Joan Brown and William A. Sawyer. Paleo Solutions Inc., Monrovia, CA, March 2013.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

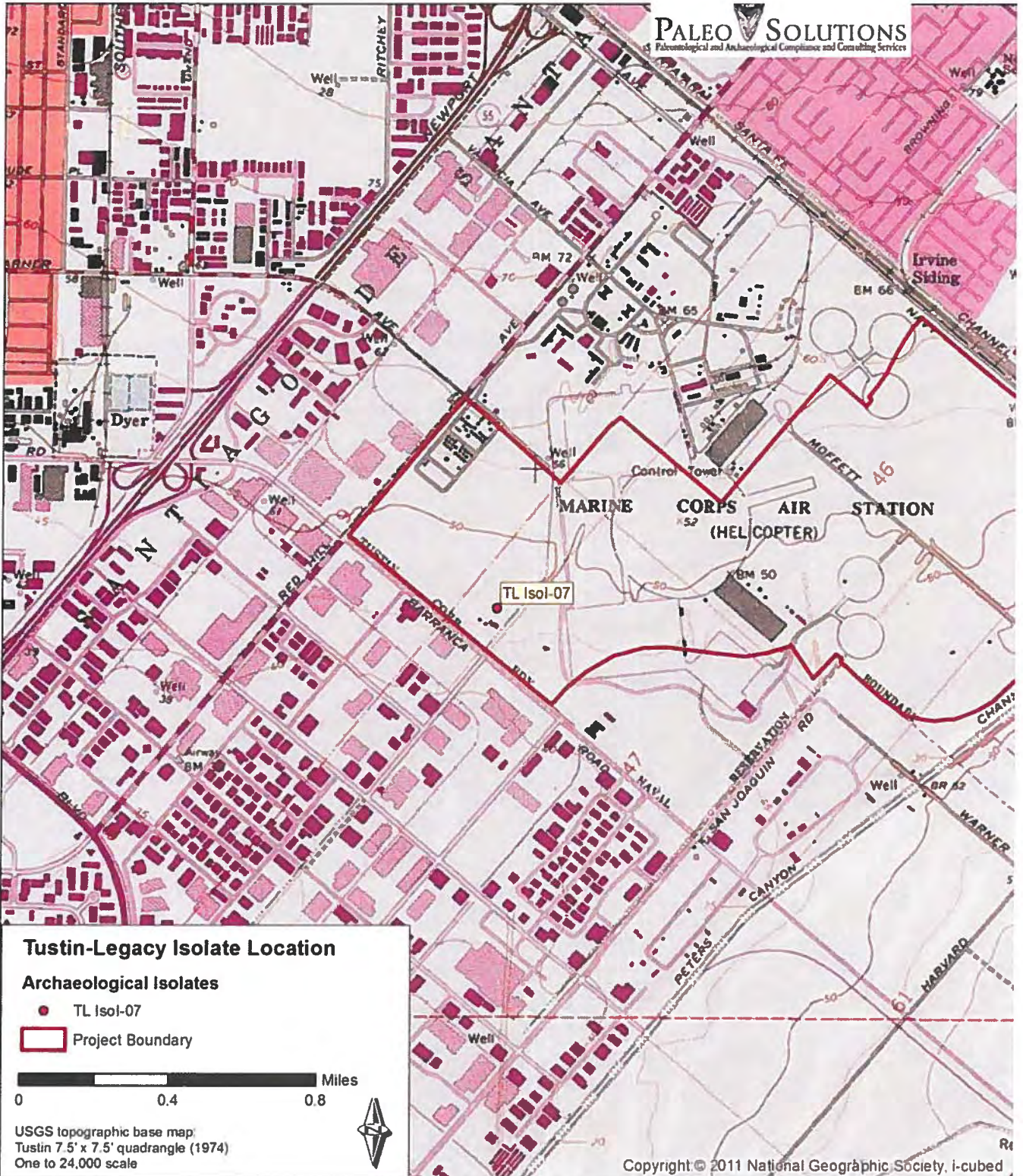
Primary #
 HRI#
 Trinomial

Page 2 of 2

*Resource Name or #: TL Isol-07

*Map Name: Tustin quadrangle

*Scale: 1 to 24,000 *Date of Map: 1974



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: TL Isol-08

P1. Other Identifier: Field number 091907B

***P2. Location:** Not for Publication Unrestricted

*a. County: Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Tustin

Date: 1983 T 5S ; R 9W ; ¼ of ¼ of Sec 47 ; S.B. B.M.

c. Address: Irvine Center Dr.

City: Tustin

Zip: 92606

d. UTM: Zone: 11 ; 422539 mE/ 3729522 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 45 ft AMSL

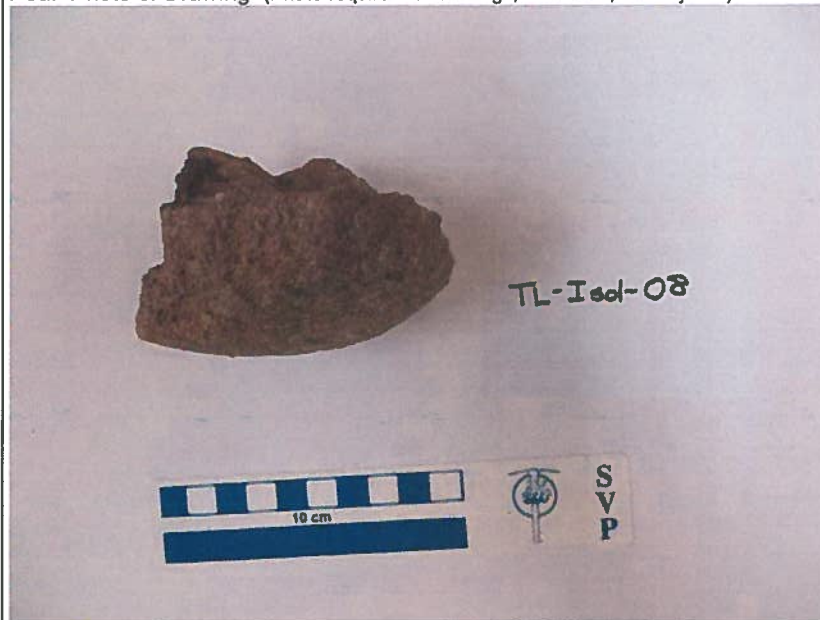
***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Isolate TL Isol-08 is a bifacial mano fragment of andesitic material type, consisting of approximately 25% of its original size. It measures 9.4 cm x 6.0 cm x 6.1 cm and weighs 331.9 g. This artifact is part the the collection assigned Cooper Center Accession Number T-001-2013.

***P3b. Resource Attributes:** (List attributes and codes) AP16

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Lab Photo. Accession # T-001-2013

***P6. Date Constructed/Age and Sources:** Historic Prehistoric Both

***P7. Owner and Address:**
City of Tustin
300 Centennial Way
Tustin, California 92780

***P8. Recorded by:** (Name, affiliation, and address)
Scott Armstrong
Paleo Solutions Inc.
911 S. Primrose, Unit J
Monrovia, CA 91016

***P9. Date Recorded:**

***P10. Survey Type:** (Describe)
Grading Monitoring

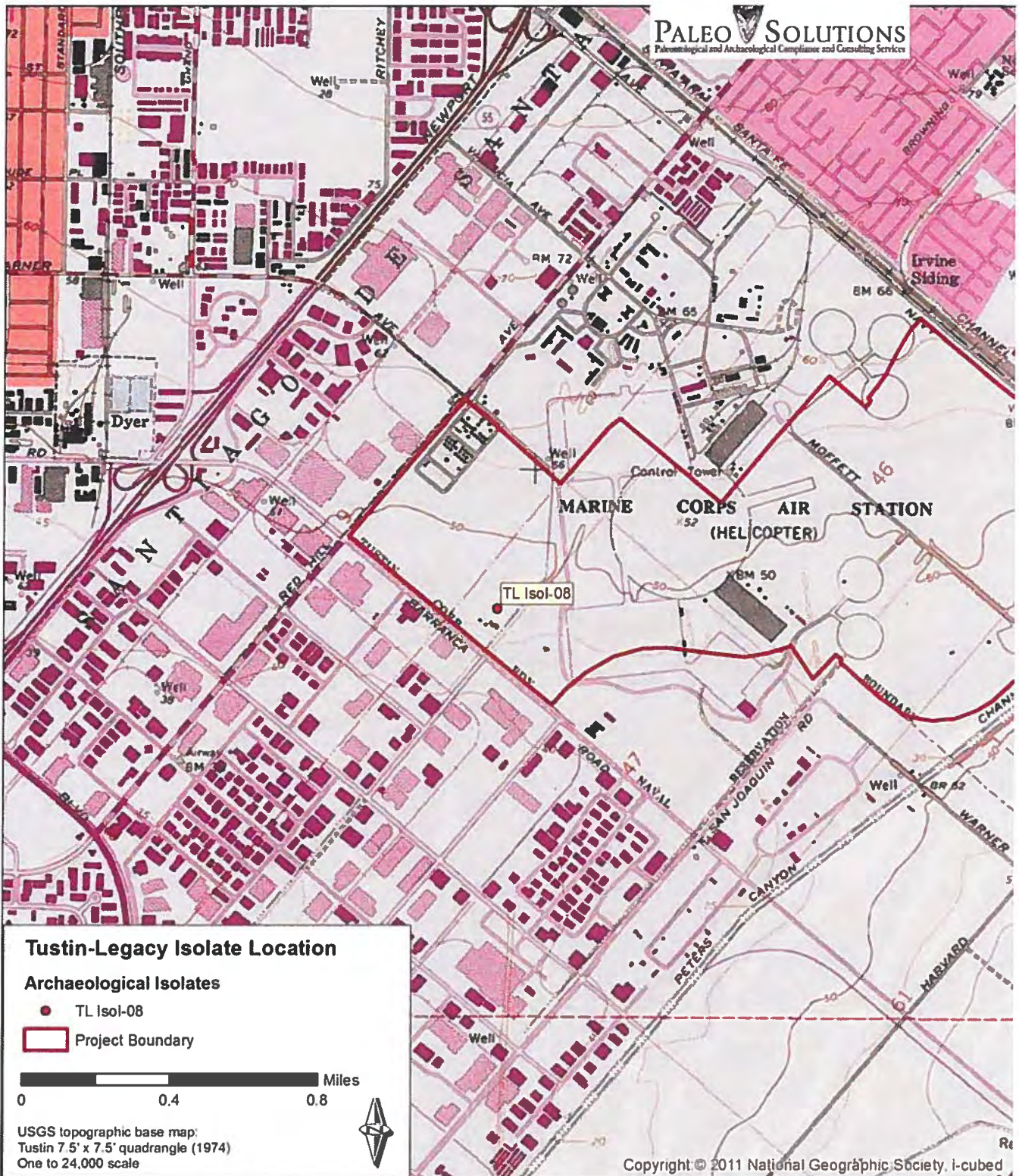
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Final Archaeological Monitoring Report for the Tustin Legacy Project, City of Tustion, Orange County, California, by Mark Deering, Joan Brown and William A. Sawyer. Paleo Solutions Inc., Monrovia, CA, March 2013.

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: TL Isol-15

P1. Other Identifier: 091511-01

*P2. Location: Not for Publication Unrestricted

*a. County: Orange

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Tustin

Date: 1983 T 5S ; R 9W ; ¼ of ¼ of Sec 46 ; S.B. B.M.
City: Tustin Zip: 92606

c. Address: Irvine Center Dr.

d. UTM: Zone: 11 ; 423929 mE/ 3729467 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: NA

This artifact was recovered from approximately 2 feet below surface with some fill overlying. The discovery was near Tustin Ranch Rd just north of the fence separating the project from the road.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This isolate is a granitic pestle. The artifact is broken lengthwise at just over 60% of its estimated original width. It measures 13.8 cm long x 7.3 cm x 6.0 cm and weighs 1172.2g. The artifact is very well-defined, almost cylindrical, has a smooth finish and rounded tips. One tip has a distinct shoulder that is lacking on the other tip. The tip with the shoulder shows no noticeable grinding near its center. This artifact is part the the collection assigned Cooper Center Accession Number T-001-2013.

*P3b. Resource Attributes: (List attributes and codes) AP16

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) Photo # MER09152011_4, Accession # T-001-2013

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

*P7. Owner and Address:
City of Tustin
300 Centennial Way
Tustin, California 92780

*P8. Recorded by: (Name, affiliation, and address)
Maria Espinoza
Paleo Solutions Inc.
911 S. Primrose, Unit J
Monrovia, CA 91016

*P9. Date Recorded: 9/15/2011

*P10. Survey Type: (Describe)
Grading Monitoring

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

Final Archaeological Monitoring Report for the Tustin Legacy Project, City of Tustion, Orange County, California, by Mark Deering, Joan Brown and William A. Sawyer. Paleo Solutions Inc., Monrovia, CA, March 2013.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 2 of 3

*Resource Name or # (Assigned by recorder) TL Isol-15

*Recorded by: Maria Espinoza

*Date: 9/15/2011

 Continuation Update

This photo shows the depth and soil context at the time of discovery for TL Isol-15 (091511-01). The photo is accessioned with Cooper Center Accession Number T-001-2013 as MER09152011_6.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

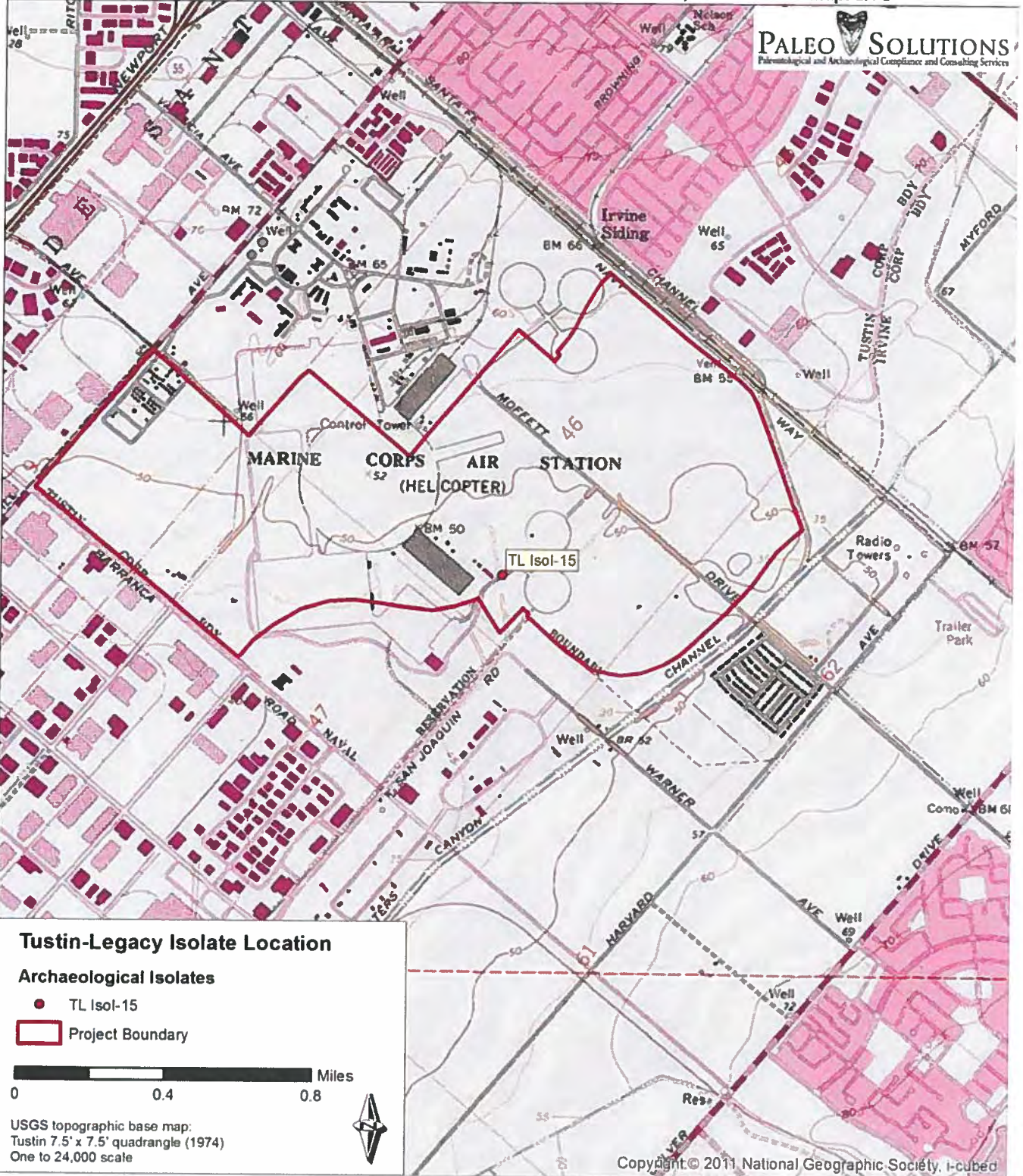
Primary #
 HRI#
 Trinomial

Page 3 of 3

*Resource Name or #: TL Isol-015

*Map Name: Tustin quadrangle

*Scale: 1 to 24,000 *Date of Map: 1974



NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM
FOR FEDERAL PROPERTIES

(Type all entries - complete applicable sections)

California
COUNTY:
Orange
FOR NPS USE ONLY
ENTRY DATE

1. NAME

COMMON:
Lighter-than-Air Hangars, Marine Corps Air Station (Helicopter), Santa Ana, CA

AND/OR HISTORIC:

2. LOCATION

STREET AND NUMBER:
Valencia and Redhill Avenue

CITY OR TOWN:
Santa Ana

CONGRESSIONAL DISTRICT:
39th at present; 40th after 1Jan75

STATE: California CODE: Orange COUNTY: Orange CODE:

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Public <input checked="" type="checkbox"/> Private <input type="checkbox"/> Both	Public Acquisition: <input type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input type="checkbox"/> Educational	<input checked="" type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. AGENCY

Department of the Navy, U. S. Marine Corps

REGIONAL HEADQUARTERS: (If applicable)
Marine Corps Air Station (Helicopter)

CITY OR TOWN:
Santa Ana

STREET AND NUMBER:
Valencia and Redhill Avenue

STATE: California CODE:

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Western Real Estate Division

STREET AND NUMBER:
Box 727

CITY OR TOWN:
San Bruno

STATE: California CODE:

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
No previous surveys

DATE OF SURVEY: Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:

STREET AND NUMBER:

CITY OR TOWN:
STATE: CODE:

STATE: California

COUNTY: Orange

FOR NPS USE ONLY

ENTRY NUMBER

DATE

SEE INSTRUCTIONS

7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruined	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input type="checkbox"/> Altered	<input checked="" type="checkbox"/> Unaltered		<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site	

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

The airship hangars at Santa Ana are two of a series of hangars built in ten different locations throughout the United States. All locations used the same plans and began construction during the early years of World War II.

The hangars stand 189 feet high to the top of the wind indicator, and 178 feet to the top of the roof. The hangars are 1088 feet long and 297 feet wide, covering a total ground area of 298,188 square feet.

The hangars are constructed in three main sections. Two of the sections are identical supporting structures of concrete located at each end of the hangar. Each structure consists of two pillars, six huge doors, and a brace connecting the two pillars at the top. The pillars are used as "pockets" to house the hangar doors (3 in each pillar) when open. The brace is also used as a guide for opening and closing the doors.

The third section of the hangar is the wood-framed, 484,932 square foot, arched roof. The roof is supported by fifty-one individual wooden braces.

The hangars are in their original appearance and location, however, they were reroofed in late 1957.

SEE INSTRUCTIONS

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- Pre-Columbian 16th Century 18th Century 20th Century
 15th Century 17th Century 19th Century

SPECIFIC DATE(S) (If Applicable and Known) 1943-present

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input checked="" type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

The airship hangars are among the largest wood supported structures in the world, rivaled only by the other hangars built from the same plans. They have long been considered a landmark in Orange County.

The hangars mark a significant period of American history, when the airships were an important part of the United States anti-submarine defense. Each hangar is capable of sheltering six airships, an entire squadron.

The hangars were completed in 1943 when the air station was Santa Ana Naval Lighter-Than-Air Base. Following World War II, the base was decommissioned. During the period 1949-1951 the hangars were used by private enterprise as a museum for aircraft and a storage area.

In 1951 the base was recommissioned and the hangars were used to house helicopter squadrons during the development of the vertical assault. The hangars are still used to house helicopters in the now reclassified Marine Corps Air Station (Helicopter), Santa Ana.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Blueprints of original construction.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	33 ° 42 ' 21"	117 ° 49 ' 35 "		° ' "	° ' "	
NE	° ' "	° ' "		° ' "	° ' "	
SE	° ' "	° ' "		° ' "	° ' "	
SW	° ' "	° ' "		° ' "	° ' "	

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 14 acres (7 acres per hangar)

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: R. A. KUCI, Colonel, Commanding Officer		DATE: 1 October 1974
BUSINESS ADDRESS: Headquarters, Marine Corps Air Station (Helicopter)		
STREET AND NUMBER: Valencia and Redhill Avenue		PHONE: 544-2400 Ext. 301
CITY OR TOWN: Santa Ana	STATE: California	CODE

12. CERTIFICATION OF NOMINATION

NATIONAL REGISTER VERIFICATION

State Liaison Officer recommendation:

- Yes
- No
- None

State Liaison Officer Signature

In compliance with Executive Order 11593, I hereby nominate this property to the National Register, certifying that the State Liaison Officer has been allowed 90 days in which to present the nomination to the State Review Board and to evaluate its significance. The recommended level of significance is National State Local

Federal Representative Signature

Date

Title

I hereby certify that this property is included in the National Register.

Director, Office of Archeology and Historic Preservation

Date _____

ATTEST:

Keeper of The National Register

Date _____

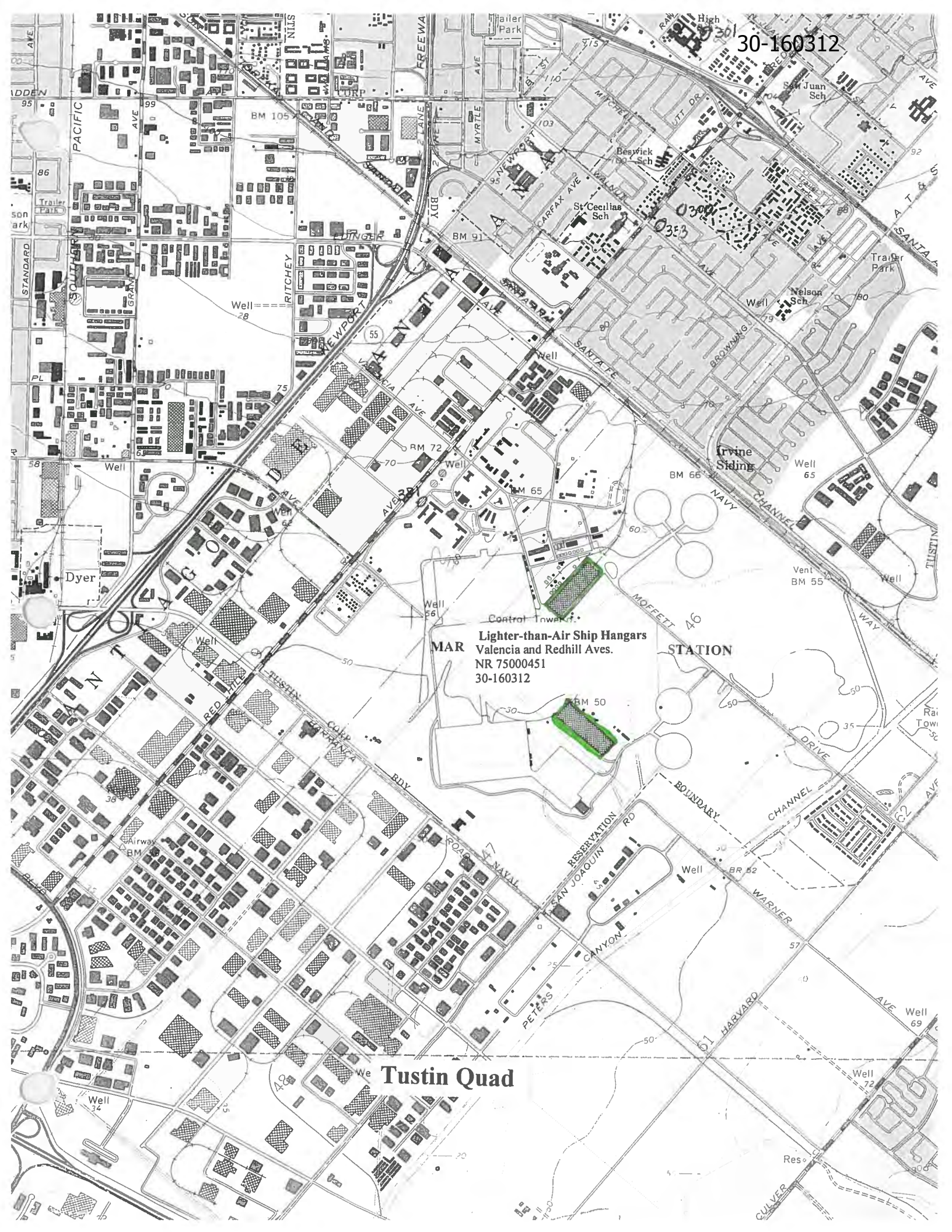
SEE INSTRUCTIONS

30-160312

MAR Lighter-than-Air Ship Hangars
Valencia and Redhill Aves.
NR 75000451
30-160312

STATION

Tustin Quad



State of California - The Resources Agency		Primary #	
DEPARTMENT OF PARKS AND RECREATION		HRI#	
PRIMARY RECORD		Trinomial	
		NRHP Status Code	6Z
Other Listings		Reviewer	Date
Review Code			

Page P1 of P6 *Resource Name or #: (Assigned by recorder) Tustin USAR Center

P1. Other Identifier: Facility ID No. CA071

*P2. Location: Not for Publication Unrestricted *a. County Orange
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Tustin Date 1965, PR 1981 T 5S R 9W; Unsectioned area.

c. Address 2345 Barranca Parkway City Irvine Zip 92606

d. UTM: (Give more than one for large and/or linear resources) Zone _____ ; _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Drive on CA-241 S toward Irvine. CA-261 S becomes Jamboree Road. Turn right onto Barranca Parkway and end at 2345 Barranca Parkway.

*P3a. Description: (Describe resource and its major elements. Include design, materials condition, alterations, size, setting and boundaries)

This facility consists of two buildings; a 1963 reserve center and a 1974 mechanic shop. Landscaping surrounding the facility includes lawn, foundation shrubs, palms and mature trees. Wrought iron fencing and concrete walls are also present. (continued)

*P3b. Resource Attributes: (List attributes and codes) HP34. Military Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures and objects.)



P5b. Description of Photo: (View, date, accession #) View west,

Main entrance, 2/15/2006, Accession #
OC0-TS-05-5037-001.jpg

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

1963, 1974

*P7. Owner and Address:

U.S. Army Reserve
63D Regional Readiness Command
4235 Yorktown Avenue
Los Alamitos, CA 90720-5002

*P8. Recorded by: (Name, affiliation and address)

PAR Environmental Services, Inc
P.O. Box 160756, Sacramento, CA

*P9. Date Recorded: 2/15/2006

*P10. Survey Type: (Describe)
Cultural Resource Inventory

*P11. Report Citation: (Cite survey report and other sources, or enter "None")

Cultural Resource Inventory and Evaluation of United States Army Reserve 63D Regional Readiness Command Facilities.
2006. PAR Environmental Services, Inc., Sacramento, CA.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

DPR 523A (1/95)

*Required Information

State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
 CONTINUATION SHEET

Primary # _____
 HRI# _____
 Trinomial _____

Page P2 of P6 *Resource Name or #: (Assigned by recorder) Tustin USAR Center
 *Recorded by: PAR Environmental Services, Inc. *Date 2-15-06 Continuation Update

P3. continued

Reserve Center

The Tustin USAR Center was designed in 1960 by Faxon Gruys & Sayler Architects and Engineers in Los Angeles, an architectural firm under contract to the Department of the Army. It was built in 1963. The reserve center is an irregularly shaped concrete block building with a brick veneer. Roof heights are staggered with at least four different levels, both flat and slightly pitched. All appear to have composite roofing finishes and closed or boxed eaves. The building is constructed on a concrete slab foundation. The main entry is on the southwest façade facing Barranca Parkway, although the most commonly used entrance is on the southeast side, facing a private parking lot. There is also a rear entrance on the northeast side of the building near the mechanic's shop. The main mass of the building is two stories high, while there are one-story sections on the northwest side of the building.

The southwest façade facing Barranca Parkway has a central walkway with a flagpole. This entrance is outside of the fenced area, which explains why this has become the secondary entrance, although designed as the primary entrance. Fenestration is identical throughout the building and consists of metal sash windows. Each bank of windows has of two columns of three panes. The middle pane of each is an awning window, while the others above and below it are fixed. Across the southwest façade, there are five sets across the top story and six on the ground floor. The west side of the main structure has symmetrical fenestration with four sets of windows across the top floor and another four on the ground floor. There are also metal louvered vents above both rows of windows. The northwest side of the building has windows only on the one-story sections. The southeast façade (now the primary entrance) is broken into three sections: the main massing section on the south end, the entrance section in the center, and the one-story section on the northern end. Fenestration on the south end is identical to that on the southwest façade. In the central portion, there are windows only on the bottom floor. The main entrance consists of double metal doors flanked by one set of windows to the left and three sets of windows to the right of the opening. There is a dedication seal to the right of the door. The one-story section on the northern end has no doors or windows. The rear entrance on the northeast side of the building consists of a set of metal double doors with vertical glass windows.

Organizational Maintenance Shop (OMS)

The maintenance shop at the rear of the facility is modern, constructed in 1974. It consists of a concrete block, brick veneered structure on a concrete slab foundation with a flat composite roof. Eaves are boxed and the main entry is on the southwest side of the building. The building has six metal roll-up doors, one for each bay in the garage. There are windows on the north side of the building and pedestrian doors on the east and west sides of the structure. There is also a lower section on the northeast side of this building that may be an addition, although it is also finished in brick veneer. This building has windows on the north and northeast sides that consist of two-over-three awning lights.

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page P3 of P6 *Resource Name or #: (Assigned by recorder) Tustin USAR Center
*Recorded by: PAR Environmental Services, Inc. *Date 2-15-06 Continuation Update

P5.



View east of south elevation, 2/15/2006, OCo-TS-05-5037-011.jpg



View east of west elevation, 2/15/2006, OCo-TS-05-5037-010.jpg

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #	_____
HRI#	_____
Trinomial	_____

Page P4 of P6 *Resource Name or #: (Assigned by recorder) Tustin USAR Center
 *Recorded by: PAR Environmental Services, Inc. *Date 2-15-06 Continuation Update



View south of west elevation, 2/15/2006, OCo-TS-05-5037-009.jpg



View northwest of south elevation of maintenance shop, 2/15/2006, OCo-TS-05-5037-005.jpg

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page P5 of P6 *Resource Name or #: (Assigned by recorder) Tustin USAR Center
*Recorded by: PAR Environmental Services, Inc. *Date 2-15-06 Continuation Update



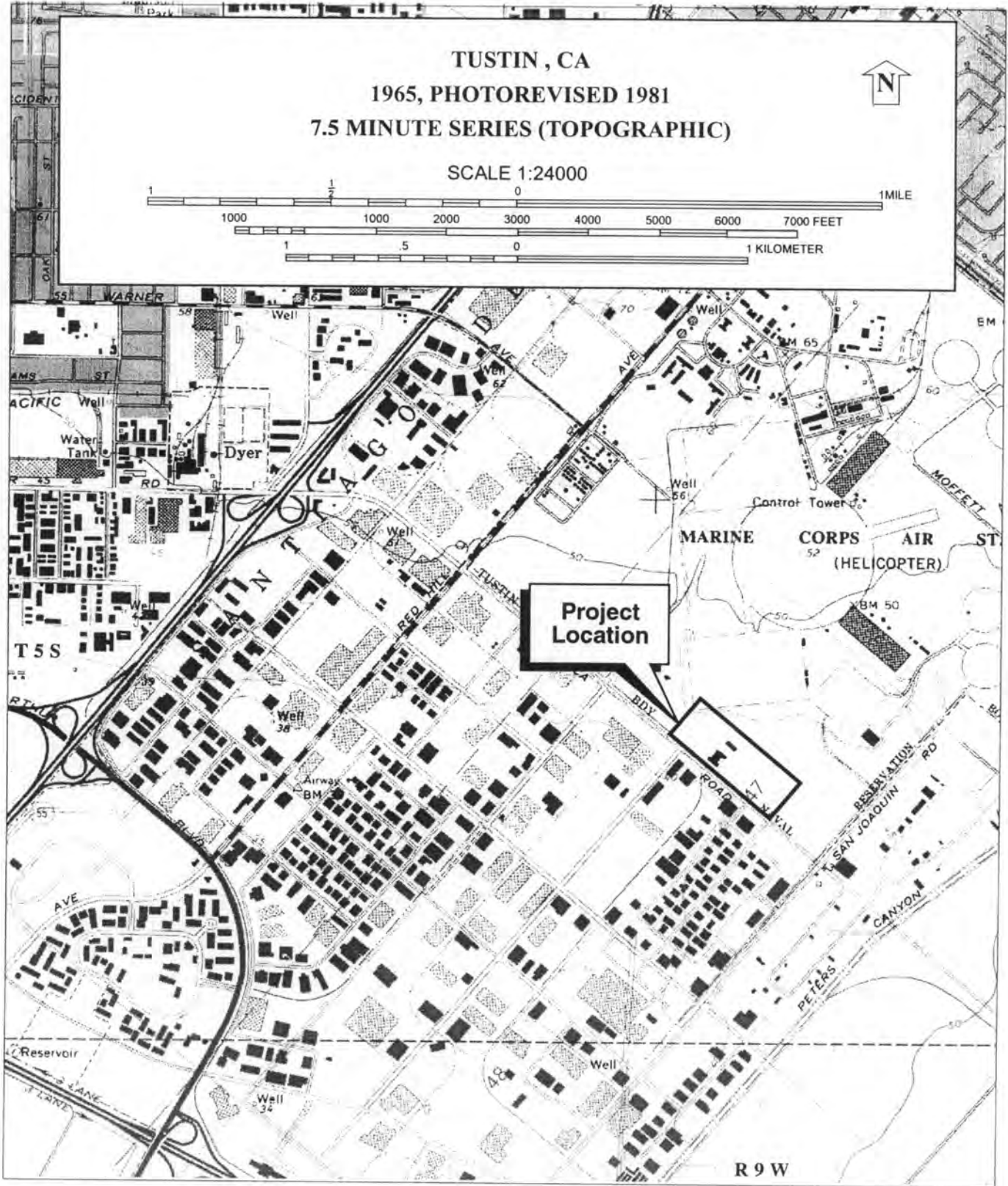
View southeast of north elevation of maintenance shop, 2/15/2006, OCo-TS-05-5037-007.jpg

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
LOCATION MAP

Primary # _____
HRI # _____
Trinomial _____

Page P6 of P6 * Resource Name or # (Assigned by recorder) Tustin USAR Center

*Map Name: Tustin, Ca *Scale 1:24,000 * Date of map: 1965, Photorevised 1981



State of California - The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
 HRI# _____

*NRHP Status Code

6Z

Page B1 of B2 *Resource Name or #: (Assigned by recorder) Tustin USAR CenterB1. Historic Name: Tustin USAR CenterB2. Common Name: Tustin USAR Center, Facility ID No. CA071B3. Original Use: Military B4. Present Use: Military*B5. Architectural Style: Military contemporary vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

This Army Reserve facility was established in 1963. The mechanic shop at the rear was constructed in 1974.

*B7. Moved? No Yes Unknown Date: _____ Original Location: _____*B8. Related Features: None.B9a. Architect: Faxon Gruys & Saylor, Architects, b.Builder Directorate of Facilities Engineering, Fort
Los Angeles MacArthur*B10. Significance: Theme Military Area Orange CountyPeriod of Significance N/A Property Type Military Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity).

These buildings were constructed in 1963 (center) and 1974 (OMS) by the US Army Corps of Engineers (USACE) as a training and administrative facility. The main structure is the USAR Center building, supported by the OMS building behind it.

Army Reserve facilities throughout the United States were constructed as part of a building project following World War II. In the late 1940s, the design firm of Reisner & Urbahn was contracted to work together with the Army Reserve and the USACE to create standardized expandable plans for Reserve training centers and their vehicle maintenance shops known as OMS and AMSA. These plans were utilized by the USACE as sites were selected for construction of new facilities. At that point, the USACE would present the appropriate plan to a local contractor to build the Reserve Center and/or appropriate shop buildings. By the mid-1950s, the Reisner & Urbahn plans were being further modified by other architects (such as Faxon, Gruys & Saylor) hired by the USACE in building more sites. This trend continued thereafter, with design elements drifting farther from the original architectural style in order to stay current with changing building styles in the communities in which the facilities were being constructed.

The buildings at this site reflect a common construction style, using contemporary elements ubiquitous to both educational and military installations throughout the United States from this period, including simple, undecorated elevations, flat or slightly gabled roofed with boxed eaves, and utilitarian styling. They are only slightly reflective of the Reisner & Urbahn designs from this period. They are greatly altered adaptations by Faxon, Gruys & Saylor and they are not important or unique representations of Reisner & Urbahn's original work. Although they are military facilities constructed during the Cold War era, they are not associated with significant defense elements, such as nuclear, missile, or air defense sites, which have been found to reflect the critical, significant importance of that era to American history.

These buildings are not related to a significant period, event, or person in national, state or local history, nor do they represent the work of a master builder or craftsman. In addition, extensive modifications, additions and renovations have compromised the original integrity of setting, design, materials and workmanship. As a result, these structures do not appear to be eligible for inclusion in the National Register of Historic Places, nor do they appear to be historic resources for the purposes of NEPA or CEQA.

B11. Additional Resource Attributes: (List attributes and codes) N/A*B12. References: NoneB13. Remarks: None (Sketch Map with north arrow required.)

See Attached Facility Map

*B14. Evaluator: PAR Environmental Services, Inc.Sacramento, CaliforniaDate of Evaluation: March 15, 2006

(This space reserved for official comments.)

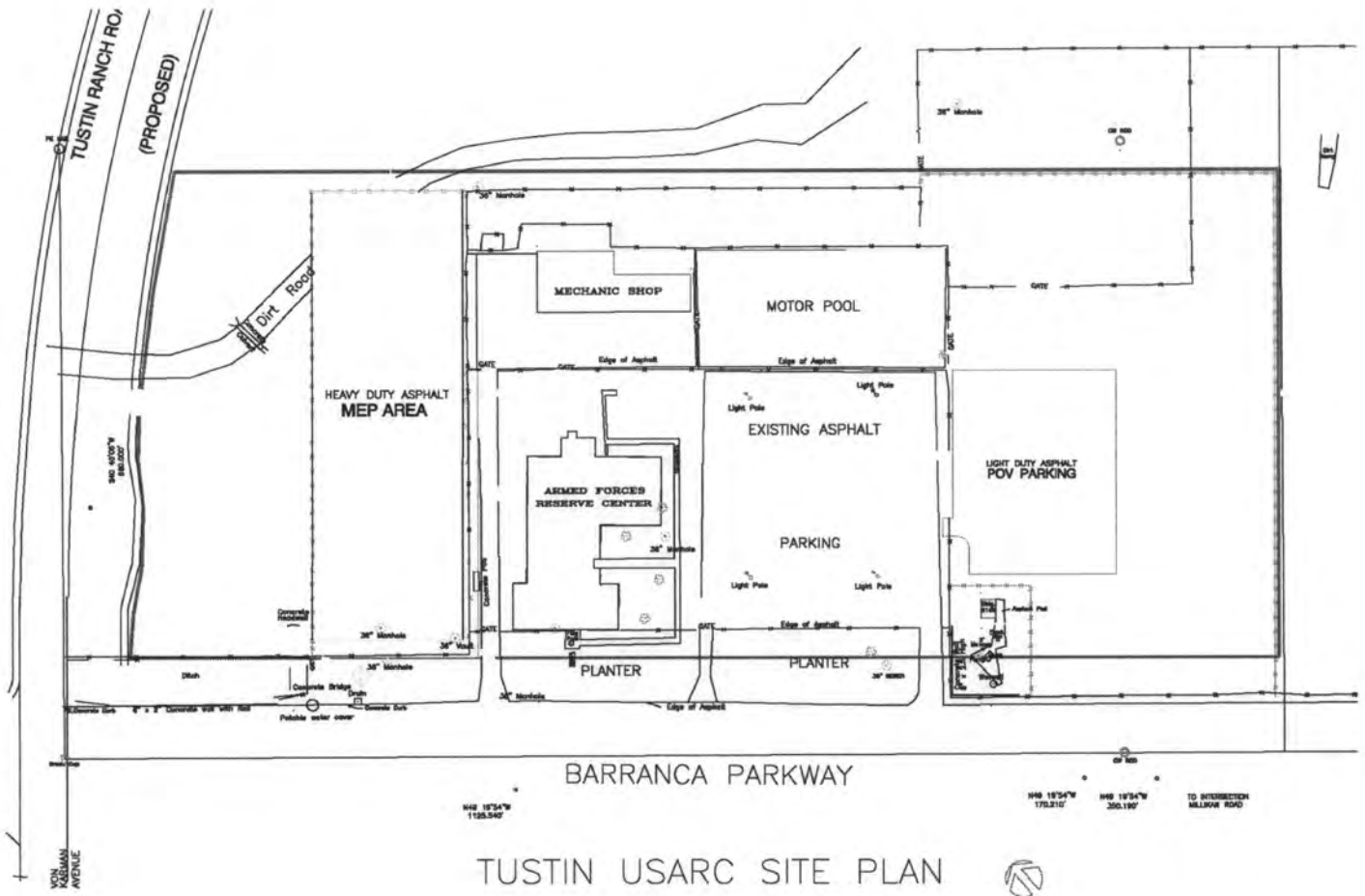
State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

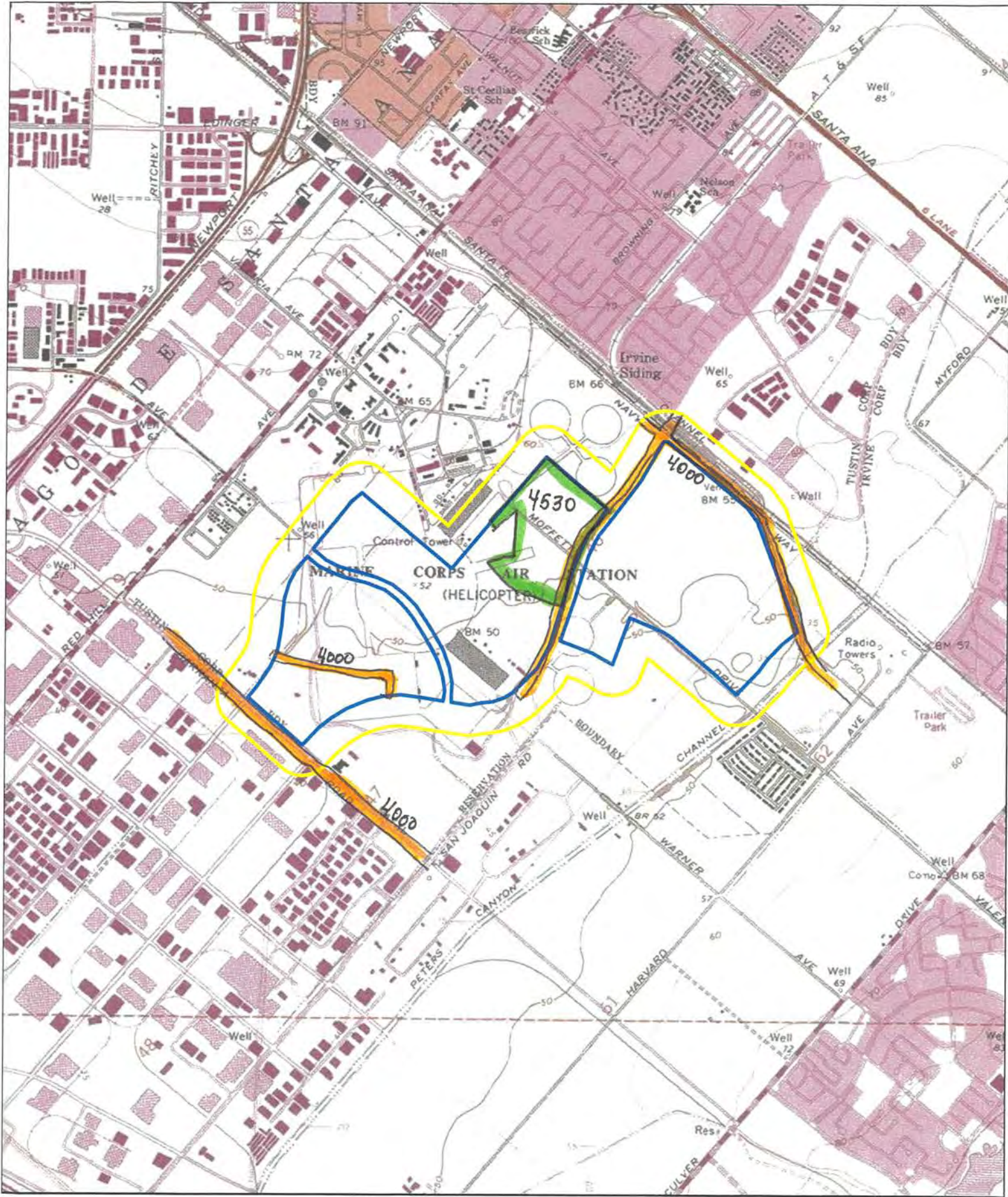
Primary # _____
HRI# _____

Page B2 of B2

*NRHP Status Code
*Resource Name or #: (Assigned by recorder)

6Z
Tustin USAR Center





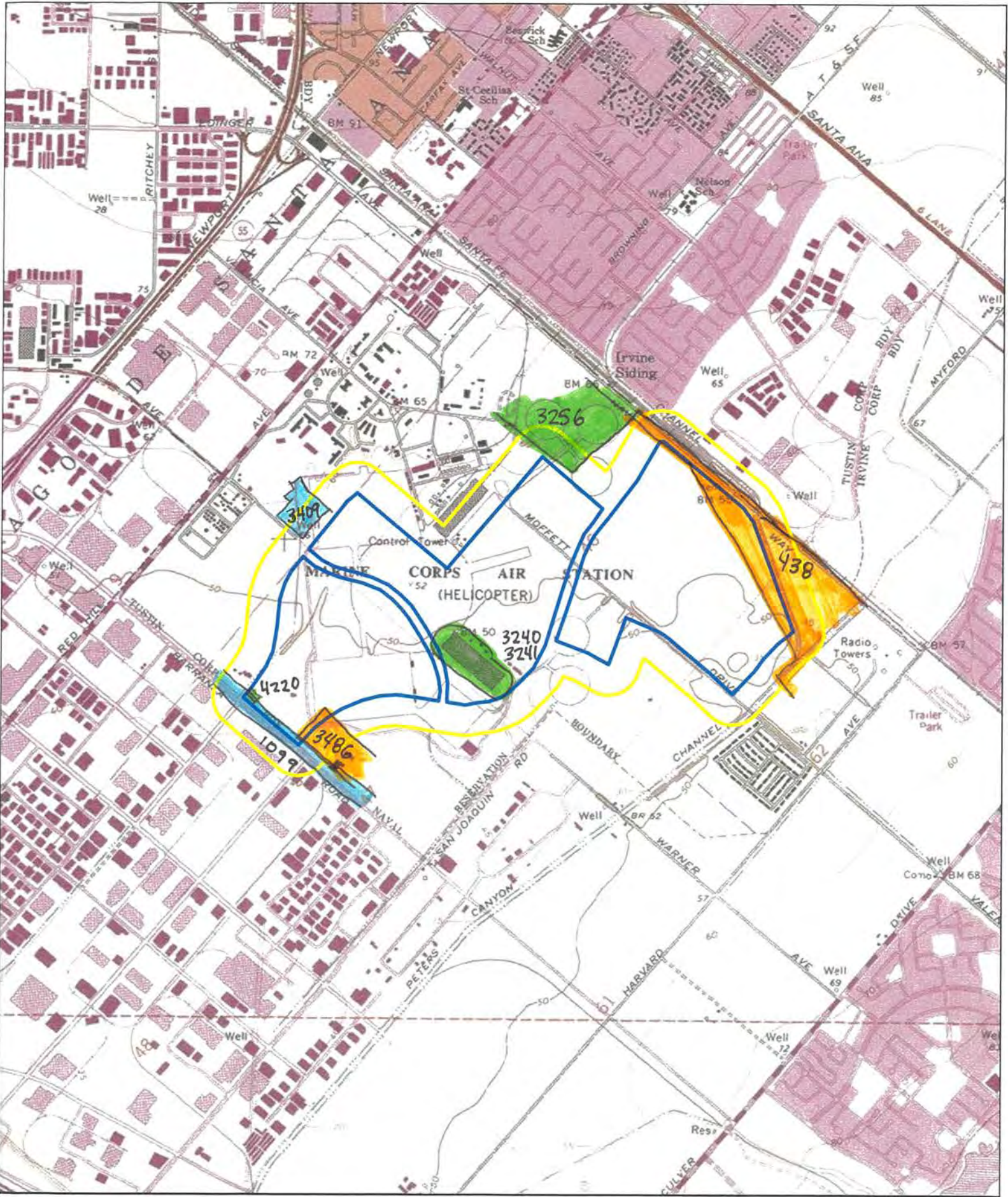
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Tustin Legacy Specific Plan Amendment Project
 USGS Tustin Quadrangle
 (7.5-minute series)



Reports
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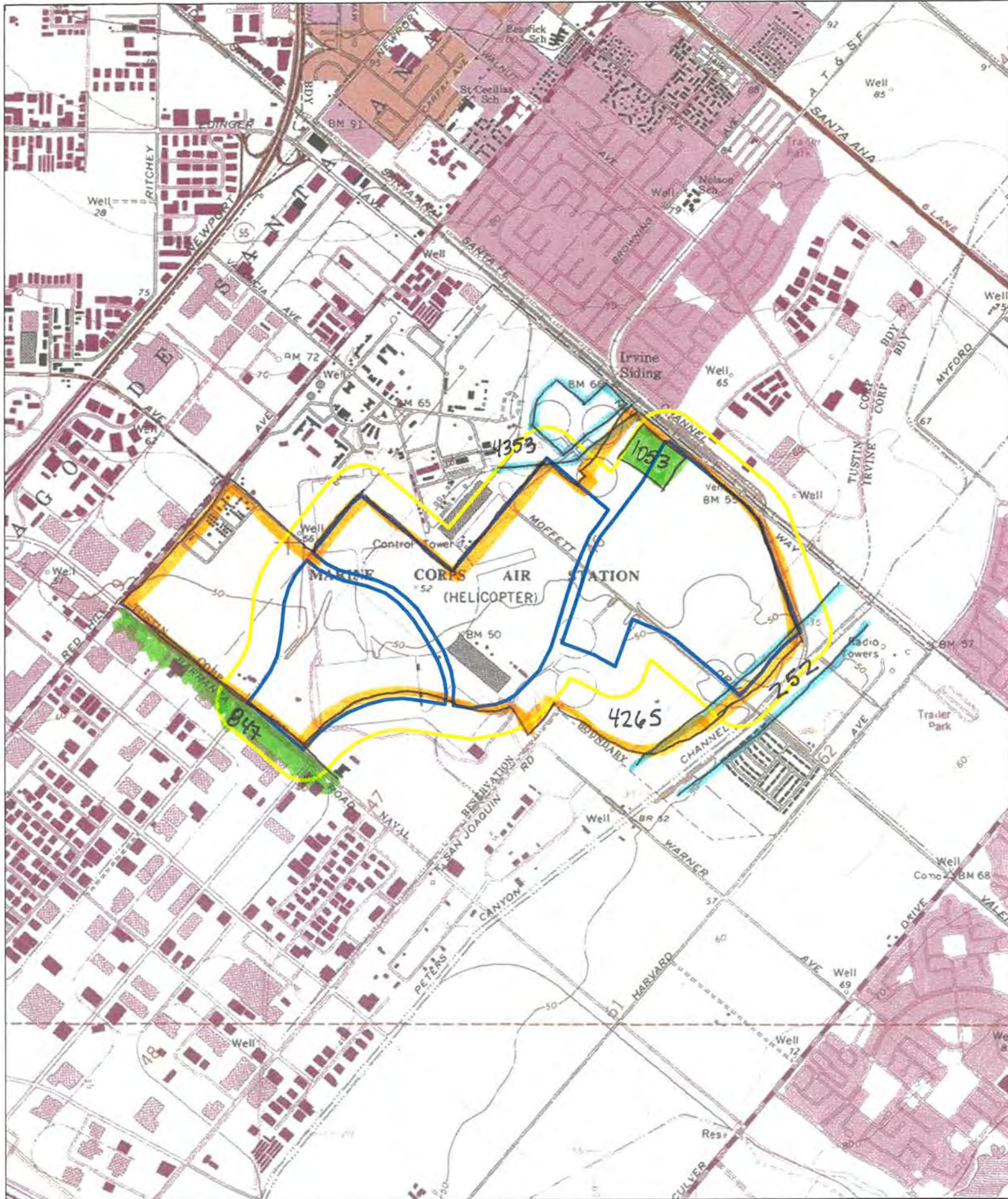
ETS BSAES: 8/18/2023



- Project
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Tustin Legacy Specific Plan Amendment Project
 USGS Tustin Quadrangle
 (7.5-minute series)

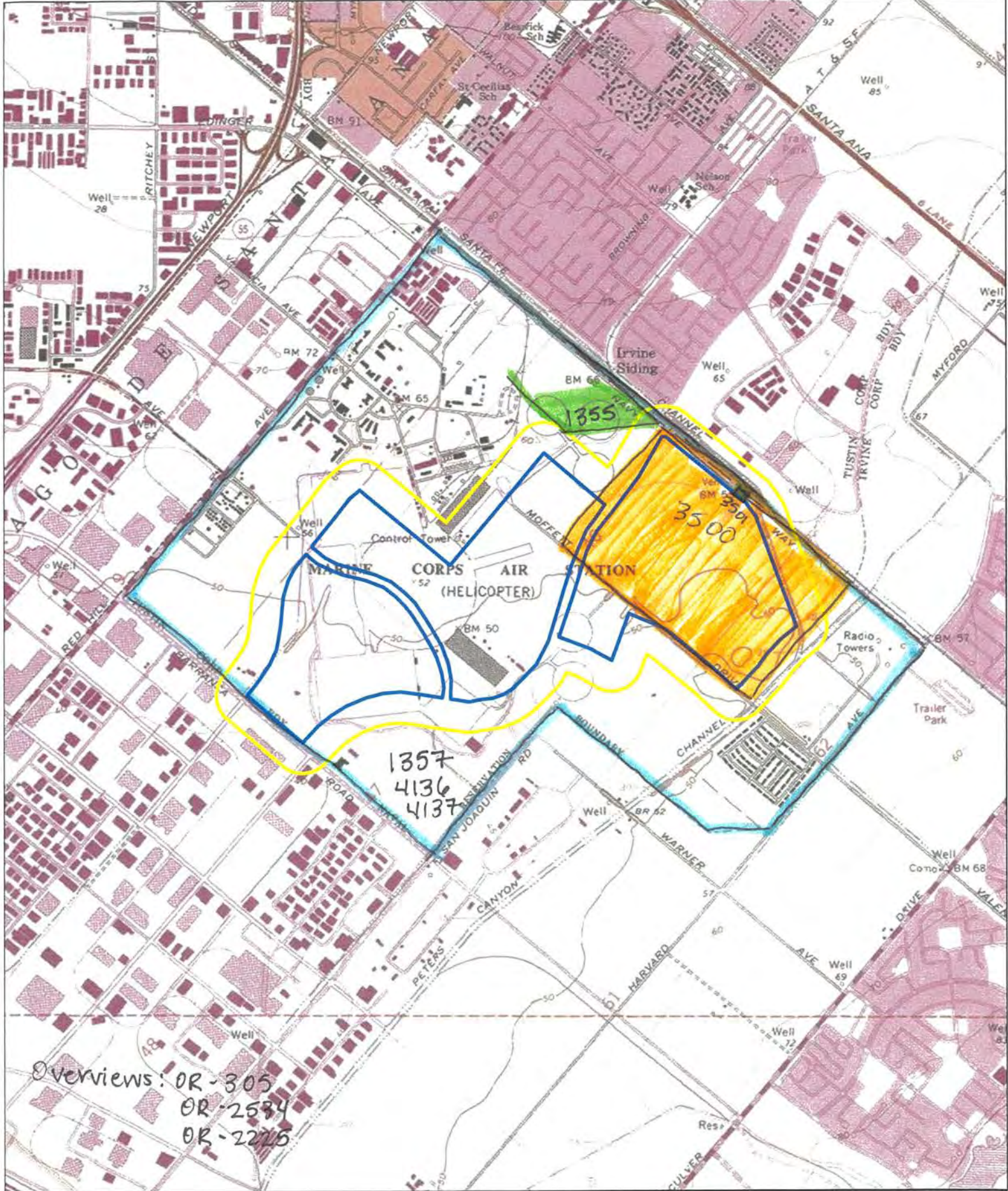
Reports
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 2 of 4
 ETS BSAES: 8/18/2023



- Project
- 500 Ft Buffer

Tustin Legacy Specific Plan Amendment Project
 USGS Tustin Quadrangle
 (7.5-minute series)

Reports
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 3 of 4
 ETS BFS AES: 8/18/2023



Overviews: OR-305
 OR-2534
 OR-2276

- Project
- 500 Ft Buffer

Tustin Legacy Specific Plan Amendment Project
 USGS Tustin Quadrangle
 (7.5-minute series)

Reports
 1:24,000
 4 of 4
 ETS BFS AES: 8/18/2023

Report List

Tustin Legacy

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-00252		1978	Desautels, Roger J.	Cultural Resources Report- Preliminary Assessment on the Proposed San Diego Creek Watershed Erosion and Sedimentary Control System in Hicks Canyon, Hicks Canyon Wash, Rattlesnake Creek Wash, San Diego Creek, and the San Joaquin Marsh Located in Orange Coun	Scientific Resource Surveys, Inc.	30-000115, 30-000116, 30-000121, 30-000195, 30-000196, 30-000197, 30-000284, 30-000478, 30-000511, 30-000513, 30-000719
OR-00305		1979	Schroth, Adella	The History of Archaeological Research on Irvine Ranch Property: the Evolution of a Company Tradition	Archaeological Resource Management Corp.	30-000002, 30-000044, 30-000047, 30-000048, 30-000051, 30-000053, 30-000059, 30-000060, 30-000061, 30-000062, 30-000063, 30-000064, 30-000065, 30-000066, 30-000067, 30-000068, 30-000069, 30-000070, 30-000071, 30-000072, 30-000073, 30-000077, 30-000091, 30-000099, 30-000100, 30-000104, 30-000106, 30-000107, 30-000109, 30-000111
OR-00438		1979	Mabry, Theo N.	Historic Property Survey Moulton Parkway/Irvine Center Drive Cities of Tustin and Irvine	Archaeological Planning Collaborative	
OR-00847		1985	Padon, Beth	Archaeological Resource Inventory City of Irvine and its Sphere of Influence	LSA Associates, Inc.	30-000161, 30-000349, 30-000361, 30-000383, 30-000478, 30-000494, 30-000495, 30-000496, 30-000499, 30-000545, 30-000601, 30-000734, 30-000735, 30-000767, 30-000803, 30-000804, 30-000805, 30-000806, 30-000807, 30-000808
OR-01053		1990	Bissell, Ronald M.	Cultural Resources Reconnaissance of a 16 Acre Parcel on the Marine Corps Air Station, Tustin, Orange County, California	RMW Paleo Associates, Inc.	
OR-01099		1979	Cooley, Theodore G.	Archaeological Resources Assessment Conducted for Proposed Irvine Ranch Water District Pipeline Right of Ways	Archaeological Resource Management Corp.	30-000344, 30-000349, 30-000382, 30-000383, 30-000556, 30-000647, 30-000806, 30-000807, 30-000808, 30-000809, 30-000810, 30-000811
OR-01355		1984	Cottrell, Marie	A Cultural Resources Assessment Conducted for the Extension of Project Site a Marine Corps Air Station (h) Tustin	Archaeological Resource Management Corp.	
OR-01357		1993	White, Robert S. and Laura S. White	An Extended Literature and Records Search Addressing Prehistorical Archaeological Resources Located Within the Boundaries of the US Marine Corps Air Station (mcas), Tustin Orange County, California	Archaeological Associates, Ltd.	30-000353, 30-000373, 30-000381

Report List

Tustin Legacy

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-02225	Other - Irvine Ranch	1978	Strozier, Hardy	The Irvine Company Planning Process and California Archaeology- A Review and Critique	The Irvine Company	
OR-02534		1976		Annual Report to The Irvine Company from Archaeological Research, Inc.	ARI	30-000051, 30-000064, 30-000099, 30-000100, 30-000106, 30-000119, 30-000130, 30-000184, 30-000196, 30-000197, 30-000484, 30-000518, 30-000575
OR-03240		2005	Anonymous	An Economically Viable Developer Expression for the Hangar 29 Compex; Adaptive Re-use @ Tustin Legacy a Proposed Conversion to a Public/Private Indoor Motorcycles Training Center	The Dome Development Group	
OR-03241		2005	Anonymous	Request for Developer Expressions of Interest and Proposals Southerly Hangar at the Former MCAS Tustin City of Tustin, California	Centex/Shea	30-160312
OR-03256	Paleo -	2005	Scott, Kim, Julie Scrivner Broadie, Brian Glenn, and Sherri Gust	Cultural Resources Monitoring Report for the Tustin Villas Project, City of Tustin, California	Cogstone Resource Management, Inc.	
OR-03409		2006	Smith, Brooks R. and Deborah McLean	Archaeological Mitigation Monitoring Report, Orange County Regional Sheriff Training Facility, City of Tustin, Orange County, California	LSA Associates, Inc.	
OR-03486		2007	Baker, Cindy and Mary L. Maniery	Cultural Resource Inventory and Evaluation of United States Army Reserve 63d Regional Readiness Command Facilities	PAR Environmental Services, Inc.	19-003659, 19-186589, 19-187950, 19-187951, 19-187952, 19-187953, 19-187954, 19-187955, 19-187956, 30-176836, 30-176837
OR-03500	Paleo -	2006	Demcak, Carol R. and Hugh M. Wagner	Report of Archaeological and Paleontological Monitoring of Tustin Legacy Project Area, Former Marine Corps Air Station, Tustin, California	Archaeological Resource Management Corp.	30-001652
OR-03501		2006	Demcak, Carol R.	Report of Test Level Investigations at Centex-1 (CA-ORA-1652), City of Tustin, Orange County, California	Archaeological Resource Management Corp.	30-001253, 30-001652
OR-04000		2010	Strauss, Monica, Ehringer, Candace, and Bray, Madeleine	Irvine Ranch Water District Wells 21 and 22 and Tustin Legacy Well 1 (TL-1) Projects, Phase I Cultural Resources Assessment	ESA	30-000300, 30-000301, 30-000350, 30-000351, 30-000353, 30-000373, 30-000381, 30-001652

Report List

Tustin Legacy

Report No.	Other IDs	Year	Author(s)	Title	Affiliation	Resources
OR-04136		2000	Weitze, Karen and Christy Dolan	Historic American Building Survey for the Marine Corps Air Station, Tustin Lighter-Than-Air Ship Hangarss (HABS No. CA-2707), Orange County, California	KEA Environmental, Inc.	
OR-04137		2008	Unknown	The Tustin Hangars: Titans of History - An Historical Account of the MCAS Tustin Hangars	RBF Consulting and Petrone Communications	
OR-04220		2012	Helton, Clint	Cultural Resources Analysis for the Tustin US Army Reserve Center Proposed Military Construction Project	CH2M Hill	
OR-04265		2013	Brown, Joan, Deering, Mark, and Sawyer, William	Archaeological Resource Monitoring During Excavation Activities for Tustin Legacy Expansion, City of Tustin, County of Orange, California	Paleo Solutions	30-001725, 30-001726, 30-100190, 30-100191, 30-100192, 30-100193, 30-100194, 30-100195, 30-100196, 30-100197, 30-100198, 30-100199, 30-100200, 30-100201
OR-04353		1990	Bissell, Ronald M.	Cultural Resources Reconnaissance of Three Small Parcels on the Marine Corps Air Station, Tustin, Orange County, California	RMW Paleo Associates, Inc.	30-000381
OR-04530		2017	Kay, Michael	CULTURAL RESOURCES MONITORING REPORT, TUSD PHASE I LEGACY, City of Tustin, Orange County, California	Paleo Solutions, Inc.	

ATTACHMENT B

NAHC Sacred Lands File Search Results



August 18, 2023

For: Native American Heritage Commission
915 Capitol Mall, Room 364
Sacramento, California 95814

From: Emily T. Soong
BFS Environmental Services, a Perennial Company
14010 Poway Rd. Suite A
Poway, CA 92064

Re: Request for Sacred Lands File and Native American Contact List for the Tustin Legacy Specific Plan Amendment Project, Tustin, Orange County, California.

I would like to request a record search of the Sacred Lands File and a list of appropriate Native American contacts for the following project: Tustin Legacy Specific Plan Amendment Project (Project No. 23-221). The project is an archaeological study within Tustin Legacy in Tustin, Orange County, California. Specifically, the project is in Sections 46, 47, 62, Township 5 South, Range 9 West as shown on the USGS *Tustin*, California topographic quadrangle. Please find the enclosed map on which the project is delineated.

Thank you for your time.

Sincerely,

Emily T. Soong
Graphics/GIS
Billing: 14010 Poway Road, Suite A, Poway, CA 92064
Phone: 858-484-0915
Email: esoong@bfsa.perennialenv.com

Attachments:
USGS 7.5 *Tustin*, California, topographic maps with project area delineated.
Sacred Lands File request form

Sacred Lands File & Native American Contacts List Request
NATIVE AMERICAN HERITAGE COMMISSION
915 Capitol Mall, RM 364 * Sacramento, CA 95814 * (916) 653-4082
(916) 657-5390 – Fax * nahc@pacbell.net

Information Below is Required for a Sacred Lands File Search

Project: Tustin Legacy Specific Plan Amendment Project (Project No. 23-221)

County: Orange

USGS Quadrangle Name(s): *Tustin*

Sections 46, 47, 62, Township 5 South, Range 9 West

Company/Firm/Agency: BfSA Environmental Services, a Perennial Company

Contact Person: Emily T. Soong

Street Address: 14010 Poway Road, Suite A

City: Poway Zip: 92064

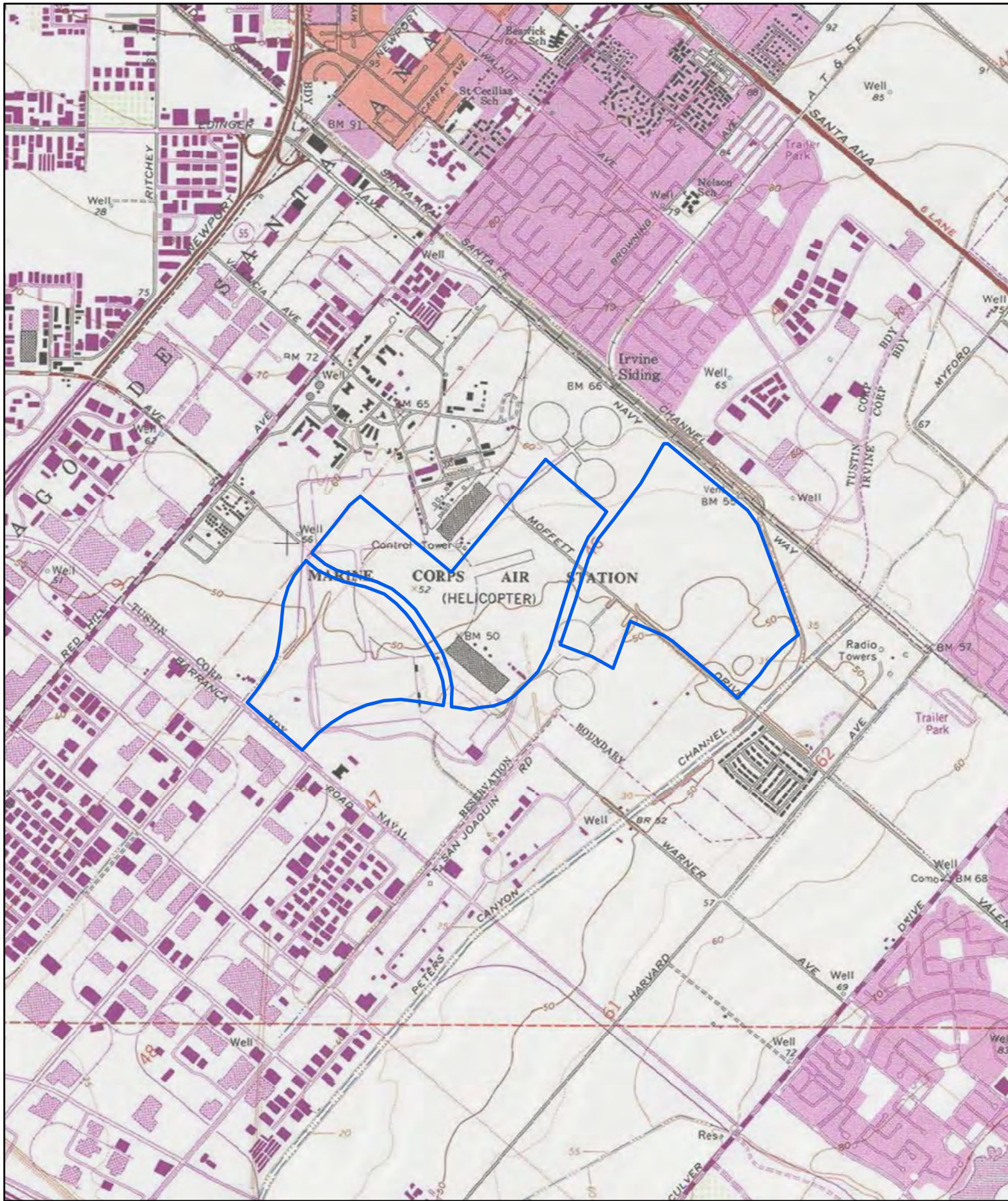
Phone: 858-484-0915

Fax: 858-679-9896

Email: esoong@bfsa.perennialenv.com

Project Description:

I would like to request a record search of the Sacred Lands File and a list of appropriate Native American contacts for the following project: Tustin Legacy Specific Plan Amendment Project (Project No. 23-221). The project is an archaeological study within Tustin Legacy in Tustin, Orange County, California. Specifically, the project is in Sections 46, 47, 62, Township 5 South, Range 9 West as shown on the USGS *Tustin*, California topographic quadrangle. Please find the enclosed map on which the project is delineated.



 Project

Tustin Legacy Specific Plan Amendment Project
USGS *Tustin* Quadrangle
(7.5-minute series)

 N
1:24,000
ETS BFS AES: 8/18/2023

NATIVE AMERICAN HERITAGE COMMISSION

September 11, 2023

Emily T. Soong
BFSA Environmental ServicesVia Email to: esoong@bfsa.perennialenv.com

Re: Tustin Legacy Specific Plan Amendment Project, Orange County

Dear Ms. Soong:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

CHAIRPERSON
Reginald Pagaling
ChumashVICE-CHAIRPERSON
Buffy McQuillen
Yokayo Pomo, Yuki,
NomlakiSECRETARY
Sara Dutschke
MiwokPARLIAMENTARIAN
Wayne Nelson
LuiseñoCOMMISSIONER
Isaac Bojorquez
Ohlone-CostanoanCOMMISSIONER
Stanley Rodriguez
KumeyaayCOMMISSIONER
Laurena Bolden
SerranoCOMMISSIONER
Reid Milanovich
CahuillaCOMMISSIONER
VacantEXECUTIVE SECRETARY
Raymond C.
Hitchcock
Miwok, NisenanNAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

**Native American Heritage Commission
Native American Contact List
Orange County
9/11/2023**

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation
Gabrieleno Band of Mission Indians - Kizh Nation	N	Andrew Salas, Chairperson	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno
Gabrieleno Band of Mission Indians - Kizh Nation	N	Christina Swindall Martinez, Secretary	P.O. Box 393 Covina, CA, 91723	(844) 390-0787		admin@gabrielenoindians.org	Gabrieleno
Gabrieleno/Tongva San Gabriel Band of Mission Indians	N	Anthony Morales, Chairperson	P.O. Box 693 San Gabriel, CA, 91778	(626) 483-3564	(626) 286-1262	GTTribalcouncil@aol.com	Gabrieleno
Gabrielino /Tongva Nation	N	Sandone Goad, Chairperson	106 1/2 Judge John Aiso St., #231 Los Angeles, CA, 90012	(951) 807-0479		sgoad@gabrielino-tongva.com	Gabrielino
Gabrielino Tongva Indians of California Tribal Council	N	Robert Dorame, Chairperson	P.O. Box 490 Bellflower, CA, 90707	(562) 761-6417	(562) 761-6417	gtongva@gmail.com	Gabrielino
Gabrielino Tongva Indians of California Tribal Council	N	Christina Conley, Cultural Resource Administrator	P.O. Box 941078 Simi Valley, CA, 93094	(626) 407-8761		christina.marsden@alumni.usc.edu	Gabrielino

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation
Gabrielino-Tongva Tribe	N	Sam Dunlap, Cultural Resource Director	P.O. Box 3919 Seal Beach, CA, 90740	(909) 262-9351		tongvatcr@gmail.com	Gabrielino
Gabrielino-Tongva Tribe	N	Charles Alvarez, Chairperson	23454 Vanowen Street West Hills, CA, 91307	(310) 403-6048		Chavez1956metro@gmail.com	Gabrielino
Juaneno Band of Mission Indians Acjachemen Nation - Belardes	N	Joyce Perry, Cultural Resource Director	4955 Paseo Segovia Irvine, CA, 92603	(949) 293-8522		kaamalam@gmail.com	Juaneno
Juaneno Band of Mission Indians Acjachemen Nation 84A	N	Heidi Lucero, Chairperson, THPO	31411-A La Matanza Street San Juan Capistrano, CA, 92675	(562) 879-2884		jbmian.chairwoman@gmail.com	Juaneno
Pala Band of Mission Indians	F	Alexis Wallick, Assistant THPO	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3537		awallick@palatribe.com	Cupeno Luiseno
Pala Band of Mission Indians	F	Shasta Gaughen, Tribal Historic Preservation Officer	PMB 50, 35008 Pala Temecula Road Pala, CA, 92059	(760) 891-3515	(760) 742-3189	sgaughen@palatribe.com	Cupeno Luiseno
Santa Rosa Band of Cahuilla Indians	F	Lovina Redner, Tribal Chair	P.O. Box 391820 Anza, CA, 92539	(951) 659-2700	(951) 659-2228	lsaul@santarosa-nsn.gov	Cahuilla
Soboba Band of Luiseno Indians	F	Jessica Valdez, Cultural Resource Specialist	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-6261	(951) 654-4198	jvaldez@soboba-nsn.gov	Cahuilla Luiseno

Tribe Name	Fed (F) Non-Fed (N)	Contact Person	Contact Address	Phone #	Fax #	Email Address	Cultural Affiliation
Soboba Band of Luiseno Indians	F	Joseph Ontiveros, Tribal Historic Preservation Officer	P.O. Box 487 San Jacinto, CA, 92581	(951) 663-5279	(951) 654-4198	jontiveros@soboba-nsn.gov	Cahuilla Luiseno

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed Tustin Legacy Specific Plan Amendment Project, Orange County.

Appendix C 2022 Annual Mitigation Monitoring Report

**2022 Annual Mitigation Monitoring and
Status Report**

for

**Final Joint Environmental Impact Statement/Environmental Impact
Report**

**(As modified by Final Supplement #2, Final Supplement #1
and Addendum to FEIS/EIR)**

For the Disposal and Reuse of MCAS Tustin

SCH No. 94071005

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

Activities that took place in 2022 and/or are currently in progress are identified in *Italic*.

Introduction:

Pursuant to the Mitigation Monitoring and Reporting Program (MMRP) for the Disposal and Reuse of MCAS Tustin, an annual review and a brief progress memorandum based on that review shall be prepared by each applicable city (City of Tustin or City of Irvine). The City of Tustin's annual review and progress memorandum provides the following:

1. A general description of the project's status, including actual or projected completion dates, if known.
2. The current status for each mitigation measure.

Background:

On January 16, 2001, the City of Tustin certified the Program Final Environmental Impact Statement/Environmental Impact Report (FEIS/EIR) for the reuse and disposal of MCAS Tustin. The FEIS/EIR evaluated the environmental impacts of the reuse and disposal of MCAS-Tustin, which included the adoption of a Specific Plan and other implementing actions. On December 6, 2004, the City of Tustin adopted Resolution No. 04-76 certifying a Supplement (Final Supplement #1) and Resolution No. 04-77 adopting the revised Mitigation Monitoring Report Program to the FEIS/EIR. On April 3, 2006, the City Council adopted Resolution No. 06-43 approving an Addendum to the FEIS/EIR and, on May 13, 2013, the City Council adopted Resolution No. 13-32 approving a second Addendum to the FEIS/EIR for the Disposal and Reuse of MCAS Tustin. On July 5, 2017, the City of Tustin adopted Resolution No. 17-23 certifying a Supplement (Final Supplement #2) and adopting the revised Mitigation Monitoring Report Program to the FEIS/EIR.

Included in Resolution Nos. 00-90, 04-77, 06-43, 13-32, and 17-23 was a requirement for a Mitigation Monitoring and Reporting Program (MMRP) for the Disposal and Reuse of MCAS Tustin. The purpose of the MMRP is to report accomplishment of mitigation measures required by the FEIS/EIR.

Mitigation measures and implementation measures identified in the FEIS/EIR, Final Supplement #2, Final Supplement #1, and Addendums for the disposal and reuse of MCAS Tustin have been incorporated into a table. Each mitigation measure and implementation measure is listed separately on the table with appropriate space for monitoring the progress of the implementation of each measure. Implementation measures were also required where environmental impacts were less than significant, but supported the proposed development within the reuse plan area concurrent with demand. Implementation measures and mitigation measures are both discussed in this MMRP, and are equally enforceable.

The following information is identified in the table:

- The measures listed by environmental impact area in the same order as they are listed in the Final EIS/EIR, Final Supplement #1 and #2, and Addendums;
- The timing of implementation of the mitigation or implementation measure;
- The agency responsible for compliance;
- The appropriate agency to enforce the mitigation measure or implementation measure; and
- Status of the mitigation or implementation measure.

The mitigation measures and implementation measures in the table are listed by environmental impact area in the same order as they are listed in the Final EIS/EIR, Final Supplement #2, Final Supplement #1, and Addendums.

Approved/Completed/Under Construction Activities:

Residential/Commercial/Institutional Activities:

- Army Reserve Land Exchange/Center Relocation (Red Hill Avenue and Warner Avenue): The City and the U.S. Army agreed on a land exchange to construct a new Army Reserve Center in 2015. The new Army Reserve Center is complete and located at the corner of Red Hill Avenue and Warner Avenue. The existing Army Reserve Center, located at the corner of Tustin Ranch Road and Barranca Parkway, is now owned by the City *and is being used for various purposes*. This site is also the location of a temporary emergency shelter serving the City.
- Brookfield Homes Southern California LLC – *The Landing at Tustin Legacy* (Portion of Planning Areas 8, 13, and 14): The City Council approved a DDA with Brookfield Homes *Southern California LLC* and associated entitlement applications to construct 400 for-sale residential units on approximately 25.4 acres. *Close of escrow occurred in September 2021, model home construction is complete, and construction sales are ongoing.*
- County of Orange – Orange County Animal Care Facility (1630 Victory Road): The County of Orange entered into a lease with the South Orange County Community College District with a commitment to construct a new Animal Care facility in May 2016. The County also entered into a Cooperative Agreement with the City to ensure compliance with the Specific Plan. In 2016, the County of Orange applied for a new animal care facility on a 10-acre site. The project was reviewed and approved by the City in July 2016. The project was completed in late 2017 and opened to the public in Spring 2018.
- County of Orange Tustin Family Campus (15405 Lansdowne Road): A multi-treatment campus which includes four (4) stand-alone residential homes; three (3) two-story residential buildings; a two-story campus service center; and a maintenance building with a serving capacity of 90 beds for abused and neglected children and their parents and emancipated youth to be operated by the Orange County Social Services Agency.
- Flight Venture LLC – Flight at Tustin Legacy (formerly Cornerstone I): The City Council approved the development of a creative office campus in November 2016. The development consists of approximately 390,000 SF and includes a variety of uses such as: research and development; professional office; specialized employment; a food hall; and, incorporates a connection into Tustin Legacy Linear Park. Construction of the core and shell is complete with tenants occupying the campus and the food hall is open to the public. A Certificate of Compliance for the project was issued in March 2020, *and tenant improvements are ongoing.*
- The Irvine Company – Amalfi Apartments (16000 Legacy Road): All 533 units and community amenities are complete.

- Heritage Elementary School (15400 Lansdowne Road): Heritage Elementary School opened to students in Fall of 2016. This new elementary school specializes in being a STEAM (Science, Technology, Engineering, Arts, and Math) school.
- John Laing Homes – Tustin Field I (Harvard Avenue and Edinger Avenue): All 376 units are complete.
- John Laing Homes – Tustin Field II (Harvard Avenue and Edinger Avenue): All 189 homes are complete.
- “Legacy Magnet Academy” (Valencia Avenue and Tustin Ranch Road): The Tustin Legacy School Facilities Project was approved by the TUSD Board of Education and by the Tustin City Council in August 2015 and was amended in August 2016 and in January 2019. The plan calls for construction of a middle and high school on 40 acres near the corner of Tustin Ranch Road and Valencia Avenue. The site transferred, and the school *opened* its doors to students for the 2020-2021 school year.
- Lennar Homes - Columbus Square/Columbus Grove: All 1,540 homes and community amenities are complete.
- Lennar Homes of Southern California (Formerly CalAtlantic Homes) – Greenwood in Tustin Legacy (250 Downs Road): All 375 single family detached units and community amenities are complete.
- Lennar Homes of Southern California – Levity in Tustin Legacy (Tustin Ranch Road/Victory Road): The City Council approved a DDA with CalAtlantic Homes (now Lennar Homes of Southern California) to construct 218 units on approximately 14 acres. *All 218 homes and community amenities are complete.*
- Orange County Rescue Mission – Village of Hope (1 Hope Drive): A 192-bed transitional home for the homeless at Tustin Legacy to be operated by the Orange County Rescue Mission. In November 2007, the Planning Commission approved an amendment to the Village of Hope Conditional Use Permit to allow for a medical/dental clinic to operate in conjunction with the transitional home. Construction for this medical/dental clinic is complete. In October 2015, the Planning Commission approved a request for the Village of Hope to increase their transitional housing facility capability from 192 beds to 387 beds, construct a new parking lot, and establish an ancillary church use at the Village of Hope transitional housing facility. A 0.57-acre parcel was conveyed to the Orange County Rescue Mission in November 2016 to construct the parking lot.
- Rancho Santiago Community College District – Sheriff’s Training Academy (15991 Armstrong Avenue): The Sheriff’s training facility is complete; however, a portion of the property remains undeveloped. RSCCD has not identified any plans for development the remaining portion of the site.
- Regency Centers – The Village at Tustin Legacy (Kensington Park Drive/Edinger Avenue): Project includes 248,292 square feet of non-residential uses comprised of two (2) major components including: A retail center with grocery store, pharmacy, childcare, food service, and general retail uses along Valencia Avenue and Kensington Drive; and, a medical plaza with a medical center, an acute care hospital/rehabilitation facility, and medical office/retail buildings fronting Kensington Park Drive

and Edinger Avenue. The retail shopping center was completed in November 2017 and the Encompass Health Rehabilitation Hospital was completed in May 2022.

- St. Anton Partners – Anton Legacy Apartments (3100 Park Avenue): All 225 affordable apartment units, including 88 very low, 73 low, and 64 moderate low-income units, and community amenities are complete. St. Anton Partners, as part of their DDA, constructed a 4.7-acre park called Victory Park that was subsequently conveyed to the City after completion in August 2015.
- South Orange County Community College District (SOCCCD) – Advanced Technology and Education Park (ATEP) Campus (Armstrong Avenue and Valencia Avenue): Phase I of the SOCCCD Advanced Technology Education Park (ATEP) was completed in 2004 and offered classes through early 2018. The Concept Plan for Phase 3A was approved by the City on July 26, 2010 authorizing up to 305,000 square feet of educational uses; however, in August 2013, the City and the SOCCCD completed a Land Exchange Agreement and a Development Agreement and Amended and Restated (Conveyance) Agreement to: a) exchange and consolidate parcels to better enhance development potential for City and SOCCCD properties; b) maintain a minimum of 51 percent educational uses (Land Use Category 1) while allowing additional non-educational uses (Land Use Category 2) at the ATEP campus; c) increase the allowable square footage as a result of adding a new local street Victory Road (formerly Bell Avenue); and d) transfer control of the Phase 1 campus to the City for its use in the future. Construction of the first building, parking lot areas, and portions of the interior circulation have been completed. Classes at the first building, offering instruction in career technical programs for Irvine Valley College, commenced in Spring 2018. Control of the Phase I campus was given to the City in early 2018.
- Temporary Emergency Shelter – The City of Tustin, in an effort to address the lack of emergency shelter beds for the homeless in Tustin, established a shelter for up to 80 temporary emergency shelter beds in Spring 2019. The Tustin Temporary Emergency Shelter provides services such as food, beds, showers, pet accommodations, and access to assistance. *The shelter continues to operate in 2022.*
- Tustin Legacy Park (Barranca Parkway and Red Hill Avenue to Armstrong): This 26-acre portion of the linear park is considered the “anchor” to the linear park which is anticipated to run throughout the Tustin Legacy area in the future. The park incorporates the Barranca Detention Basin within its concept plan, and includes direct linkages to the Flight project, mentioned above. This segment of the park opened to the public in late 2019.
- Bark Barracks at Tustin Legacy Park: Design work began for Tustin’s first dog park to be located within Tustin Legacy Park. This one-acre amenity will include separate areas for large and small dogs, with shade and seating areas, two-gate entry systems and various dog friendly amenities. The name of the dog park was chosen by the Community Services Commission after the public was invited to submit name suggestions.
- Vestar – The District at Tustin Legacy (Barranca Parkway and Jamboree Road): Construction of the 1 million square-foot Class A retail center is complete with the exception of certain adjacent infrastructure improvements. On October 21, 2010 the City and Vestar entered into a Fifth DDA amendment and Fifth Amendment to the Infrastructure and Payment Agreement deferring the construction of certain storm drain related infrastructure improvements within Barranca Parkway.

Certain required improvements identified in the Fifth DDA amendment and Fifth Amendment to the Infrastructure and Payment Agreement have not yet been completed. Vestar also completed Warner Avenue storm drain in 2013. The City issued a Certificate of Compliance for the project in August 2017.

- Veterans Sports Park (Valencia Avenue): This approximately 30-acre park is designed as a community/sports park and *is able to* accommodate large group activities and offer a wide variety of facilities including: Four (4) lighted soccer fields; three (3) lighted ball fields; four (4) lighted tennis courts; two (2) lighted basketball courts; two (2) lighted sand-volleyball courts; eight (8) lighted pickleball courts; a skate park; a splash pad; and, a veteran’s memorial. The veteran’s plaza and memorial area, designed as a place of honor, *is* located at the west side of the park. The park opened to the public on July 10, 2020 and officially dedicated on November 11, 2020.
- Remaining Development Sites:
The City and the former Master Developer, Tustin Legacy Community Partners, LLC (TLCP), entered into a Disposition and Development Agreement (DDA) in April 2006, which was subsequently amended in March 2007 and in June 2007. The DDA identified the terms of development of an approximate 820-acre footprint at Tustin Legacy and the City’s sale of the property to TLCP, which resulted in conveyance of the first of four phases of property from the City to TLCP in 2007; however, TLCP defaulted on its obligations per the DDA, and the DDA was terminated on July 6, 2010. As a consequence, title to the Phase 1 property was transferred back to the City on August 5, 2010. Prior to termination of the DDA, TLCP completed a majority of the site preparation activities, including building and runway removals, and a large amount of the mass grading activities.

The City subsequently completed an updated disposition plan: the “Tustin Legacy Disposition Strategy for the Former Master Developer Footprint” as confirmed by the City Council on April 25, 2011. The Disposition strategy provides a framework for moving forward with completing the Tustin Legacy project pursuant to the Specific Plan with the city assuming a more limited Master Developer role by marketing smaller segment “Disposition Packages” (DPs) or parcel groupings based on market and infrastructure needs. Ten Disposition Packages (1A, 1B, 1C and 2 through 8) were originally created with the City reserving the ability to consolidate or otherwise refine over time as market needs evolve.

The City Council held two New Vision Concept workshops regarding the remaining Tustin Legacy Disposition Strategy, the first on June 29, 2013, and the second on December 5, 2013. The City council authorized staff to move forward with a Specific Plan Amendment for the new vision concept. During 2017, the amended Tustin Legacy Specific Plan was adopted. The Tustin Legacy Specific Plan incorporates mixed-use urban and *transit-oriented* development. City Staff is now implementing the amended and adopted Specific Plan.

Adjacent to The Landing at Tustin Legacy, the City will be constructing the “Alley Grove Promenade” in Neighborhood D South. The project will consist of an approximately two-acre enhanced walkway which provides a pedestrian connection from Armstrong Avenue to Tustin Ranch Road through Neighborhood D South at Tustin Legacy, linking the Flight office campus to the District shopping center. The project also includes several sport courts for neighborhood use. The project is currently in the design phase.

Infrastructure Activities

Major Infrastructure includes roads and may also include street lighting, traffic control, dry and wet utilities, and other work required in accordance with Governmental Requirements and FEIR/EIS requirements.

- Armstrong Avenue – Valencia Avenue to Warner Avenue: This project has been completed.
- Armstrong Avenue – Barranca Parkway to Warner Avenue: This project was opened to traffic with one (1) new signalized intersection (at Flight Way) in conjunction with the completion of the Flight development in 2019.
- Edinger Avenue – Red Hill Avenue to Kensington Park Drive: This project has been completed.
- Flight Way – Barranca Parkway to Tustin Legacy Park: This project creates a signalized entry to the Flight at Tustin Legacy project, along with access to the future parking lot for Tustin Legacy Park. This project has been completed.
- Harvard Avenue – Barranca Parkway to just south of the Southern California Regional Rail Authority/Orange County Transportation Authority (OCTA/SCRRA) railroad: This project has been completed.
- Kensington Park Drive – Edinger Avenue to Valencia Avenue: This project has been completed.
- Legacy Road (formerly Kensington Park Drive) extension – Valencia Avenue to TUSD entry: This project is complete. The project *is completed and* opened to traffic in conjunction with the completion of Legacy Magnet Academy.
- Legacy Road – Tustin Ranch Road to Warner Avenue: This project has been completed.
- Lansdowne Road Signal – This project has been completed.
- Marble Mountain Road (renamed as “Sweet Shade” in the City of Irvine) - This project has been completed.
- Moffett Drive extension (and bridge) – Park Avenue to Peters Canyon Channel: This project has been completed.
- Moffett Drive extension – Park Avenue to TUSD entry: This project has been completed. The portion of Moffett Drive between Tustin Ranch Road and TUSD entry *opened* to traffic in conjunction with the completion of Legacy Magnet Academy.
- Neighborhood D South Infrastructure – This project consists of two phases and provides backbone and local infrastructure within Neighborhood D South. Phase 1 grading activities began in late 2020, with the Phase 1 component expected to be complete in 2023. Phase 2 design and construction will

coincide with the timing of future development within Neighborhood D South. *New public streets include Compass Ave, Helber Way, Peebler Way, Swaim Way, Veterans Way and extensions of Flight Way and Airship Ave.*

- Park Avenue – Victory Road to Jamboree Road Southbound Off-ramp – This project has been completed. The portion from Victory Road to Moffett Drive has been completed.
- Park Avenue widening - Tustin Ranch Road to Warner Avenue: This project adds a second through lane along Park Avenue. This project has been completed.
- Peter’s Canyon Channel – Channel widening from SCRRA/OCTA railroad track to Warner Avenue has been completed.
- Peters Canyon Channel – In August 2017, the City entered into an agreement with the Orange County Flood Control District (OCFCD) and the County of Orange to amend Agreement D02-119 that pertains to the construction of Peters Canyon improvements. This amendment stipulates that Peters Canyon improvements shall commence prior to the issuance of certificates of use and occupancy for the 1401st residential unit or certificate of occupancy. The channel widening project *has been completed.*
- Peter’s Canyon Bike Trail – Trail construction in conjunction with Peter’s Canyon Channel widening project has been completed.
- Red Hill Avenue – Edinger Avenue to Barranca Parkway: The widening of northbound Red Hill Avenue to accommodate a fourth lane and installation of a raised median has been completed.
- Tustin Field I Bike – Trail on North side of Project: This project has been completed.
- Tustin Ranch Road extension – Warner Avenue to Walnut Avenue: This project has been completed.
- Tustin Ranch Road – Barranca Parkway to Warner Avenue: This project has been completed.
- Valencia Avenue – Kensington Park Drive to Tustin Ranch Road: This project has been completed.
- Valencia Avenue – Red Hill Avenue to Kensington Park Drive: This project has been completed.
- Victory Road (formerly Bell Avenue) – Red Hill Avenue to Armstrong Avenue: This project has been completed.
- Victory Road (formerly Legacy Road) – Tustin Ranch Road to Park Avenue. This project has been completed.
- Warner Avenue – Red Hill Avenue to Tustin Ranch Road: This project has been completed.

- Warner Avenue – Tustin Ranch Road to east of Park Avenue: Warner Avenue has been re-stripped to accommodate a third lane through the intersection of Park Avenue. This project has been completed.

Status of Mitigation:

Attached to this report is a table that shows the status of implementation and mitigation measures listed in the MMRP.

**MITIGATION MONITORING AND REPORTING PROGRAM
TUSTIN LEGACY
Revised February 2022**

The following are measures included in the Final EIS/EIR, Final Supplement #2, Final Supplement #1, and Addendum for the disposal and reuse of MCAS Tustin that identifies both mitigation and implementation measures. Implementation measures are to be required where environmental impacts are less than significant, but supported the proposed development within the reuse plan area concurrent with demand. Both implementation and mitigation measures are identified in the adopted Mitigation and Monitoring Report Program, Final Supplement #2, Final Supplement #1, and Addendums (Resolution Nos. 00-90, 04-77, 06-43, 13-32, and 17-23) and are equally enforceable.

Measure	Timing and Implementation	Mitigation Compliance Responsibility	Mitigation Monitoring and Enforcement Responsibility	Status
Mitigation Measures for Land Use				
LU-1.	The City of Tustin shall amend its General Plan and zoning ordinance to be consistent with planned land uses. Any zoning ordinance shall include site design measures such as buffering, landscaping, screening, and setbacks, to ensure high quality development and compatibility between land uses. The goal is to assure that the overall appearance of development on the site is at least similar in quality to other master planned areas in Tustin and other adjacent cities.	Prior to a final map recordation (except for financing and re-conveyance purposes) within the Reuse Plan Area within the City of Tustin.	City of Tustin	<p>Community Development Department (Tustin)</p> <p>Completed through adoption of Resolution No. 00-91 on January 16, 2001, for General Plan Amendment 00-001 and through adoption of the MCAS Tustin Specific Plan through Ordinance No. 1257 on February 3, 2003.</p> <p>On April 3, 2006, the City Council adopted Resolution No. 06-43 approving an addendum to the Final Environmental Impact Statement/ Environmental Impact Report for the Disposal and Reuse of MCAS Tustin and Zone Change 05-002 through Ordinance No. 1311.</p> <p>On May 13, 2013, the City Council adopted Resolution No. 13-32 approving an addendum to the Final Environmental Impact Statement/ Environmental Impact Report for the Disposal and Reuse of MCAS Tustin and Specific Plan Amendment 2013-0001 through Ordinance No. 1432.</p>

	Measure	Timing and Implementation	Mitigation Compliance Responsibility	Mitigation Monitoring and Enforcement Responsibility	Status
					On July 5, 2017, the City Council adopted Resolution No. 17-23 certifying a Supplement (Final Supplement #2) and adopting the revised Mitigation Monitoring Report Program to the FEIS/EIR.
LU-2.	The City of Irvine shall amend its General Plan and zoning ordinance to be consistent with planned land uses. Any zoning ordinance shall include site design measures such as buffering, landscaping, screening, and setbacks, to ensure high quality development and compatibility between land uses. The goal is to assure that the overall appearance of development on the site is at least similar in quality to other master planned areas in Tustin and other adjacent cities.	Prior to a final map recordation (except for financing and re-conveyance purposes) within the Reuse Plan Area within the City of Irvine.	City of Irvine	Community Development Department (Irvine)	Complete
(a)	The City of Tustin or City of Irvine, as appropriate, shall ensure that infrastructure is constructed in phases as triggered by identified thresholds in Table 4-2 of the revised Specific Plan Phasing Plan, Phasing Plan Requirements (see Table 4-2 at the end of this Mitigation Monitoring and Reporting Program). The Phasing Plan provides an organizational framework to facilitate development of the reuse plan area in tandem with infrastructure necessary to support the planned development.	See Table 4.3-1 of the Final EIS/EIR or Table 4-2 at the end of this Mitigation Monitoring and Reporting Program for each specific triggering mechanism.	City of Tustin and/or City of Irvine, as applicable	Community Development Department/ Public Works (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District The project complies with phasing requirements; all infrastructure improvements were included in DDA 04-02, or as conditioned by Resolution Nos. 04-73, 04-74, 3920, 3921, 3922, 3923, and 3924. • Columbus Grove (Tract 16582) The project complies with phasing requirements; all subdivision infrastructures will be provided or paid for by the applicant as conditioned by Resolution Nos. 3946 and 3947. Public improvements are complete. As required by the EIS/EIR, the City entered into a Cooperative Agreement with the Marble Mountain Partners to ensure the developer's responsibility for payment or construction of Tustin

Measure	Timing and Implementation	Mitigation Compliance Responsibility	Mitigation Monitoring and Enforcement Responsibility	Status
<p>(As amended by Addendum)</p> <p>This framework reflects the fact that each component of the infrastructure has its own threshold for accommodating additional development toward build-out of the reuse plan area. The triggering mechanisms that identify timing of key infrastructure provisions are summarized in Table 4-2 of the revised Specific Plan Phasing Plan, Phasing Plan Requirements (see Table 4-2 at the end of this Mitigation Monitoring and Reporting Program).</p>				<p>Legacy Infrastructure and subsequently entered into an Acquisition and Funding Agreement as part of Assessment District No. 06-01 (Tustin Legacy/Columbus Villages) for funding and construction obligations of developer for required Tustin Legacy Infrastructure.</p> <ul style="list-style-type: none"> • Columbus Square (Tract 16581) The project complies with the phasing requirement; the applicant, as conditioned by Resolution Nos. 3952 and 3953, will provide all subdivision infrastructures. Public improvements are complete. As required by the EIS/EIR, the City entered into a Cooperative Agreement with the Marble Mountain Partners to ensure the developer’s responsibility for payment or construction of Tustin Legacy Infrastructure and subsequently entered into an Acquisition and Funding Agreement as part of Assessment District No. 06-01 (Tustin Legacy/Columbus Villages) for funding and construction obligations of developer for required Tustin Legacy Infrastructure. • RSCCD (Sheriff’s Training Academy) The infrastructure to support the project was constructed concurrently with the project. • Village of Hope The project complies with infrastructure phasing requirements in the EIS/EIR. • Tustin Family Campus The project complies with phasing infrastructure requirements in the EIS/EIR.

Measure	Timing and Implementation	Mitigation Compliance Responsibility	Mitigation Monitoring and Enforcement Responsibility	Status
				<ul style="list-style-type: none"> • SOCCCD (ATEP) The infrastructure to support Phase 1 of the on-site project was constructed concurrently with the project; additional infrastructure to support future phases will be required to be constructed prior to or concurrently with future phases. • Amalfi Apartment Homes – Irvine Company The infrastructure to support the project was constructed concurrently with the project pursuant to the DDA. • Anton Legacy – St. Anton Partners The infrastructure to support the project was constructed concurrently with the project pursuant to the DDA. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) The project complies with phasing requirements as conditioned by City Council Resolution No. 14-14 and DDA 2013-03. • The Village at Tustin Legacy – Regency Centers The infrastructure to support the project was constructed concurrently with the project pursuant to the DDA and required infrastructure is complete. • Orange County Animal Care Facility The infrastructure to support the project was constructed concurrently with the project and the project is complete.

Measure	Timing and Implementation	Mitigation Compliance Responsibility	Mitigation Monitoring and Enforcement Responsibility	Status
				<ul style="list-style-type: none"> • Army Reserve Center The infrastructure to support the project was constructed concurrently with the project and the project is complete. • Flight at Tustin Legacy – Flight Venture LLC The infrastructure to support the project was constructed concurrently with the project pursuant to the DDA. • Tustin Legacy Linear Park The infrastructure to support the project has been constructed. • Veterans Sports Park The infrastructure to support the project has been constructed. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) The infrastructure to support the project has been constructed concurrently with the project, pursuant to the DDA. • <i>The Landing at Tustin Legacy</i>– Brookfield Homes Southern California LLC The infrastructure to support the project <i>is being</i> constructed concurrently with the project, pursuant to the DDA.

	Measure	Timing and Implementation	Mitigation Compliance Responsibility	Mitigation Monitoring and Enforcement Responsibility	Status
					<ul style="list-style-type: none"> • Remaining Development Sites Pursuant to the Tustin Legacy Disposition Strategy, infrastructure and phasing obligations have been assigned to each Disposition Package based upon respective site needs and anticipated development sequencing to comply with the FEIS/EIR.

(b)	<p>Prior to a final map recordation (except for financing and re-conveyance purposes), the development applicant shall enter into an agreement with the City of Tustin and City of Irvine and any appropriate regional utility agencies, districts, and providers, as applicable, to dedicate all easement, right-of-ways, or other land determined necessary to construct adequate utility infrastructure and facilities to serve the project as determined by the City, Agency, District, or other providers.</p>	<p>Prior to final map recordation (except for financing and re-conveyance purposes).</p>	<p>Project developer</p>	<p>Community Development Department (Tustin and/or Irvine, as applicable)</p>	<ul style="list-style-type: none"> • The District All dedications required by DDA 04-02, or as conditioned by Resolution Nos. 04-73, 04-74, 3920, 3921, 3922, 3923, and 3924 were included and recorded with the final map. • Tustin Field I (Tract 16474) All dedications required by Condition 6.1 of Resolution No. 3863 were included and recorded with the final map. • Tustin Field II (Tract 16507) All required easements by Condition 11.1 of Resolution No. 3885 were dedicated with recordation of Final Map 16507. • Columbus Grove (Tract 16582) All dedications required by Condition 3.3 of Resolution No. 3946 were included in the recorded final map. • Columbus Square (Tract 16581) Required dedications, as per Resolution No. 3952, were included in the final map and were recorded in March 2006.
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					<ul style="list-style-type: none"> <p>• SOCCCD (ATEP) All easements for Phase I project have been recorded; however, dedication of easements, rights-of-way, or other land determined necessary to construct adequate utility infrastructure and facilities to serve future phases of development as determined by the City, SOCCCD or other utility providers will need to be defined with each phase and recorded.</p> <p>• RSCCD (Sheriff's Training Academy) All easements have been recorded for the Sheriff's Training Facility; however, dedication of easements, rights-of-way, or other land determined necessary to construct adequate utility infrastructure and facilities to serve future phases of development as determined by the City, RSCCD or other utility providers will need to be defined with any future phase and recorded.</p> <p>• Village of Hope All easements have been recorded. Requirement fulfilled.</p> <p>• Amalfi Apartment Homes – Irvine Company All required easements have been recorded pursuant to DDA 2012-001.</p> <p>• Anton Legacy – St. Anton Partners All required easements have been recorded pursuant to DDA 2012-002.</p> <p>• Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Required dedications as per Resolution No. 17-57 were included in the final map recorded on June 21, 2018.</p>
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				<ul style="list-style-type: none"> • The Village at Tustin Legacy – Regency Centers Required dedications as per Resolution No. 15-58 were included in the final map recorded on July 20, 2016. • Orange County Animal Care Facility Recordation of required easements are the responsibility of the County of Orange. • Army Reserve Center Recordation of required easements are the responsibility of the federal government. • Flight at Tustin Legacy – Flight Venture LLC Required dedications pursuant to Resolution No. 16-61 and the DDA were included in the final map recorded on June 27, 2017 and other instruments. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Required dedications pursuant to Resolution No. 17-57 and the DDA have been included in the final tract map recorded on June 21, 2018 and other current and future instruments. • <i>The Landing at Tustin Legacy</i> – Brookfield Homes Southern California LLC Required dedications pursuant to Resolution No. 19-54 and the DDA have been included in the <i>final tract map recorded on August 26, 2021</i> • Remaining Development Sites
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					<p>The Final Sector B Map for Neighborhood E (Final Map 17144) and Neighborhoods B, D, and G (Final Map 17404 and 18197) for Conveyance Purposes Only have been approved. Dedication of easements, right-of-ways, or other land determined necessary to construct adequate utility infrastructure and facilities to serve future phases of development as determined by the City or other utility providers, will also need to be defined with each future phase and recorded as may be deemed necessary upon completion for each Disposition Parcel pursuant to the Disposition Strategy.</p>
(c)	<p>Prior to any final map recordation (except for financing and conveyance purposes), the development applicant shall enter into a secured agreement with the cities of Tustin and/or Irvine, as applicable, to participate on a pro-rated basis in construction of capital improvements necessary to provide adequate utility facilities.</p>	<p>Prior to final map recordation (except for financing and re-conveyance purposes).</p>	<p>Project developer</p>	<p>Community Development Department (Tustin and/or Irvine, as applicable)</p>	<ul style="list-style-type: none"> • The District DDA capital improvement obligations have been satisfied per CFD 07-01, per DDA 04-02, and the Infrastructure and Construction Payment Agreement and Amendments. • Tustin Field I (Tract 16474) DDA capital improvement obligations have been satisfied per CFD 04-1. • Tustin Field II (Tract 16507) DDA capital improvement obligations have been satisfied per CFD 04-1. • Columbus Square (Tract 16581) and Columbus Grove (Tract 16582) Per the Cooperative Agreement and CFD 06-01, developer has met their current obligation to fund necessary capital improvements. • SOCCCD (ATEP) Pursuant to the Development Agreement and Restated and Amended (Conveyance) Agreement, SOCCCD is required to construct all on-site improvements; however, the City has exempted SOCCCD from City CFD funded Tustin Legacy

				<p>Infrastructure costs for the primary educational uses (Land Use Category 1) while it requires payment of its Fair Share of Infrastructure fees for non-educational uses (Land Use Category 2), and is still subject to assessments from outside utility purveyors regardless of the use of project and would be responsible for any costs that are necessary if SOCCCD proposes to modify or alter existing Tustin Legacy Infrastructure.</p> <ul style="list-style-type: none"> • RSCCD (Sheriff's Training Academy) The initial Sheriff's Training Facility project is complete, including all on-site improvements by RSCCD. RSCCD capital improvement costs for public uses are exempt from Tustin Legacy Infrastructure obligation; however, RSCCD is still subject to assessments from outside utility purveyors. A portion of the site remains undeveloped and could involve a subsequent future phase. In such case, RSCCD will be responsible for any necessary on-site infrastructure. • Village of Hope Project is complete, including all on-site improvements by Village of Hope. An agreement was executed and provided the necessary dedications to ensure emergency access and construction of required utility infrastructure from an adjacent property owner (SOCCCD). • Amalfi Apartment Homes – Irvine Company DDA capital improvement obligations have been satisfied, Fair Share payment made. • Anton Legacy – St. Anton Partners DDA capital improvement obligations have been satisfied, Fair Share payment made. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes)
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					<p>DDA capital improvement obligations have been satisfied, Fair Share payment made.</p> <ul style="list-style-type: none"> • The Village at Tustin Legacy – Regency Centers DDA capital improvement obligations have been satisfied, Fair Share payment made. • Orange County Animal Care Facility The City of Tustin has a cooperative agreement with the County of Orange. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs. • Army Reserve Center The City of Tustin has a land exchange agreement with the Secretary of the Army. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs. • Flight at Tustin Legacy – Flight Venture LLC DDA capital improvement obligations have been satisfied, Fair Share payment made. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) DDA capital improvement obligations have been satisfied via Tustin Legacy Infrastructure Program Fair Share payment. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC
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					<p>DDA capital improvement obligations <i>have</i> satisfied via Tustin Legacy Infrastructure Program Fair Share payment.</p> <ul style="list-style-type: none"> • Remaining Development Future developers will be required to participate on a pro-rated basis in funding and/or construction of capital improvements necessary to provide adequate utility facilities, as determined by the City in conjunction with any subsequent developer agreements entered into between the City and developers.
(d)	Prior to the issuance of permits for any public improvements or development project, a development applicant shall submit to the City of Tustin and City of Irvine, as applicable, information from IRWD which outlines required facilities necessary to provide adequate potable water and reclaimed water service to the development.	Prior to the issuance of permits for any public improvements or development project.	Project developer	Community Development Department (Tustin and/or Irvine, as appropriate)	<ul style="list-style-type: none"> • The District Will serve letter is on-file. All utilities are provided. • Tustin Field I (Tract 16474) Will serve letter is on-file. All utilities are provided. • Tustin Field II (Tract 16507) Will serve letter is on-file. All utilities are provided. • Columbus Grove (Tract 16582) Will serve letter is on-file. All utilities are provided. • Columbus Square (Tract 16581) Will serve letter is on-file. All utilities are provided. • SOCCCD (ATEP) IRWD has determined there will be adequate facilities to serve Phase 1 of the project; a will serve letter will need to be submitted for all future phases of development. • Tustin Family Campus IRWD has determined there will be adequate facilities to serve the project. All utilities are provided. • RSCCD (Sheriff's Training Academy)

					<p>IRWD has determined there will be adequate facilities to serve the Sheriff's Training Facility project; however, IRWD will need to determine if adequate facilities will be available for any future phases.</p> <ul style="list-style-type: none"> • Village of Hope Will serve letter is on-file. All utilities are provided. • Amalfi Apartment Homes – Irvine Company Will serve letter is on-file. All utilities are provided. • Anton Legacy – St. Anton Partners Will serve letter is on-file. All utilities are provided. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Will serve letter is on-file. All utilities are provided. • The Village at Tustin Legacy – Regency Centers Will serve letter is on-file. All utilities are provided. • Orange County Animal Care Facility Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project Complete. All utilities provided. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete. All utilities provided. • Flight at Tustin Legacy – Flight Venture LLC Will-serve letter is on file and improvements constructed. The project is complete. • Tustin Legacy Linear Park
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					<p>Not applicable to this site.</p> <ul style="list-style-type: none"> • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Will serve letter is on file. Improvements are <i>complete</i>. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Will serve letter is on file. <i>Improvements are under construction</i>. • Remaining Development An Irvine Ranch Water District (IRWD) Sub Area Master Plan (SAMP) is currently in place. Future developer(s) will be required to provide a will serve letter in conjunction with any future entitlement applications.
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(e)	Prior to the issuance of building permits, the project developer shall ensure that fire hydrants capable of flows in amounts approved by the OCFA are in place and operational to meet fire flow requirements. (As amended by Addendum)	Prior to the issuance of the certificates of use and occupancy.	Project developer	Community Development Department (Tustin and/or Irvine, as appropriate); OCFA	<ul style="list-style-type: none"> • The District Fire master plan approved and all fire hydrants were installed and inspected by OCFA. • Tustin Field I (Tract 16474) Fire master plan approved and all fire hydrants were installed and inspected by OCFA. • Tustin Field II (Tract 16507) Fire master plan approved and all fire hydrants were installed and inspected by OCFA. • Columbus Grove (Tract 16582) Fire master plan approved and all fire hydrants were installed and inspected by OCFA. • Columbus Square (Tract 16581) Fire master plan approved and all fire hydrants were installed and inspected by OCFA. • Tustin Family Campus OCFA has determined that the project plans and data show adequate flows to serve the project. • SOCCCD (ATEP) OCFA has determined that the project plans and data show adequate flows to serve Phase 1 of the project; OCFA will need to determine adequate flows for all future phases. • RSCCD (Sheriff's Training Academy) OCFA has determined that the project plans and data show adequate flows to serve the initial Sheriff's Training Facility project; however, OCFA will need to determine adequate flows will be available for any future phases. • Village of Hope Fire master plans reviewed and approved by OCFA.
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					<ul style="list-style-type: none"> • Amalfi Apartment Homes – Irvine Company Fire master plan approved and fire hydrants were installed and inspected by OCFA. • Anton Legacy – St. Anton Partners Fire master plan approved and all fire hydrants were installed and inspected by OCFA. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Fire master plan approved and all fire hydrants were installed and inspected by OCFA. • The Village at Tustin Legacy – Regency Centers Fire master plan approved by OCFA and fire hydrants were installed and inspected by OCFA. • Orange County Animal Care Facility Fire master plan approved by OCFA and fire hydrants were installed and inspected by OCFA. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC Fire master plan has been approved and improvements have been constructed. Construction is complete. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic)
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					<p>A fire master plan has been approved and improvements are complete.</p> <ul style="list-style-type: none"> • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC A fire master plan has been approved and improvements are <i>under construction</i>.
(f)	<p>Prior to the issuance of permits for any public improvements or development project, a development applicant shall submit to the City of Tustin and City of Irvine, as applicable, information from IRWD or the City of Tustin which outlines required facilities necessary to provide adequate sanitary sewage service to the development.</p>	<p>Prior to the issuance of permits for any public improvements or development project.</p>	<p>Project developer</p>	<p>Community Development Department (Tustin and/or Irvine, as applicable)</p>	<ul style="list-style-type: none"> • The District IRWD and OCSD approval letters were provided. All on-site utilities have been constructed. • Tustin Field I (Tract 16474) IRWD and OCSD approval letters were provided. All on-site utilities are constructed. • Tustin Field II (Tract 16507) IRWD and OCSD approval letters were provided. All on-site utilities are constructed. • Columbus Grove (Tract 16582) IRWD and OCSD approval letters were provided. All on-site utilities are constructed. • Columbus Square (Tract 16581) IRWD and OCSD approval letters were provided. All on-site utilities are constructed. • Tustin Family Campus IRWD and OCSD have determined there will be adequate facilities to serve the project. All on-site utilities are constructed. • SOCCCD (ATEP) IRWD and OCSD have determined there will be adequate facilities to serve the Phase 1 project; determinations will be made for all future phases. • RSCCD (Sheriff's Training Academy)

					<p>IRWD and OCSD have determined there will be adequate facilities to serve the initial Sheriff's Training Facility project; however, IRWD and OCSD will need to determine adequate facilities will be available for any future phases.</p> <ul style="list-style-type: none"> • Village of Hope IRWD and OCSD approval letters were provided. All on-site utilities are complete. • Amalfi Apartment Homes – Irvine Company IRWD approval letter was provided. All on-site utilities are constructed. • Anton Legacy – St. Anton Partners IRWD approval letter was provided. All on-site utilities are constructed. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) IRWD approval letter was provided. All on-site utilities are constructed. • The Village at Tustin Legacy – Regency Centers IRWD approval letter was provided. All on-site utilities are constructed. • Orange County Animal Care Facility Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project is complete. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete.
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					<ul style="list-style-type: none"> • Flight at Tustin Legacy – Flight Venture LLC Will-serve letter on-file. Utilities are constructed. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) IRWD approval letter was provided. All on-site utilities are constructed. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC IRWD approval letter was provided. Improvements are under construction.
(g)	Prior to the issuance of grading permits or approval of any subdivision map (except for financing and re-conveyance purposes), whichever occurs first, for development within the 100-year flood plain, grading and drainage systems shall be designed by the project developer such that all building pads would be safe from inundation from runoff from all storms up to and including the theoretical 100-year storm, to the satisfaction of the City of Tustin Building Division or the Irvine Public Works Department, as applicable. Grading permits or subdivision maps generated for financing and conveyance purposes are exempt.	Prior to the issuance of grading permits or approval of any subdivision map (except for financing and re-conveyance purposes), whichever occurs first.	Project developer	Tustin Building Division or the Irvine Public Works Department, as applicable	<ul style="list-style-type: none"> • The District Not applicable - Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Tustin Field I (Tract 16474) Not applicable - Site not within the 100-year flood plain FEMA Map dated December 3, 2009). • Tustin Field II (Tract 16507) Not applicable - Site not within the 100-year flood plain FEMA Map dated December 3, 2009). • Columbus Grove (Tract 16582) Not applicable - Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Columbus Square (Tract 16581) Not applicable - Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Tustin Family Campus

					<p>Not applicable - Site not within the 100-year flood plain (FEMA Map dated December 3, 2009).</p> <ul style="list-style-type: none"> • SOCCCD (ATEP) Not applicable - Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • RSCCD (Sheriff's Training Academy) Not applicable - Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Village of Hope Not applicable - Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Amalfi Apartment Homes – Irvine Company Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Anton Legacy – St. Anton Partners Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Not applicable - Site not within the 100-year flood plain FEMA Map dated December 3, 2009). • The Village at Tustin Legacy – Regency Centers Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Orange County Animal Care Facility Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Army Reserve Center
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					<p>Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009).</p> <ul style="list-style-type: none"> • Flight at Tustin Legacy – Flight Venture LLC Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Tustin Legacy Linear Park Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Veterans Sports Park Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Legacy Magnet Academy – TUSD Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Remaining Development Not applicable - Site not within the 100-year flood plain (FEMA Map dated December 3, 2009).
(h)	Prior to construction of regional flood control facilities, appropriate state and federal approvals, including agreements and permits, shall be obtained. These include but are not limited to Regional Water Quality Control Board permits,	Prior to construction of regional flood control facilities.	Project developer	Public Works Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • Remaining Development TLCP previously obtained the 401, 404, and 1602 permits for regional flood control channel improvements; however, the majority of the permit responsibilities affecting construction of Peters Canyon Channel improvements between Tustin

	<p>including NPDES permits; Section 401 water quality certifications; Section 404 permits from the USACOE, and Section 1601 or 1603 agreements from the CDFG in a manner meeting the approval of the City of Tustin and the Irvine Public Works Department, as applicable.</p> <p>(As amended by Addendum)</p>				<p>City limits southerly to Barranca Parkway were transferred directly from TLCP to Tustin Vista Partners, LLC, a Delaware limited liability company, on May 6, 2008. Upon termination of the DDA between the City and TLCP in July 2010, the 401, 404, and 1062 permits affecting the Master Development Footprint in the City of Tustin were assigned to the City of Tustin until such time the permit(s) and/or applicable mitigation responsibilities can be assigned to subsequent developer(s) in the future.</p> <ul style="list-style-type: none"> • The District Have received 401, 404, and 1601 permits for regional flood control channel improvements. • SOCCCD (ATEP) Regional permits not required for Phase 1 of project and applicable clearances have been obtained in 2011 for the balance of the site.
(i)	<p>Prior to issuance of any grading permit or approval of any subdivision map (except for financing and conveyance purposes), for any development that is either partially or completely located within the 100-year flood plain of the Flood Insurance Rate Map, the development applicant shall submit all required documentation to the FEMA and demonstrate that the application for a Conditional Letter of Map Revision for changes to the 100-year flood plain is satisfied in a manner meeting the approval of each respective city, as applicable.</p>	<p>Prior to issuance of any grading permit or approval of any subdivision map (except for financing and conveyance purposes).</p>	<p>Project developer</p>	<p>Tustin Building Division or the Irvine Public Works Department, as applicable</p>	<ul style="list-style-type: none"> • The District Site not within the 100- year flood plain (FEMA Map dated December 3, 2009). • Tustin Field I (Tract 16474) Site not within the 100- year flood plain (FEMA Map dated December 3, 2009). • Tustin Field II (Tract 16507) Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Columbus Grove (Tract 16582) Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Columbus Square (Tract 16581)

				<p>Not applicable. Site not within the 100- year flood plain (FEMA Map dated February 18, 2004).</p> <ul style="list-style-type: none"> • Tustin Family Campus Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • SOCCCD (ATEP) Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • RSCCD (Sheriff's Training Academy) Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Village of Hope Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Amalfi Apartment Homes – Irvine Company Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Anton Legacy – St. Anton Partners Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • The Village at Tustin Legacy – Regency Centers Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). <ul style="list-style-type: none"> • Orange County Animal Care Facility
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					<p>Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009).</p> <ul style="list-style-type: none"> • Army Reserve Center Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Flight at Tustin Legacy – Flight Venture LLC Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Tustin Legacy Linear Park Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Veterans Sports Park Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Legacy Magnet Academy – TUSD Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Not applicable – Site not within the 100-year flood plain (FEMA Map dated December 3, 2009). • Remaining Development Not applicable. Site not within the 100-year flood plain (FEMA Map dated December 3, 2009).
(j)	Prior to the approval of any applicable subdivision map (except for financing	Prior to the approval of any	Project Developer	Public Works Department	<ul style="list-style-type: none"> • The District

	<p>and conveyance purposes), the developer - applicant shall design and construct local drainage systems for conveyance of the 10-year runoff. If the facility is in a local sump, it shall be designed to convey the 25-year runoff.</p>	<p>applicable subdivision map (except for financing and conveyance purposes).</p>		<p>(Tustin and/or Irvine, as applicable)</p>	<p>The required local drainage systems have been designed and completed.</p> <ul style="list-style-type: none"> • Tustin Field I (Tract 16474) Hydrology Plan approved and improvements installed. • Tustin Field II (Tract 16507) Hydrology Plan approved and improvements installed. • Columbus Square (Tract 16581) Hydrology Plan approved and improvements installed. • Tustin Family Campus Hydrology Plan approved and improvements installed. • SOCCCD (ATEP) Hydrology Plan approved and improvements installed for Phase 1 of the project; however, a hydrology plan must be submitted and approved by the City and improvements installed in conjunction with future plans. • RSCCD (Sheriff's Training Academy) Hydrology Plan approved and improvements installed for the initial Sheriff's Training Facility; however, a Hydrology Plan will need to be approved and improvements installed for any future phases of development. • Village of Hope Hydrology Plan approved and improvements installed. • Amalfi Apartment Homes – Irvine Company
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					<p>Hydrology Plan approved and improvements installed.</p> <ul style="list-style-type: none"> • Anton Legacy – St. Anton Partners Hydrology Plan approved and improvements installed. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Hydrology Plan approved and improvements installed. • The Village at Tustin Legacy – Regency Centers Hydrology Plan approved and improvements installed. • Orange County Animal Care Facility Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project Complete. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC Hydrology plan approved and improvements installed. • Tustin Legacy Linear Park Hydrology plan approved under the original master drainage plan for Tustin Legacy. Installation occurred in accordance with the approved plans. • Veterans Sports Park
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					<p>Hydrology plan approved under the original master drainage plan for Tustin Legacy. Installation occurred in accordance with the approved plans.</p> <ul style="list-style-type: none"> • Legacy Magnet Academy – TUSD The City of Tustin conducted rough grading for this project. All building permits for the construction of the facility will be issued and inspected by the State of California. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Hydrology plan approved and improvements <i>are complete</i>. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC <i>Hydrology plan approved and improvements under construction.</i>
(k)	Prior to any grading for any new development, the following drainage studies shall be submitted to and approved by the City of Tustin, City of Irvine, and/or OCFCD, as applicable:	Prior to any grading for any new development.	Project Developer	Building Division or Public Works Department (Tustin and/or Irvine, as applicable)	
	(1) A drainage study including diversions (i.e., off-site areas that drain onto and/or through the project site), with justification and appropriate mitigation for any proposed diversion.	Prior to any grading for any new development.	Project Developer	Tustin Building Division or Public Works Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District The Hydrology Plan for the project was approved and construction on a majority of the systems have been included with exception of certain Barranca storm drain channel improvements which are required by the Fifth DDA amendment and Fifth Amendment to the Infrastructure and Payment Agreement but have not yet been completed. Warner Avenue storm drain improvements were completed in 2013.

					<ul style="list-style-type: none"> • Tustin Field I (Tract 16474) The Hydrology Plan for the project was approved and improvements were installed. • Tustin Field II (Tract 16507) The Hydrology Plan for the project was approved and improvements were installed. • Columbus Grove (Tract 16582) The Hydrology Plan for the project was approved and improvements were installed. • Columbus Square (Tract 16581) The Hydrology plan for the project was approved and improvements were installed. • Tustin Family Campus Grading and drainage plans approved by the City. Construction of the project is complete. • SOCCCD (ATEP) Grading and drainage plans approved by the City and improvements installed for Phase 1 of project; however, grading and drainage plans will need to be submitted and approved by the City and improvements installed in conjunction with future phases. • RSCCD (Sheriff's Training Academy) Grading and drainage plans approved by the City and improvements installed for the initial Sheriff's Training Facility; however, grading and drainage plans will need to be approved by the City and improvements installed for any future phases. • Village of Hope The Hydrology Plan for the project was approved and construction is complete. • Amalfi Apartment Homes – Irvine Company
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					<p>Grading and drainage plans have been approved by the City and construction is complete.</p> <ul style="list-style-type: none"> • Anton Legacy – St. Anton Partners Grading and drainage plans have been approved by the City and construction is complete. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Grading and drainage plans for the project were approved, and the grading permit was finalized in Summer 2019. • The Village at Tustin Legacy – Regency Centers Grading and drainage plans for the project were approved and construction is complete with exception of the acute care hospital building. • Orange County Animal Care Facility Rough grading and drainage plans have been approved by the City and building permits for the construction of the facility, including a precise grading permit, were issued and inspected by the County of Orange. Project was completed in late 2017 and opened to the public in Spring 2018. • Army Reserve Center The City of Tustin issued a rough grading permit for this project. All other building permits for the construction of the facility, including a precise grading permit, are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC Grading and drainage plans were approved and the project is <i>complete</i>. • Tustin Legacy Linear Park
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					<p>Drainage plan approved under the original master drainage plan for Tustin Legacy. Installation for Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) occurred in accordance with the approved plans.</p> <ul style="list-style-type: none"> • Veterans Sports Park Drainage plan approved under the original master drainage plan for Tustin Legacy. Installation occurred in accordance with the approved plans. • Legacy Magnet Academy – TUSD The City of Tustin conducted rough grading for this project. All building permits for the construction of the facility will be issued and inspected by the State of California. <i>First phase is complete.</i> • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Grading and drainage plans have been approved by the City and improvements are <i>complete</i>. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC <i>Grading and drainage plans have been approved by the City and improvements are under construction.</i> • Remaining Development City and/or future developer(s) will assume responsibility to submit detailed information for all phases during the entitlement application phases for Neighborhoods B, D, E and G, as determined necessary.
	(2) A drainage study evidencing that proposed drainage patterns would not result in increased 100-year peak discharges within and downstream of the project limits,	Prior to any grading for any new development.	Project Developer	Tustin Building Division or Public Works Department (Tustin and/or	<ul style="list-style-type: none"> • The District The Hydrology Plan for the project was approved and improvements installed. • Tustin Field I (Tract 16474)

	<p>and would not worsen existing drainage conditions at storm drains, culverts, and other street crossings including regional flood control facilities. The study shall also propose appropriate mitigation for any increased runoff causing a worsening condition of any existing facilities within or downstream of project limits. Implementation of appropriate interim or ultimate flood control infrastructure construction must be included.</p>			<p>Irvine, as applicable)</p>	<p>The Hydrology Plan for the project was approved and improvements were installed.</p> <ul style="list-style-type: none"> • Tustin Field II (Tract 16507) The Hydrology Plan for the project was approved and improvements were installed. • Columbus Grove (Tract 16582) The Hydrology Plan for the project was approved and improvements were installed. • Columbus Square (Tract 16581) The Hydrology plans for the project have been reviewed and approved and improvements were installed. • Tustin Family Campus The Hydrology Plan for the project was approved and improvements were installed. • SOCCCD (ATEP) Grading and drainage plans approved by the City and improvements installed for Phase 1 of the project; however, grading and drainage plans will need to be submitted and approved by the City and improvements installed in conjunction with future phases. • RSCCD (Sheriff's Training Academy) Grading and drainage plans approved by the City and improvements installed for the initial Sheriff's Training Facility; however, grading and drainage plans will need to be approved by the City and improvements installed for any future phases. • Village of Hope The Hydrology Plan for the project was approved and construction is complete.
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					<ul style="list-style-type: none"> • Amalfi Apartment Homes – Irvine Company Grading and drainage plans have been approved by the City and construction is complete. • Anton Legacy – St. Anton Partners Grading and drainage plans have been approved by the City and construction is complete • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Grading and drainage plans have been approved by the City and the grading permit was finalized in Summer 2019. • The Village at Tustin Legacy – Regency Centers Grading and drainage plans have been approved by the City and construction is complete. • Orange County Animal Care Facility The City of Tustin issued a rough grading permit for this project. All other building permits for the construction of the facility, including a precise grading permit, were issued and inspected by the County of Orange. Project was completed in late 2017 and opened to the public in Spring 2018. • Army Reserve Center The City of Tustin issued a rough grading permit for this project. All other building permits for the construction of the facility, including a precise grading permit, are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC Grading and drainage plans have been approved by the City and project is complete. • Tustin Legacy Linear Park
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					<p>The City of Tustin conducted grading and drainage for Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) of the project and construction for Phase 1 and 2 of project is complete; however, grading and drainage plans will need to be submitted and approved by the City and improvements installed for any future phases.</p> <ul style="list-style-type: none"> • Veterans Sports Park The City of Tustin conducted grading for this project and improvements <i>are complete</i>. • Legacy Magnet Academy – TUSD The City of Tustin conducted rough grading for this project. All building permits for the construction of the facility will be issued and inspected by the State of California. <i>First phase is complete</i>. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Grading and drainage plans have been approved by the City and improvements are <i>complete</i>. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC <i>Grading and drainage plans have been approved by the City and improvements are under construction</i>. • Remaining Development Drainage study complete. Developers will be required to submit a Hydrology Plan for compliance with the approved drainage study.
	(3) Detailed drainage studies indicating how, in conjunction with the drainage conveyance systems including applicable swales, channels, street flows, catch basins, storm drains, and flood water	Prior to any grading for any new development.	Project Developer	Tustin Building Division or Public Works Department (Tustin and/or	<ul style="list-style-type: none"> • The District The Hydrology Plan for the project was approved and improvements were installed. • Tustin Field I (Tract 16474)

	<p>retarding, building pads are made safe from runoff inundation which may be expected from all storms up to and including the theoretical 100-year flood.</p>			<p>Irvine, as applicable)</p>	<p>The Hydrology Plan for the project was approved and improvements were installed.</p> <ul style="list-style-type: none"> • Tustin Field II (Tract 16507) The Hydrology Plan for the project was approved and improvements were installed. • Columbus Grove (Tract 16582) The Hydrology Plan for the project was approved and improvements were installed. • Columbus Square (Tract 16581) The Hydrology Plan for the project was approved and improvements were installed. • Tustin Family Campus Grading and drainage plans have been approved by the City and improvements are complete. • SOCCCD (ATEP) Grading and drainage plans have been approved by the City and improvements completed for Phase 1 of the project; however, grading and drainage plans will need to be approved by the City and improvements installed for any future phases. • RSCCD (Sheriff's Training Academy) Grading and drainage plans have been approved by the City and improvements completed for the initial Sheriff's Training Facility; however, grading and drainage plans will need to be approved by the City and improvements installed for any future phases. • Village of Hope The Hydrology Plan for the project was approved and construction is complete. • Amalfi Apartment Homes – Irvine Company
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					<p>Grading and drainage plans have been approved by the City and construction is complete.</p> <ul style="list-style-type: none"> • Anton Legacy – St. Anton Partners Grading and drainage plans have been approved by the City and construction is complete. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Grading and drainage plans have been approved by the City and the grading permit was finalized in Summer 2019. • The Village at Tustin Legacy – Regency Centers Grading and drainage plans have been approved by the City and construction is complete. • Orange County Animal Care Facility Rough grading and drainage plans have been approved by the City and building permits for the construction of the facility, including a precise grading permit, were issued and inspected by the County of Orange. Project was completed in late 2017 and opened to the public in Spring 2018. • Army Reserve Center The City of Tustin issued a rough grading permit for this project. All other building permits for the construction of the facility, including a precise grading permit, are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC Grading and drainage plans have been approved by the City and the project is complete. • Tustin Legacy Linear Park
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					<p>The City of Tustin conducted grading and drainage for Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) of this project and construction for Phase 1 and 2 of project is complete; however, grading and drainage plans will need to be submitted and approved by the City and improvements installed for any future phases.</p> <ul style="list-style-type: none"> • Veterans Sports Park The City of Tustin conducted grading for this project and grading is complete. • Legacy Magnet Academy – TUSD The City of Tustin conducted rough grading for this project. All building permits for the construction of the facility will be issued and inspected by the State of California. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Hydrology plans have been approved by the City and improvements are <i>complete</i>. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC <i>Hydrology plans have been approved by the City and improvements are under construction</i> • Remaining Development: TLCP previously prepared a Hydrology study for initial phases of the project. Drainage plans were submitted for City review in Neighborhood E and will be submitted with future entitlement applications for Neighborhoods B, D, and G, as determined necessary.
(1)	Prior to approval of any subdivision map (except for financing or conveyance purposes), an agreement will be	Prior to approval of any subdivision map (except for	City of Tustin	Tustin Public Works Department,	<ul style="list-style-type: none"> • The District Agreement with OCFCD was executed on June 8, 2004, and is on file with Public Works Department.

	<p>executed with the OCFCD that provides for the identification and contribution of a project-specific Fair Share contribution toward the construction of ultimate flood control facilities needed to accommodate build-out of the affected project. Interim flood control facilities may be considered for approval provided such facilities meet OCFCD requirements. Nothing shall preclude the City of Tustin from transferring the obligation onto other project developers within the project area.</p>	<p>financing or conveyance purposes).</p>		<p>Tustin Economic Development Department</p>	<ul style="list-style-type: none"> • Tustin Field I (Tract 16474) Agreement with OCFCD executed on June 8, 2004. • Tustin Field II (Tract 16507) Agreement with OCFCD executed on June 8, 2004. • Columbus Grove (Tract 16582) Agreement with OCFCD was executed on June 8, 2004, and is on file with Public Works Department. • Columbus Square (Tract 16581) Not applicable to this site. • SOCCCD (ATEP) Agreements have been executed for Phase I project; however, SOCCCD may need to contribute a project-specific Fair Share toward the construction of ultimate flood control facilities needed to accommodate build-out of the affected project if the primary use of future phases is not educational, which would not be exempted from this requirement. • RSCCD (Sheriff's Training Academy) Agreements have been executed. • Amalfi Apartment Homes – Irvine Company Agreement with OCFCD was executed on June 8, 2004, and is on file with Public Works Department. • Anton Legacy – St. Anton Partners Agreement with OCFCD was executed on June 8, 2004, and is on file with Public Works Department. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes)
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					<p>Agreement with OCFCD executed on June 8, 2004, in addition to all related amendments, are on file with Public Works Department.</p> <ul style="list-style-type: none"> • The Village at Tustin Legacy – Regency Centers Not applicable to this site. • Orange County Animal Care Facility Not applicable to this site. • Army Reserve Center Not applicable to this site. • Flight at Tustin Legacy – Flight Venture LLC Fair Share contributions have been made; however, additional contributions will need to be submitted for any future phases. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Agreement with OCFCD executed on June 8, 2004, in addition to all related amendments, are on file with Public Works Department. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Agreement with OCFCD executed on June 8, 2004, in addition to all related amendments, are on file with Public Works Department. • Remaining Development Any requirements are determined at each entitlement application stage as determined necessary.
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Implementation Measures for Public Services and Facilities					
(m)	<p><u>General</u></p> <p>The City of Tustin and the City of Irvine, each within its respective jurisdiction, shall ensure that adequate fire protection, police protection, libraries, and parks and recreation facilities (including bikeways/trails) needed to adequately serve the reuse plan area shall be provided as necessary. To eliminate any negative impact the project could have on each community's general fund, financing mechanisms including but not limited to developer fees, assessment district financing, and/or tax increment financing (in the event that a redevelopment project area is created for the site), shall be developed and used as determined appropriate by each City. Specifically;</p>	Prior to final map recordation or building permit issuance.	Project developer	Tustin Community Development Department, Police Department, or Parks Department or the City of Irvine, and/or OCFA, as appropriate	
	<p>(1) Applicants for private development projects shall be required to enter into an agreement with City of Tustin or the City of Irvine, as applicable, to establish a fair-share mechanism to provide needed fire and police protection services, libraries, and parks and recreation facilities (including bikeways) through the use of fee schedules, assessment district financing, Community Facility District financing, or other mechanisms as determined appropriate by each respective city.</p>				<ul style="list-style-type: none"> • The District A DDA was entered into identifying developer responsibilities. City and Vestar have completed formation of Community Facility District (CFD) No. 07-01 for public services (Special Tax B) and for facilities (Tax A). • Tustin Field I (Tract 16474) A DDA was entered into identifying developer responsibilities. City and developer completed formation of CFD No. 04-01 which provided Fair Share financing of public services (Special Tax B) and facilities (Tax A). • Tustin Field II (Tract 16507)

					<p>A DDA was entered into identifying developer responsibilities. City and developer completed formation of CFD No. 04-01, which provided Fair Share financing of public services (Special Tax B) and facilities (Tax A).</p> <ul style="list-style-type: none"> • Columbus Grove (Tract 16582) A Cooperative Agreement was entered into with developer identifying developer responsibilities. City and developer completed formation of CFD 06-1, which provided Fair Share financing of public services (Special Tax B) and facilities (Tax A). An Amendment to fire master plan was approved and installation is complete. • Columbus Square (Tract 16581) A Cooperative Agreement was entered into with developer identifying developer responsibilities. City and developer completed formation of CFD 06-1 which provided Fair Share financing of public services (Special Tax B) and facilities (Tax A). An Amendment to fire master plan was approved and installation is complete. • SOCCCD (ATEP) Pursuant to the Development Agreement and Restated and Amended (Conveyance) Agreement, SOCCCD is required to construct all on-site improvements; however, the City has exempted SOCCCD from City CFD funded Tustin Legacy Infrastructure costs for the primary educational uses (Land Use Category 1) while it requires payment of its Fair Share of Infrastructure fees for non-educational uses (Land Use Category 2), and is still subject to assessments from outside utility purveyors regardless of the use of project and would be responsible for any costs that are necessary if SOCCCD proposes to modify or alter existing Tustin Legacy Infrastructure as well as landscape maintenance easements.
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					<ul style="list-style-type: none"> <p>• RSCCD (Sheriff’s Training Academy) The initial Sheriff’s Training Facility project is complete. RSCCD capital improvement costs for this project are paid out of Fair Share infrastructure fees. City has exempted RSCCD from City CFD funded infrastructure costs pursuant to Conveyance Agreement; however, RSCCD is still subject to assessments from outside utility purveyors if determined needed by those agencies.</p> <p>• Amalfi Apartment Homes – Irvine Company A DDA was entered into identifying developer responsibilities. Developer paid Fair Share portion of Tustin Legacy Improvement Program. Development is subject to CFD No. 13-01, which provides fair share financing of public services (Special Tax B).</p> <p>• Anton Legacy – St. Anton Partners A DDA was entered into identifying developer responsibilities. Developer paid Fair Share portion of Tustin Legacy Improvement Program. Development is subject to CFD No. 13-01, which provides Fair Share financing of public services (Special Tax B).</p> <p>• Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) A DDA was entered into identifying developer responsibilities. City and developer completed formation of CFD No. 14-01, which provided Fair Share financing of public services (Special Tax B) and facilities (Tax A).</p> <p>• The Village at Tustin Legacy – Regency Centers A DDA was entered into identifying developer responsibilities. Developer paid Fair Share portion of Tustin Legacy Improvement Program. Development is subject to CFD 13-01 which</p>
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					<p>provides Fair Share financing of public services (Special Tax B).</p> <ul style="list-style-type: none"> • Orange County Animal Care Facility Not applicable to this site. • Army Reserve Center Not applicable to this site. • Flight at Tustin Legacy – Flight Venture LLC A DDA was entered into identifying developer responsibilities. Developer paid Fair Share portion of Tustin Legacy Improvement Program Development is subject to CFD 13-01, which provides Fair Share financing of public services (Special Tax B). • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) A DDA was entered into identifying developer responsibilities. Developer paid Fair Share portion of Tustin Legacy Improvement Program. Development is subject to CFD 18-01, which provides Fair Share financing of public services (Special Tax B). • <i>The Landing at Tustin Legacy</i> – Brookfield Homes Southern California LLC A DDA was entered into identifying developer responsibilities. Developer <i>paid</i> Fair Share portion of Tustin Legacy Improvement Program. Development is subject to CFD 18-01, which
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					<p>provides Fair Share financing of public services (Special Tax B).</p> <ul style="list-style-type: none"> • Remaining Development This development is currently in the planning stage. Any requirements are determined at each entitlement application stage as determined necessary. The City Council initiated establishing Community Facilities District 13-01 and CFD 18-01, special taxes to cover services such as emergency response, police, recreation program, and maintenance of streets, sidewalks, and utilities.
	<p>(2) Recipients of property through public conveyance process, or other conveyance procedures, shall be required to mitigate any impacts of their public uses of property on public services and facilities.</p> <p>(As amended by Addendum)</p>		Property recipients		<ul style="list-style-type: none"> • SOCCCD (ATEP) Pursuant to the Development Agreement and Restated and Amended (Conveyance) Agreement, SOCCCD is required to construct all on-site improvements; however, the City has exempted SOCCCD from City CFD funded Tustin Legacy Infrastructure costs for the primary educational uses (Land Use Category 1) while it requires payment of its Fair Share of Infrastructure fees for non-educational uses (Land Use Category 2), and is still subject to assessments from outside utility purveyors regardless of the use of project and would be responsible for any costs that are necessary if SOCCCD proposes to modify or alter existing Tustin Legacy Infrastructure. • RSCCD (Sheriff's Training Academy) The Sheriff's Training Facility project is complete. RSCCD capital improvement costs for this project are paid out of Fair Share infrastructure fees. City has exempted RSCCD from Tustin Legacy Infrastructure costs pursuant to a Settlement Agreement; however, RSCCD is still subject to assessments from outside utility purveyors. • Village of Hope

					<p>Village of Hope capital improvement costs for this project are paid out of Fair Share infrastructure fees. City has exempted Village of Hope from Tustin Legacy Infrastructure costs pursuant to a Conveyance Agreement; however, Village of Hope is still subject to assessments from outside utility purveyors as determined necessary.</p> <ul style="list-style-type: none"> Orange County Animal Care Facility Orange County Animal Care Facility capital improvement costs for this project will be paid out of Fair Share infrastructure fees. City has exempted County of Orange from Tustin Legacy Infrastructure costs pursuant to a Cooperative Agreement; however, the County of Orange is still subject to assessments from outside utility purveyors as determined necessary. Army Reserve Center Army Reserve Center capital improvement costs for this project will be paid out of Fair Share infrastructure fees. City has exempted the Army Reserve Center from Tustin Legacy Infrastructure costs pursuant to a land exchange agreement with the Secretary of the Army; however, the Army Reserve Center is still subject to assessments from outside utility purveyors as determined necessary.
(n)	The cities of Tustin and Irvine shall jointly consult and coordinate with the Orange County Parks, Program Management and Coordination Division, in preparation of trail designs for the Peters Canyon and Barranca trails within the reuse plan area. Improvements for each of these trails would be installed upon completion of flood control channel improvements and	Ongoing prior to implementation of Peters Canyon and Barranca trails.	City of Tustin and City of Irvine	Community Development Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> Tustin Field I (Tract 16474) On-site connection to the future trails has been provided. Cash bonds for future construction upon completion of Orange County trail construction have been submitted. Tustin Field II (Tract 16507) An Agreement was executed on June 8, 2004, between City and OCFCD. Columbus Grove (Tract 16582)

	<p>approval of their joint use by the OC Parks.</p>				<p>An Agreement was executed between City and OCFCD on June 8, 2004 and included trail improvement along Peters Canyon Channel to the north of the site.</p> <ul style="list-style-type: none"> • Columbus Square (Tract 16581) An Agreement was executed between City and OCFCD on June 8, 2004 • Tustin Family Campus The Tustin Family Campus is not immediately adjacent to a trail system and did not implement a trail through the site. • SOCCCD (ATEP) The SOCCCD is not immediately adjacent to a trail system and did not implement a trail through the ATEP campus site. • RSCCD (Sheriff's Training Academy) The RSCCD is not immediately adjacent to the Peters Canyon and Barranca trail system. • Orange County Regional Park (OC Parks) This project is not immediately adjacent to Peters Canyon and Barranca trail system. • Amalfi Apartment Homes – Irvine Company This project is not immediately adjacent to Peters Canyon and Barranca trail system. • Anton Legacy – St. Anton Partners This project is not immediately adjacent to Peters Canyon and Barranca trail system. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes)
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					<p>An Agreement was executed between the City and OCFCD on June 8, 2004 and included trail improvements along Peters Canyon Channel.</p> <ul style="list-style-type: none"> • The Village at Tustin Legacy – Regency Centers The project is not immediately adjacent to Peters Canyon and Barranca trail system. • Orange County Animal Care Facility This project is not immediately adjacent to Peters Canyon and Barranca trail system. • Army Reserve Center The project is not immediately adjacent to Peters Canyon and Barranca trail system. • Flight at Tustin Legacy – Flight Venture LLC This project is not immediately adjacent to Peters Canyon. • Tustin Legacy Linear Park This project is not immediately adjacent to Peters Canyon. • Veterans Sports Park This project is not immediately adjacent to Peters Canyon and Barranca trail system. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) This project is not immediately adjacent to Peters Canyon. • <i>The Landing at Tustin Legacy</i> – Brookfield Homes Southern California LLC This project is not immediately adjacent to Peters Canyon. • Remaining Development Sites
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					<p>The City completed the Barranca Parkway and channel improvements between Tustin Ranch Road to west of Aston Street (<i>now Flight Way</i>) in 2015. Future developers will be assigned responsibility for construction of any required remaining trails identified in the Specific Plan and/or in the Tustin Legacy <i>Backbone</i> Infrastructure Program.</p>
(o)	<p>Fire Protection/Emergency Medical Services</p> <p>Prior to the first final map recordation or building permit issuance for development (except for financing and re-conveyances purposes), the project developer could be required to enter into an agreement with the City of Tustin or City of Irvine/OCFA, as applicable, to address impacts of the project on fire services. Such agreement could include participation for fire protection, personnel and equipment necessary to serve the project and eliminate any negative impacts on fire protection services.</p>	<p>Prior to the first final map recordation or building permit issuance for development (except for financing and re-conveyances purposes).</p>	<p>Project developer</p>	<p>Tustin Economic Development Department and the City of Irvine</p>	<ul style="list-style-type: none"> • Tustin Field I (Tract 16474) DDA 03-01 executed and CFD funded and no additional obligation required. • Tustin Field II (Tract 16507) DDA 03-03 executed and CFD funded and no additional obligation required. • Columbus Grove (Tract 16582) Cooperative Agreement entered into and CFD funded and no additional obligation required. • Columbus Square (Tract 16581) Cooperative Agreement entered into and CFD funded and no additional obligation required. • The District DDA entered into and CFD has been funded and no additional obligation required. • SOCCCD (ATEP) The SOCCCD received building permits via the Division of the State Architect for Phase I. No additional Fair Share Contribution toward Tustin Legacy Infrastructure, including fire facilities required for educational uses. Pursuant to the Development Agreement and Restated and Amended (Conveyance) Agreement, SOCCCD is required to construct all on-site improvements; however, the City has exempted SOCCCD from City CFD funded Tustin Legacy Infrastructure costs for

					<p>the primary educational uses (Land Use Category 1) while it requires payment of its Fair Share of Infrastructure fees for non-educational uses (Land Use Category 2), including for Fire Services, and is still subject to assessments from outside utility purveyors regardless of the use of project and would be responsible for any costs that are necessary if SOCCCD proposes to modify or alter existing Tustin Legacy Infrastructure.</p> <ul style="list-style-type: none"> • RSCCD (Sheriff’s Training Academy) The RSCCD received building permits via the Division of the State Architect for the Sheriff’s Training Facility project. No additional Fair Share Contribution toward Tustin Legacy Infrastructure, including fire facilities required for educational uses. • Amalfi Apartment Homes – Irvine Company DDA 2012-001 executed and Fair Share contribution has been made. CFD 13-01 applicable to this development. • Anton Legacy – St. Anton Partners DDA 2012-002 executed and Fair Share contribution has been made. CFD 13-01 applicable to this development. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) DDA 2013-003 executed and CFD 14-01 (Tax A) has been funded and no additional obligation required. CFD 14-01 (Tax B) is ongoing. • The Village at Tustin Legacy – Regency Centers DDA executed and Fair Share contribution has been made. CFD 13-01 applicable to this development. • Orange County Animal Care Facility
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					<p>The City of Tustin has a cooperative agreement with the County of Orange. Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs. Project is complete.</p> <ul style="list-style-type: none"> • Army Reserve Center The City of Tustin has a land exchange agreement with the Secretary of the Army. Building permits and related inspections for construction of the facility are the responsibility of the federal government. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC DDA executed and Fair Share contribution made. CFD 13-01 is applicable to this development. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) DDA executed and Fair Share contribution made. CFD 18-01 is applicable to this development. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC DDA executed and Fair Share contribution made. CFD 18-01 is applicable to this development. • Remaining Development
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					Future developers will be required to provide their Fair Share Contribution towards Tustin Legacy Infrastructure, including fire facilities; to address necessary fire protection and emergency medical service needs at Tustin Legacy.
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(p)	Prior to issuance of building permits, the project developer shall work closely with the OCFA to ensure that adequate fire protection measures are implemented in the project.	Prior to issuance of building permits.	Project developer	Community Development Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District Fire master plan approved by OCFA. Installation complete. • Tustin Field I (Tract 16474) Fire master plan approved by OCFA. Installation complete. • Tustin Field II (Tract 16507) Fire master plan approved by OCFA. Installation complete. • Columbus Grove (Tract 16582) Fire master plan reviewed and approved by OCFA. Installation complete. • Columbus Square (Tract 16581) Fire master plan reviewed and approved by OCFA. Installation complete. • Tustin Family Campus Fire master plan reviewed and approved by OCFA. Installation complete. • SOCCCD (ATEP) Fire master plan for Phase 1 of project approved by OCFA and installation complete; however, a complete fire master plan for future phases will need to be reviewed and approved by OCFA. • RSCCD (Sheriff's Training Academy) Fire master plan approved by OCFA for the Sheriff's Training Facility project and installation complete; however, OCFA will need to review and approve any future phases of development.
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					<ul style="list-style-type: none"> • Village of Hope Fire master plan reviewed and approved by OCFA. Installation complete. • Amalfi Apartment Homes – Irvine Company Fire master plan reviewed and approved by OCFA. Installation complete. • Anton Legacy – St. Anton Partners Fire master plan reviewed and approved by OCFA. Installation complete. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Fire master plan reviewed and approved by OCFA. Installation complete. • The Village at Tustin Legacy – Regency Centers Fire master plan reviewed and approved by OCFA. Installation complete. • Orange County Animal Care Facility Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project complete. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project complete. • Flight at Tustin Legacy – Flight Venture LLC Fire master plan reviewed and approved by OCFA. Installation complete. • Tustin Legacy Linear Park Not applicable to this site.
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					<ul style="list-style-type: none"> • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Fire master plan reviewed and approved by OCFA. <i>Installation complete.</i> • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Fire master plan reviewed and approved by OCFA. <i>Installation is under construction.</i> • Remaining Development Developers will be required to ensure fire protection measures are implemented with each development, as applicable.
(q)	Prior to issuance of building permits for phased projects, the project developer shall submit a construction phasing plan to the OCFA demonstrating that emergency vehicle access is adequate.	Prior to issuance of building permits for phased projects.	Project developer	Community Development Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District Fire master plan approved by OCFA and all requirements installed. • Tustin Field I (Tract 16474) Fire master plan approved by OCFA and all requirements installed. • Tustin Field II (Tract 16507) Fire master plan approved by OCFA and all requirements installed. • Columbus Grove (Tract 16582) Fire master plan approved by OCFA and all requirements installed. • Columbus Square (Tract 16581) Fire master plan approved by OCFA and all requirements installed.

					<ul style="list-style-type: none"> • Tustin Family Campus Fire master plan approved by OCFA and all requirements installed. • SOCCCD (ATEP) Fire master plan for Phase 1 of project reviewed and approved by OCFA. Installation complete. However, a complete fire master plan for future phases will need to be reviewed and approved by OCFA. • RSCCD (Sheriff's Training Academy) Fire master plan reviewed and approved by OCFA for the initial Sheriff's Training Facility project and installation complete; however, OCFA will need to review and approve any future development plans. • Village of Hope Fire master plan approved by OCFA and all requirements installed. • Amalfi Apartment Homes – Irvine Company Fire master plan approved by OCFA and installation is complete. • Anton Legacy – St. Anton Partners Fire master plan approved by OCFA and installation is complete. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Fire master plan for the development has been approved by OCFA and installation is complete. • The Village at Tustin Legacy – Regency Centers Fire master plan reviewed and approved by OCFA and installation is complete.
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					<ul style="list-style-type: none"> • Orange County Animal Care Facility Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project Complete. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC Fire master plan reviewed and approved by OCFA. Installation 1 complete. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Fire master plan reviewed and approved by OCFA. <i>Project complete.</i> • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Fire master plan reviewed and approved by OCFA. Installation <i>under construction.</i> • Remaining Development Future developer(s) will be required to address adequate emergency vehicle access with each development.
(r)	Prior to the issuance of building permits, the project developer shall submit a fire hydrant location plan for the review and approval of the Fire Chief and ensure	Prior to issuance of building permits.	Project developer	Community Development Department (Tustin and/or	<ul style="list-style-type: none"> • The District Fire master plan approved by OCFA and all requirements installed.

	<p>that fire hydrants capable of flows in amounts approved by the OCFA are in place and operational to meet fire flow requirements.</p>			<p>Irvine, as applicable)</p>	<ul style="list-style-type: none"> • Tustin Field I (Tract 16474) Fire master plan approved by OCFA and all requirements installed. • Tustin Field II (Tract 16507) Fire master plan approved by OCFA and all requirements installed. • Columbus Grove (Tract 16582) Fire master plan approved by OCFA and all requirements installed. • Columbus Square (Tract 16581) Fire master plan approved by OCFA and all requirements installed. • Tustin Family Campus Fire master plan approved by OCFA and all requirements installed. • SOCCCD (ATEP) Fire master plan for Phase 1 of project reviewed and approved by OCFA. Installation complete. However, a complete fire master plan for future phases will need to be reviewed and approved by OCFA. • RSCCD (Sheriff's Training Academy) Fire master plan reviewed and approved by OCFA for the Sheriff's Training Facility and installation complete; however, OCFA will need to review and approve any future development plans. • Village of Hope Fire master plan approved by OCFA and all requirements installed.
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					<ul style="list-style-type: none"> • Amalfi Apartment Homes – Irvine Company Fire master plan approved by OCFA and installation is complete. • Anton Legacy – St. Anton Partners Fire master plan approved by OCFA and installation is complete. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Fire master plan approved by OCFA and installation is complete. • The Village at Tustin Legacy – Regency Centers Fire master plan reviewed and approved by OCFA and installation is complete. • Orange County Animal Care Facility Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project Complete. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC Fire master plan reviewed and approved by OCFA. Installation <i>complete</i>. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic)
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					<p>Fire master plan reviewed and approved by OCFA. <i>Project complete.</i></p> <ul style="list-style-type: none"> • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Fire master plan reviewed and approved by OCFA. <i>Installation under construction.</i> • Remaining Development Future developer(s) will be required to address any specific requirements with each development at the building permit application stage, as applicable.
(s)	<p><u>Police Protection</u></p> <p>Prior to issuance of building permits, the project developer shall work closely with the respective Police Department to ensure that adequate security precautions are implemented in the project.</p>	Prior to issuance of building permits.	Project developer	Community Development Department (Tustin and / or Irvine, as applicable)	<ul style="list-style-type: none"> • The District All plans reviewed and approved by the Tustin Police Department. • Tustin Field I (Tract 16474) All plans reviewed and approved by the Tustin Police Department. • Tustin Field II (Tract 16507) All plans reviewed and approved by the Tustin Police Department. • Columbus Grove (Tract 16582) All plans reviewed and approved by the Tustin Police Department. • Columbus Square (Tract 16581) All plans reviewed and approved by the Tustin Police Department. • SOCCCD (ATEP) The Tustin Police Department reviewed the Phase 1 project; however, the Tustin Police Department will need to review all future phases.

					<ul style="list-style-type: none"> • RSCCD (Sheriff’s Training Academy) All plans reviewed and approved by the Tustin Police Department. • Village of Hope All plans reviewed and approved by Tustin Police Department. • Amalfi Apartment Homes – Irvine Company All plans reviewed and approved by the Tustin Police Department. • Anton Legacy – St. Anton Partners All plans reviewed and approved by the Tustin Police Department. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) All plans reviewed and approved by the Tustin Police Department. • The Village at Tustin Legacy – Regency Centers All plans reviewed and approved by Tustin Police Department. • Orange County Animal Care Facility Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project Complete. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC All plans reviewed and approved by the Tustin Police Department.
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					<ul style="list-style-type: none"> • Tustin Legacy Linear Park All plans for Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) reviewed and approved by the Tustin Police Department. • Veterans Sports Park All plans reviewed and approved by Tustin Police Department. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) All plans reviewed and approved by Tustin Police Department. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC All plans reviewed <i>and approved</i> by Tustin Police Department. • Remaining Development Developer(s) will be required to address any specific requirements with each development at the entitlement application stage, as applicable.
(t)	<p><u>Schools</u></p> <p>Prior to the issuance of building permits, the project developer shall submit to the respective City proof of payment of appropriate school fees adopted by the applicable school district pursuant to Government Code Section 65995. Alternatively, a project developer may enter into a mutual agreement with an applicable school district to provide alternative mitigation that addresses student generation increases. (As amended by Addendum)</p>	Prior to the issuance of building permits.	Project developer	Community Development Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District School fees were collected prior to issuance of building permits. • Tustin Field I (Tract 16474) School fees were collected prior to issuance of building permits. • Tustin Field II (Tract 16507) School fees were collected prior to issuance of building permits. • Columbus Grove (Tract 16582) School fees were collected prior to issuance of building permits.

					<ul style="list-style-type: none"> • Columbus Square (Tract 16581) School fees were collected prior to issuance of building permits. • SOCCCD (ATEP) The project is a school district and no fees were required. Future phases involving non-educational users are subject to school fees. • RSCCD (Sheriff's Training Academy) The project is part of a school district and no fees were required. • Amalfi Apartment Homes – Irvine Company School fees were collected prior to issuance of building permits. • Anton Legacy – St. Anton Partners School fees were collected prior to issuance of building permits. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) School fees were collected prior to issuance of building permits. • The Village at Tustin Legacy – Regency Centers School permit fees were collected with issuance of each permit. • Orange County Animal Care Facility Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project Complete. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete.
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					<ul style="list-style-type: none"> • Flight at Tustin Legacy – Flight Venture LLC School fees were collected prior to issuance of each building permit. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) School fees were collected prior to issuance of each building permit. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC School fees will be collected with issuance of each building permit. • Remaining Development Developer(s) are required to pay school fees for each development, as applicable.
(u)	<p><u>Parks and Recreation</u></p> <p>Prior to the first final map recordation (except for financing and re-conveyance purposes) or building permit issuance for development within the City of Tustin portion of the site, the project developer shall be required to provide evidence of compliance with all requirements and standards of the City of Tustin Park Code.</p>	<p>Prior to the first final map recordation (except for financing and re-conveyance purposes) or building permit issuance.</p>	<p>Project developer</p>	<p>Tustin Community Development Department and Parks and Recreation Department</p>	<ul style="list-style-type: none"> • Tustin Field I (Tract 16474) A recreation building and park facilities were constructed within a one-acre site within the project (developer was given credit for these improvements) and additional Park in-lieu fees were also paid. Developer also made a Fair Share Contribution towards Tustin Legacy Infrastructure, which included public parks at Tustin Legacy. • Tustin Field II (Tract 16507) A recreation pool area and park facilities were constructed within a one-acre site within the project (developer was given credit for these improvements) and additional Park in-lieu of fees were paid. Developer also made a Fair Share Contribution

					<p>towards Tustin Legacy Infrastructure, which included public parks at Tustin Legacy.</p> <ul style="list-style-type: none"> • Columbus Grove (Tract 16582) Park facilities were constructed within the project (developer was given a credit for these improvements) and additional Park – in lieu fees paid and bonds submitted (on file with City Clerk). Developer also made a Fair Share Contribution towards Tustin Legacy Infrastructure, which included public parks at Tustin Legacy. • Columbus Square (Tract 16581) Park facilities were constructed within the project (developer was given credit for these improvements) and additional Park– in-lieu fees paid and bonds submitted. Developer also made a Fair Share Contribution towards Tustin Legacy Infrastructure, which included public parks at Tustin Legacy. • SOCCCD (ATEP) The project did not require a contribution to park facilities for educational uses. However, any non-educational uses will be required to make a Fair Share Contribution towards Tustin Legacy Infrastructure, which includes public parks at Tustin Legacy. • RSCCD (Sheriff’s Training Academy) The project did not require a contribution to park facilities. • Amalfi Apartment Homes – Irvine Company Recreation facilities and pool area were constructed pursuant to the DDA. Fair Share contribution towards Tustin Legacy Infrastructure has been met.
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					<ul style="list-style-type: none"> <p>• Anton Legacy – St. Anton Partners A 4.7-acre park (Victory Park) was constructed in addition to recreation and pool area pursuant to the DDA. The park was conveyed to the City after completion. Fair Share contribution towards Tustin Legacy Infrastructure has been met.</p> <p>• Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) A 6.1-acre private focal park with public access was constructed in addition to recreation and pool area pursuant per Condition 11.2 of Resolution No. 14-14 and DDA 2013-03.</p> <p>• The Village at Tustin Legacy – Regency Centers This project did not require a contribution to park facilities. Fair Share contribution towards Tustin Legacy Infrastructure has been met.</p> <p>• Orange County Animal Care Facility This project did not require a contribution to park facilities.</p> <p>• Army Reserve Center This project did not require a contribution to park facilities.</p> <p>• Flight at Tustin Legacy – Flight Venture LLC This project did not require a contribution to park facilities. Fair Share contribution towards Tustin Legacy Infrastructure has been met.</p> <p>• Tustin Legacy Linear Park This project did not require a contribution to park facilities.</p> <p>• Veterans Sports Park This project did not require a contribution to park facilities.</p>
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					<ul style="list-style-type: none"> • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Recreation facilities and pool area were constructed pursuant to the DDA. Fair Share contribution towards Tustin Legacy Infrastructure has been met. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Publicly accessible common areas, recreation facilities and the pool area will be constructed pursuant to Resolution 19-54 and the DDA. Fair Share contribution towards Tustin Legacy Infrastructure <i>has been met.</i> • Remaining Development Future developer(s) will be required to comply with all requirements and standards of the City of Tustin Quimby Act ordinance with each development, as applicable. Developers will also be required to make a Fair Share Contribution towards Tustin Legacy Infrastructure, which includes public parks (with a credit for any Quimby Act dedications or fees paid).
(v)	Prior to the first final map recordation or building permit issuance within the City of Irvine portion of the site, the project developer shall be required to provide evidence of compliance with all requirements and standards of the City of Irvine Park Code.	Prior to the first final map recordation (except for financing and re-conveyance purposes) or building permit issuance.	Project developer	Irvine Community Development Department	Not applicable to any development projects at Tustin Legacy in Tustin.
(w)	Prior to the first concept plan for tentative tract map in the City of Tustin, the project developer shall file a petition for the creation of a landscape maintenance district for the project area with the City of Tustin. The district shall	Prior to the first concept plan for tentative tract map.	Project developer	Tustin Public Works Department; Tustin Economic Development Department	<ul style="list-style-type: none"> • The District Landscaped Maintenance obligations of the developer immediately adjacent to the project are secured by a landscape maintenance agreement (parkways adjacent to the site) and maintenance conditions have been included and recorded with

	<p>include public neighborhood parks, landscape improvements, and specific trails (Barranca only), the medians in arterials, or other eligible items mutually agreed to by the petitioner and the City of Tustin. In the event that a district is not established prior to issuance of the first building permit, maintenance of items mentioned above shall be the responsibility of a community association.</p>				<p>CC&Rs. City and developer have completed formation of CFD No. 07-01 which imposes a public service assessment for maintenance of medians, parks, landscaping and other public services.</p> <ul style="list-style-type: none"> • Tustin Field I (Tract 16474) Landscape Maintenance obligations of the developer immediately adjacent to the project are secured by a landscape maintenance agreement (parkways adjacent to the site) and maintenance conditions have been included and recorded with CC&Rs. City and developer have completed formation of CFD No. 04-01 which imposes a public service assessment for maintenance of medians, parks, landscaping and other public services. • Tustin Field II (Tract 16507) Landscape Maintenance obligations of the developer immediately adjacent to the project are secured by a landscape maintenance agreement (parkways adjacent to the site) and maintenance conditions have been included and recorded with CC&Rs. City and developer have completed formation of CFD No. 04-01 which imposes a public service assessment for maintenance of medians, parks, landscaping and other public services. • Columbus Grove (Tract 16582) Landscape Maintenance obligations of the developer immediately adjacent to the project are secured by a landscape maintenance agreement (parkways adjacent to the site) and maintenance conditions have been included and recorded with CC&Rs. City and developer have completed formation of CFD No. 06-01 which imposes a public service assessment for maintenance of medians, parks, landscaping and other public services.
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					<ul style="list-style-type: none"> • Columbus Square (Tract 16581) Landscape Maintenance obligations of the developer immediately adjacent to the project are secured by a landscape maintenance agreement (parkways adjacent to the site) and maintenance conditions have been included and recorded with CC&Rs. City and developer have completed formation of CFD No. 06-01 which imposes a public service assessment for maintenance of medians, parks, Landscaping, and other public services (Special Tax B). • Tustin Family Campus Orange County Social Services is responsible for maintenance of parkway landscaping adjacent to their property as a condition of the City’s design review approval of their project and subject to the Agreement between the City and County for the Tustin Family Center. Public agencies have been determined by City Council policy to be exempt from any CFD special taxes for public services provided the uses on said sites are public uses. • SOCCCD (ATEP) SOCCCD will be responsible for maintenance of parkway landscaping adjacent to their property as a condition of the City’s concept plan and design review approvals of their project (by individual phases) and subject to the Conveyance Agreement between the City and SOCCCD. A phase 1 Landscape Maintenance Agreement has been entered into. Public agencies have been determined by City Council policy to be exempt from any CFD special taxes for public services provided the uses on said sites are public uses (Land Use Category 1); however, an obligation for Land Use Category 2 uses to contribute to any public service costs for maintenance of medians, parks, landscaping and other public services will be required.
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				<ul style="list-style-type: none"> <p>• RSCCD (Sheriff’s Training Academy) RSCCD will be responsible for maintenance of parkway landscaping adjacent to their property as condition of the City’s reviews and approvals. Public agencies have been determined by City Council policy to be exempt from any CFD special taxes for public services provided the uses on said sites are public uses.</p> <p>• Amalfi Apartment Homes – Irvine Company Landscape Maintenance obligations of the developer immediately adjacent to the project are secured by a landscape maintenance agreement (parkways adjacent to the site). Development is subject to CFD No. 13-01, which provides Fair Share financing of public services.</p> <p>• Anton Legacy – St. Anton Partners Landscape Maintenance obligations of the developer immediately adjacent to the project are secured by a landscape maintenance agreement (parkways adjacent to the site). Development is subject to CFD No. 13-01, which provides Fair Share financing of public services.</p> <p>• Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Landscape Maintenance obligations of the developer immediately adjacent to the project are secured by a landscape maintenance agreement (parkways adjacent to the site). City and developer completed formation of CFD No. 14-01 for financing of public services.</p> <p>• The Village at Tustin Legacy – Regency Centers Landscape Maintenance obligations of the developer immediately adjacent to the project are secured by a landscape maintenance agreement. Development is subject to CFD No. 13-01, which provides Fair Share financing of public services.</p>
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					<ul style="list-style-type: none"> <p>• Orange County Animal Care Facility The City of Tustin has a cooperative agreement with the County of Orange. County of Orange is responsible for the maintenance of parkway landscaping adjacent to their property as condition of the City's reviews and approvals. Public agencies have been determined by City Council policy to be exempt from any CFD special taxes for public services provided the uses on said sites are public uses.</p> <p>• Army Reserve Center The City of Tustin has a land exchange agreement with the Secretary of the Army. Public agencies have been determined by City Council policy to be exempt from any CFD special taxes for public services provided the uses on said sites are public uses.</p> <p>• Flight at Tustin Legacy – Flight Venture LLC Landscape Maintenance Agreement was executed with the DDA. Development is subject to CFD No. 13-01, which provides Fair Share financing of public services.</p> <p>• Tustin Legacy Linear Park Not applicable to this site.</p> <p>• Veterans Sports Park Not applicable to this site.</p> <p>• Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Landscape Maintenance Agreement was executed with the DDA. Development is subject to CFD No. 18-01, which provides Fair Share financing of public services.</p>
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					<ul style="list-style-type: none"> • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Landscape Maintenance Agreement <i>was</i> executed at the close of escrow. Development is subject to CFD No. 18-01, which provides Fair Share financing of public services. • Remaining Development Developer(s) will be required to be responsible for maintenance of parkway landscaping adjacent to development sites as a condition imposed at the entitlement stage. Further, each project will be required to participate in any future CFD, including CFD 13-01 and CFD 18-01, imposed on the property to cover infrastructure and for maintenance of medians, parks, landscaping and other public services as a condition imposed at the entitlement stage.
(x)	<p>Prior to approval of any subdivision map (except for financing or conveyance purposes), an agreement will be executed with the following agencies for the associated trail improvements:</p> <p>a. County Parks — identification of a project-specific Fair Share contribution toward the installation of necessary regional bikeway trail improvements within Peters Canyon Channel, to be installed in conjunction with the County of Orange's other channel improvements;</p>	<p>Prior to approval of any subdivision map (except for financing or conveyance purposes).</p>	<p>Project developer</p>	<p>Community Development Department (Tustin and/or Irvine, as applicable)</p>	<ul style="list-style-type: none"> • Tustin Field I (Tract 16474) City entered into an Agreement with the OCFCD and Orange County Parks executed on June 8, 2004 (on file with PW), which addresses these obligations. Developer has also made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program and entered into an Acquisition and Funding Agreement associated with CFD 04-01. • Tustin Field II (Tract 16507) City entered into an Agreement with the OCFCD and Orange County Parks executed on June 8, 2004 (on file with PW), which addresses these obligations. Developer has also made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program and entered into an Acquisition and Funding Agreement associated with CFD 04-01.

					<ul style="list-style-type: none"> <p>• Columbus Grove (Tract 16582) City entered into an Agreement with the OCFCD and Orange County Parks executed on June 8, 2004 (on file with PW), which addresses these obligations. Developer has also made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program and entered into an Acquisition and Funding Agreement associated with CFD 06-01.</p> <p>• Columbus Square (Tract 16581) City entered into an Agreement with the OCFCD and Orange County Parks executed on June 8, 2004 (on file with PW), which addresses these obligations. Developer has also made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program and entered into an Acquisition and Funding Agreement associated with CFD 06-01.</p> <p>• SOCCCD (ATEP) Requirement fulfilled for Phase I project. Any future non-educational users (Land Use Category 2) will be subject to a project specific Fair Share Contribution toward the installation of necessary regional bikeway trail improvements included in the Tustin Legacy Infrastructure Program.</p> <p>• RSCCD (Sheriff's Training Academy) Not applicable. Public uses exempt by City Council policy from a Fair Share contribution towards these improvements, so no agreement necessary.</p> <p>• Village of Hope Not applicable. Public and non-profit uses exempt by City Council policy from a Fair Share contribution towards these improvements, so no agreement necessary.</p>
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				<ul style="list-style-type: none"> <p>• Amalfi Apartment Homes – Irvine Company City entered into an Agreement with the OCFCD and Orange County Parks executed on March 5, 2013 (on file with PW), which addresses these obligations. Developer has made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 13-01.</p> <p>• Anton Legacy – St. Anton Partners City entered into an Agreement with the OCFCD and Orange County Parks executed on March 5, 2013 (on file with PW), which addresses these obligations. Developer has made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 13-01.</p> <p>• Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Agreement with OCFCD executed on June 8, 2004, in addition to all related amendments, are on file with Public Works Department. Developer has made their Fair Share contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 14-01.</p> <p>• The Village at Tustin Legacy – Regency Centers Developer has made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 13-01.</p> <p>• Orange County Animal Care Facility Not applicable. Public and non-profit uses exempt by City Council policy from a Fair Share contribution towards these improvements, so no agreement is necessary.</p>
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				<ul style="list-style-type: none"> <p>• Army Reserve Center Not applicable. Public and non-profit uses exempt by City Council policy from a Fair Share contribution towards these improvements, so no agreement is necessary.</p> <p>• Flight at Tustin Legacy – Flight Venture LLC Developer has made their Fair Share contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 13-01.</p> <p>• Tustin Legacy Linear Park Not applicable. Public and non-profit uses exempt by City Council policy from a Fair Share contribution towards these improvements, so no agreement is necessary.</p> <p>• Veterans Sports Park Not applicable. Public and non-profit uses exempt by City Council policy from a Fair Share contribution towards these improvements, so no agreement is necessary.</p> <p>• Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Agreement with OCFCD executed on June 8, 2004, in addition to all related amendments, are on file with Public Works Department. Developer has made their Fair Share contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 18-01.</p> <p>• The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Agreement with OCFCD executed on June 8, 2004, in addition to all related amendments, are on file with Public Works Department. Developer <i>has made their</i> Fair Share contribution towards the</p>
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					<p>Tustin Legacy Infrastructure Program. Development is subject to CFD No. 18-01.</p> <ul style="list-style-type: none"> • Remaining Development Future developer(s) will be required to make a Fair Share Contribution towards these improvements, as applicable, and at future entitlement application stages of the project, the requirement will also be imposed.
	<p>b. City of Tustin — the identification of a project-specific Fair Share contribution toward the installation of Class II bicycle trails through the project site. For the area of the site northeast of Irvine Center Drive, a separate agreement would be required to ensure the provision of a bikeway right-of-way easement, and design and construction of a bike trail along the SCRRA/OCTA rail tracks from Harvard Avenue westerly to the Peters Canyon Channel. In addition, project developers of the areas of the site southeast of the Peters Canyon Channel would need to accommodate access to both the Peters Canyon Trail and the trail adjacent to the SCRRA/OCTA tracks in any project site design including dedication of any necessary recreational trail easements;</p>	<p>Prior to the first final map recordation (except for financing and re-conveyance purposes) or building permit issuance.</p>	<p>Project developer</p>	<p>Tustin Community Development Department and/or SCRRA/OCTA, as appropriate</p>	<ul style="list-style-type: none"> • The District City entered into DDA with developer which addresses these obligations. Developer has also made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program and entered into an Acquisition and Funding Agreement associated with CFD 07-01. Developer has completed an off-site bikeway trail on the north side of Barranca Parkway between Jamboree Road and Tustin Ranch Road. • Tustin Field I (Tract 16474) City entered into a DDA with developer, which addresses these obligations. Developer has also made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program and entered into an Acquisition and Funding Agreement associated with CFD 04-01. The specific Bike trail on the north side of the project was designed and approved. The public bid was awarded December, 2005 and the project was completed in September 2006. • Tustin Field II (Tract 16507) City entered into a DDA with developer, which addresses these obligations. Developer has also made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program and entered into an Acquisition and Funding Agreement

				<p>associated with CFD 04-01. The specific on-site pedestrian access from the site to the trail along Peters Canyon and <i>the entirety of the Peters Canyon Trail within Tustin is complete</i>. The portion within Irvine is a Moffett Meadows and Marble Mountain (Lennar) responsibility that was imposed on this developer by the City of Irvine with their entitlements.</p> <ul style="list-style-type: none"> • Columbus Grove (Tract 16582) City entered into a Cooperative Agreement with developer, which addresses the obligations. Developer has also made their current Fair Share Contribution towards the Tustin Legacy Infrastructure Program and entered into an Acquisition and Funding Agreement associated with CFD 06-01. Responsibility for actual construction of the trail on the North side of Tustin Field 1 and on the west side of Tustin Field 1 and II has been placed on others. • Columbus Square (Tract 16581) City entered into a Cooperative Agreement with developer, which addresses these obligations. Developer has also made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program and entered into an Acquisition and Funding Agreement associated with CFD 06-01. Responsibility for actual construction of the trail on the North side of Tustin Field 1 and on the west sided of Tustin Field 1 and II has been placed on others. • SOCCCD (ATEP) Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. Since Phase 1 is a public use, no obligations required. Any future non-educational users (Land
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					<p>Use Category 2) will be subject to a project-specific Fair Share Contribution toward the installation of Class II bicycle trails through the larger Tustin Legacy project and any applicable CFD assessments for said improvements.</p> <ul style="list-style-type: none"> • RSCCD (Sheriff's Training Academy) Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. The RSCCD project is a public use, no obligations required. • Amalfi Apartment Homes – Irvine Company City executed a DDA with the developer that addresses these obligations. Developer has also made their current Fair Share Contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 13-01. • Anton Legacy – St. Anton Partners City executed a DDA with the developer that addresses these obligations. Developer has also made their current Fair Share Contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 13-01. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) City entered into a DDA with the developer, which addresses these obligations. Developer has made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program and entered into an Acquisition and Funding Agreement associated with CFD 14-01. • The Village at Tustin Legacy – Regency Centers City executed a DDA with the developer that addresses these obligations. Developer has also
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					<p>made their current Fair Share Contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 13-01.</p> <ul style="list-style-type: none"> <p>• Orange County Animal Care Facility Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. No obligations required.</p> <p>• Army Reserve Center Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. No obligations required.</p> <p>• Flight at Tustin Legacy – Flight Venture LLC City executed a DDA with the developer that addresses these obligations. Developer has made their Fair Share Contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 13-01.</p> <p>• Tustin Legacy Linear Park Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. No obligations required.</p> <p>• Veterans Sports Park Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. No obligations required.</p>
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					<ul style="list-style-type: none"> • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) City executed a DDA with the developer that addresses these obligations. Developer has made their Fair Share contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 18-01. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC City executed a DDA with the developer that addresses these obligations. Developer <i>has made their</i> Fair Share contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 18-01. • Remaining Development Future developer(s) will be responsible for any required Fair Share Contribution towards the Tustin Legacy Infrastructure Program as a condition also imposed at the entitlement stage. Further, projects will be required to participate in any future CFD imposed on the property(ies) to cover infrastructure, maintenance and public services as a condition imposed at the entitlement stage, as applicable.
	c. City of Tustin — the identification of a project specific Fair Share contribution toward installation of Class I bikeway trail improvements northerly of Barranca Parkway after completion of the Barranca Channel improvements. For proposed developments adjacent to Barranca Channel, separate agreements would be required to ensure the establishment of a	Prior to the first final map recordation (except for financing and re-conveyance purposes) or building permit issuance.	Project developer	Tustin Community Development Department	<ul style="list-style-type: none"> • The District A Fair Share Contribution was made by the developer as condition of the DDA and funding provided partially from CFD 07-01 proceeds. Class I bikeway along Barranca Parkway was constructed by the project developer. • Tustin Field I (Tract 16474) A Fair Share Contribution was made by the developer as condition of the DDA and with CFD 04-01. Actual improvements constructed by others.

	<p>bikeway right-of-way easement between Jamboree Road and Red Hill Avenue.</p>				<ul style="list-style-type: none"> • Tustin Field II (Tract 16507) A Fair Share Contribution was made by the developer as condition of the DDA and with CFD 04-01. Actual improvements constructed by others. • Columbus Grove (Tract 16582) A Fair Share Contribution was made by the developer as condition of the DDA and with CFD 04-01. Actual improvements constructed by others. • Columbus Square (Tract 16581) A Fair Share Contribution was made by the developer as condition of the DDA and with CFD 04-01. Actual improvements constructed by others. • Tustin Family Campus Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. Since Tustin Family Campus is a public use, no obligations required. • SOCCCD (ATEP) Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. Since Phase 1 is a public use, no obligations required. Any future non-educational users (Land Use Category 2) will be subject to a project-specific Fair Share Contribution toward the improvements through the larger Tustin Legacy project and any applicable CFD assessments for said improvements. • RSCCD (Sheriff's Training Academy) Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin
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					<p>Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. The RSCCCD project is a public use, no obligations required.</p> <ul style="list-style-type: none"> • Village of Hope Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. The Village of Hope project is a public use, no obligations required. • Amalfi Apartment Homes – Irvine Company A Fair Share Contribution was made by the developer as condition of the DDA. Development is also subject to CFD No. 13-01. • Anton Legacy – St. Anton Partners A Fair Share Contribution was made by the developer as condition of the DDA. Development is also subject to CFD No. 13-01. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) A Fair Share Contribution was made by developer as a condition of the DDA and with CFD 14-01. • The Village at Tustin Legacy – Regency Centers A Fair Share Contribution was made by the developer as condition of the DDA. Development is also subject to CFD No. 13-01. • Orange County Animal Care Facility Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin
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					<p>Legacy CFD's. The Animal Care Facility project is a public use, no obligations required.</p> <ul style="list-style-type: none"> <p>Army Reserve Center Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. The Army Reserve Center project is a public use, no obligations required.</p> <p>Flight at Tustin Legacy – Flight Venture LLC A Fair Share Contribution has been made by the developer as condition of the DDA. Development is also subject to CFD No. 13-01.</p> <p>Tustin Legacy Linear Park Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. The Tustin Legacy Linear Park project is a public use, no obligations required.</p> <p>Veterans Sports Park Public uses are exempt by City Council policy from Fair Share Contributions towards the Tustin Legacy Infrastructure Program and any infrastructure assessments imposed by Tustin Legacy CFD's. The Veterans Sports Park project is a public use, no obligations required.</p> <p>Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) City executed a DDA with the developer that addresses these obligations. Developer has made their Fair Share contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 18-01.</p>
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					<ul style="list-style-type: none"> • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC City executed a DDA with the developer that addresses these obligations. Developer <i>has made</i> their Fair Share contribution towards the Tustin Legacy Infrastructure Program. Development is subject to CFD No. 18-01. • Remaining Development Future developer(s) will be required to be responsible for a Fair Share contribution towards construction of Tustin Legacy Infrastructure which will include trails and any required CFD assessments at the entitlement application stage, as applicable.
Mitigation Measures for Aesthetics					
Vis-1	In conjunction with any zoning ordinance amendments to implement the reuse plan in Tustin or Irvine, an urban design plan shall be adopted to provide for distinct and cohesive architectural and landscape design, features and treatments, as well as harmony with adjacent landscaping. The urban design plan shall have the following elements: <ul style="list-style-type: none"> • landscaping concept and master signage plan; • design review and approval process; • limits on development intensity for each specific land use; • limits on height of structures and lot coverage; • minimum site building setbacks; • minimum on-site landscaping requirements; 	Prior to the first final map recordation (except for financing and re-conveyance purposes) or building permit issuance.	City of Tustin and City of Irvine	Community Development Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District Included in construction plans and installation is complete. • Tustin Field I (Tract 16474) Included in construction plans and installation is complete. • Tustin Field II (Tract 16507) Included in construction plans and installation is complete. • Columbus Grove (Tract 16582) Included in construction plans and installation is complete. • Columbus Square (Tract 16581) Included in construction plans and installation is complete.

	<ul style="list-style-type: none"> • buffering requirements, including berms, masonry walls, and landscaping; • lighting regulations, including regulations ensuring that exterior lighting does not negatively impact surrounding property; • screening regulations for mechanical equipment and outside storage; and, • site signage requirements, including sign permit approval. 				<ul style="list-style-type: none"> • SOCCCD (ATEP) Phase 1 of the project was reviewed for compliance with the requirements of the MCAS Tustin Specific Plan; however, all future phases will need to be reviewed for compliance with the MCAS Tustin Specific Plan. • Village of Hope Included in construction plans and installation is complete. • Tustin Family Campus Included in construction plans and installation is complete. • RSCCD (Sheriff's Training Academy) The Sheriff's Training Facility project was reviewed for compliance with the requirements of the MCAS Tustin Specific Plan, and any future development phases will also be subject to compliance with the MCAS Tustin Specific Plan. • Amalfi Apartment Homes – Irvine Company Included in construction plans and installation is complete. • Anton Legacy – St. Anton Partners Included in construction plans and installation is complete. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Included in the entitlement and construction plans and installation is complete. • The Village at Tustin Legacy – Regency Centers Included in the entitlement and construction plans and installation is complete.
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					<ul style="list-style-type: none"> <p>• Orange County Animal Care Facility The City reviewed and approved a Concept Plan for the Animal Care Facility project. Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project Complete.</p> <p>• Army Reserve Center The Army Reserve Center project was reviewed for compliance with the requirements of the MCAS Tustin Specific Plan, and any future development phases will also be subject to compliance with the MCAS Tustin Specific Plan. Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete.</p> <p>• Flight at Tustin Legacy – Flight Venture LLC Included in the construction plans and installation is complete.</p> <p>• Tustin Legacy Linear Park Included in the entitlement and construction plans. Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) of this project is complete, however, all future phases will need to be reviewed for compliance with the Tustin Legacy Specific Plan.</p> <p>• Veterans Sports Park Included in the entitlement and construction plans and installation is <i>complete</i>.</p> <p>• Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Included in the entitlement and construction plans and installation is <i>complete</i>.</p>
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					<ul style="list-style-type: none"> • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Included in the entitlement plans <i>and construction plans, and installation is under construction</i> • Remaining Development Future developer(s) will be responsible for any required urban design plan including cohesive architectural and landscape design.
Mitigation Measures for Cultural and Paleontological Resources					
Hist-1	Historic American Building Survey (HABS) - DON will complete the appropriate recordation for hangars 28 and 29 and the discontinuous historic district prior to conveyance of any property within the discontinuous historic district and shall ensure that copies of the recordation are made available to SHPO, the City of Tustin, and any local or other archive facilities designated by SHPO.	Prior to conveyance to City of Tustin	Department of the Navy	Department of the Navy	Complete
Hist-2	Curation - within 30 days of the execution of the MOA, Department of the Navy will distribute copies of plans and architectural drawings and other archival materials and records, as available, concerning the layout and the buildings and structures that made up the original Navy lighter-than-air blimp facility to a local curation facility. The City of Tustin or its designee will also be provided with copies of these materials.	Within 30 days of the execution of the MOA	Department of the Navy	Department of the Navy	Complete
Arch-1	Prior to issuance of grading permits, the four-acre parcel currently outside the	Prior to issuance of grading permits.	Project developer	Tustin Community	<ul style="list-style-type: none"> • Tustin Field I (location of 4-acre site)

	boundaries of the Air Station along Harvard Avenue shall be surveyed to determine the presence/absence of archaeological resources prior to grading.			Development Department	A paleontologist contract was executed prior to grading. During grading, a cultural resource was exposed and handled per plan. The monitoring of the site and evaluation of the object was done by SWCA in contract with JLH and all correspondence on file with CDD.
Arch-2	Prior to issuance of grading permits, the cities of Tustin and Irvine shall each require applicants of individual development projects to retain, as appropriate, a county-certified archaeologist. If buried resources are found during grading within the reuse plan area, a qualified archaeologist would need to assess the site significance and perform the appropriate mitigation. The Native American view point shall be considered during this process. This could include testing or data recovery. Native American consultation shall also be initiated during this process.	Prior to issuance of grading permits.	Project Developer	Community Development Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District Copy of contract and paleontologist plan on file with CDD. • Tustin Field I (Tract 16474) During grading, archeological resources were exposed and handled per plan paleontologist plan on file with CDD. • Tustin Field II (Tract 16507) Copy of contract and paleontologist plan on file with CDD. • Columbus Grove (Tract 16582) Copy of contract and paleontologist plan on file with CDD. • Columbus Square (Tract 16581) Copy of contract and paleontologist plan on file with CDD. • RSCCD (Sheriff's Training Academy) The RSCCD retained an archaeologist for the Sheriff's Training Facility project construction; however, an archaeologist will also need to be obtained for construction of any future phases. • SOCCCD (ATEP) The SOCCCD retained an archaeologist for project construction of Phase 1; however, an archaeologist will also need to be obtained for construction of any future phases.

					<ul style="list-style-type: none"> • Village of Hope Developer retained a county certified archeologist for the project. • Amalfi Apartment Homes – Irvine Company Developer retained a county certified archeologist for the project. • Anton Legacy – St. Anton Partners Developer retained a county certified archeologist for the project. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Developer retained a county certified archeologist for the project. • The Village at Tustin Legacy – Regency Centers Developer has provided evidence of the county certified archeologist retained for the project. • Orange County Animal Care Facility Developer retained a county certified archeologist for the project. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. • Flight at Tustin Legacy – Flight Venture LLC Developer retained a county certified archeologist for the project. • Tustin Legacy Linear Park The City retained an archeologist for project construction. Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) of the project are complete.
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				<ul style="list-style-type: none"> • Veterans Sports Park The City retained an archeologist for project construction. • Legacy Magnet Academy – TUSD The City retained an archeologist for project construction. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Developer has provided evidence of the county certified archeologist retained for the project. • <i>The Landing at Tustin Legacy</i> – Brookfield Homes Southern California LLC The City completed rough grading of the site. Developer <i>is</i> required to follow the means identified in the Paleontological Resources Management Plan on the site for the retained certified archaeologist and paleontologist. has provided evidence of the county certified archaeologist retained for the project. • Remaining Development Future developer(s) will be required to retain an archeologist for each project, as applicable. • Tustin Ranch Road The City retained an archaeologist for the duration of the Tustin Ranch Road project from Warner Avenue to Walnut Avenue, Armstrong Avenue project from Barranca Parkway to Warner Avenue, Warner Avenue project from Red Hill Avenue to Tustin Ranch Road and Disposition Areas 2B, 2C and 8 grading project. Evidence of the county certified archeologist retained for the project is on file. Project is complete.
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AR-1-	Prior to issuance of a grading permit, the City of Tustin shall retain, as appropriate, a county-certified archaeologist. If buried resources are found during grading within the portion of the site located north of Edinger Avenue, a qualified archaeologist would need to assess the site significance and perform the appropriate mitigation. The Native American viewpoint shall be considered during this process. This could include testing or data recovery. Native American consultation shall also be initiated during this process. (As amended by Final Supplement #1)	Prior to issuance of a grading permit (for the Tustin Ranch Road Extension project)	City of Tustin	Community Development Department	<ul style="list-style-type: none"> • Tustin Ranch Road The City retained an archaeologist for the Tustin Ranch Road project and the project is complete
Hist-3	As specified in the MOA, a substantive effort will be made to determine whether there is an economically viable adaptive use of Hangar 28 and Hangar 29.	Ongoing, prior to making substantial changes to Hangar 28 or Hangar 29.	City of Tustin and County of Orange	Tustin Economic Development Department	The City is currently in the process of assessing adaptive reuse of Hangar 29. The City, acting as the Local Reuse Authority for former MCAS Tustin, removed the County Regional Park use for Reuse Parcel 18 (including Hangar 28) and is beginning a reuse planning process for the site.
Hist-4	If the marketing effort identifies an economically viable adaptive use of either of the complexes, that complex will be encumbered by a historic preservation covenant. In the case of the Hangar 28 complex, these measures shall balance the needs of the adaptive use and the needs for effective operation of the Federal Lands to Parks or Historic Monument programs.	Prior to making substantial changes to Hangar 28 or Hangar 29.	Department of the Navy	Tustin Community Development Department	The City is currently in the process of assessing adaptive reuse of Hangar 29. The City, acting as the Local Reuse Authority for former MCAS Tustin, removed the County Regional Park use for Reuse Parcel 18 (including Hangar 28) and is beginning a reuse planning process for the site.
Hist-5	If NPS and/or SHPO determine that, despite a marketing effort that complies with the terms of the MOA or as agreed				

	to by the City of Tustin/County of Orange, NPS, and/or SHPO, an economically viable adaptive use of the Hangar 28 complex was not identified, NPS and/or SHPO shall promptly advise Department of the Navy and notify the City of Tustin/County of Orange that the following measures are required.				
	a. Written History - The City of Tustin/County of Orange shall prepare an illustrated history report on MCAS TUSTIN, with emphasis on the initial construction of the Air Station and its World War II Navy lighter-than-air operations.	Prior to making substantial changes to Hangar 28.	Department of the Navy	NPS, SHPO, and Department of the Navy	Cooperative efforts between the City and the County are completed. The completed written history is on file with the City of Tustin and County of Orange.
	Exhibit - The City of Tustin/County of Orange shall prepare a professional-quality illustrated interpretive exhibit with emphasis on the initial construction of the air station and its World War II Navy lighter-than-air operations.				Cooperative efforts between the City and the County are completed. The finished interpretive exhibits are available for use and rotation for public displays from the City of Tustin and County of Orange.
	b. Interpretive Video - The City of Tustin/County of Orange shall prepare a professional-quality documentary video and shall undertake a one-time distribution and outreach program for the documentary video.				Cooperative efforts between the City and the County are completed. Copies of the finished interpretive video are on file with the City of Tustin and County of Orange and on the City's web site at tustinca.org.
Paleo-1	The cities of Tustin and Irvine shall each require applicants of individual development projects to comply with	Prior to issuance of grading permits.	Project developer	Community Development Department	<ul style="list-style-type: none"> • The District A copy of the contract and paleontologist plan is on file with CDD.

	<p>the requirements established in a Paleontological Resources Management Plan prepared for the site, which details the methods to be used for surveillance of construction grading, assessing finds, and actions to be taken in the event that unique paleontological resources are discovered during construction.</p>			<p>(Tustin and/or Irvine, as applicable)</p>	<ul style="list-style-type: none"> • Tustin Field I (Tract 16474) SWCA Environmental consultant was retained by JLH during grading (contract is on file with CDD). • Tustin Field II (Tract 16507) SWCA Environmental consultant was retained by JLH during grading (contract is on file with CDD). • Columbus Grove (Tract 16582) Copy of contract and paleontologist plan on file with CDD. • Columbus Square (Tract 16581) Copy of contract and paleontologist plan on file with CDD. • SOCCCD (ATEP) The SOCCCD shall be required to retain a paleontologist for all phased ATEP construction. • RSCCD (Sheriff's Training Academy) The RSCCD retained a paleontologist for the Sheriff's Training Facility project construction; however, a paleontologist will also need to be obtained for construction of any future phases. • Village of Hope Copy of contract and paleontologist plan on file with CDD. • Tustin Family Campus Copy of contract and paleontologist plan on file with CDD. • Amalfi Apartment Homes – Irvine Company Copy of contract and paleontologist plan on file with CDD.
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					<ul style="list-style-type: none"> • Anton Legacy – St. Anton Partners Copy of contract and paleontologist plan on file with CDD. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Copy of contract and paleontologist plan on file with CDD. • The Village at Tustin Legacy – Regency Centers Copy of contract and paleontologist plan on file with CDD. • Orange County Animal Care Facility Copy of contract and paleontologist plan on file with CDD. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project complete. • Flight at Tustin Legacy – Flight Venture LLC Copy of contract and paleontologist plan on file with CDD. • Tustin Legacy Linear Park Copy of contract and paleontologist plan on file with CDD. Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) complete. • Veterans Sports Park Copy of contract and paleontologist plan on file with CDD. • Legacy Magnet Academy – TUSD Copy of contract and paleontologist plan on file with CDD.
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					<ul style="list-style-type: none"> • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Copy of contract and paleontologist plan on file with CDD. • <i>The Landing at Tustin Legacy – Brookfield Homes Southern California LLC</i> Copy of contract and paleontologist plan on file with CDD. • Remaining Development Future developer(s) will be required to retain a paleontologist for each project, as applicable. A copy of each contract and paleontologist plan will be required to be kept on file at the City. • Tustin Ranch Road The City retained a paleontologist for the duration of the Tustin Ranch Road project from Warner Avenue to Walnut Avenue, Armstrong Avenue project from Barranca Parkway to Warner Avenue, Warner Avenue project from Red Hill Avenue to Tustin Ranch Road and Disposition Areas 2B, 2C and 8 grading projects. Copy of contract and paleontologist plan is on file with CDD.
Paleo-2	Prior to the issuance of a grading permit, project applicants shall provide written evidence to each city, that a county-certified paleontologist has been retained to conduct salvage excavation of unique paleontological resources if they are found.	Prior to issuance of grading permits.	Project developer	Community Development Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District Copy of contract and paleontologist plan on file with CDD. • Tustin Field I (Tract 16474) The contract with SWCA included the requirements (contract on file with CDD). • Tustin Field II (Tract 16507) The contract with SWCA included the requirements (contract on file with CDD).

					<ul style="list-style-type: none"> • Columbus Grove (Tract 16582) Copy of contract and paleontologist plan on file with CDD. • Columbus Square (Tract 16581) Copy of contract and paleontologist plan on file with CDD. • SOCCCD (ATEP) The SOCCCD shall be required to retain a paleontologist for all phased ATEP construction. • RSCCD (Sheriff's Training Academy) The RSCCD retained a paleontologist for the initial Sheriff's Training Facility project construction; however, a paleontologist will also need to be obtained for construction of any future phases. • Village of Hope Copy of contract and paleontologist plan on file with CDD. • Tustin Family Campus Copy of contract and paleontologist plan on file with CDD. • Amalfi Apartment Homes – Irvine Company Copy of contract and paleontologist plan on file with CDD. • Anton Legacy – St. Anton Partners Copy of contract and paleontologist plan on file with CDD. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Copy of contract and paleontologist plan on file with CDD.
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					<ul style="list-style-type: none"> • The Village at Tustin Legacy – Regency Centers Copy of contract and paleontologist plan on file with CDD. • Orange County Animal Care Facility Copy of contract and paleontologist plan on file with CDD. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC Copy of contract and paleontologist plan on file with CDD. • Tustin Legacy Linear Park The City retained a paleontologist for project construction. Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) of the project are complete. • Veterans Sports Park The City retained a paleontologist for project construction. • Tustin Magnet School – TUSD The City retained a paleontologist for project construction. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Copy of contract and paleontologist plan on file with CDD. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC
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					<p>Copy of contract and paleontologist plan on file with CDD.</p> <ul style="list-style-type: none"> • Remaining Development Future developer(s) will be required to retain a paleontologist for each project. A copy of each contract and paleontologist plan will be required to be kept on file at the City. • Tustin Ranch Road The City retained a paleontologist for the Tustin Ranch Road project from Warner Avenue to Walnut Avenue, Armstrong Avenue project from Barranca Parkway to Warner Avenue, Warner Avenue project from Red Hill Avenue to Tustin Ranch Road and Disposition Areas 2B, 2C and 8 grading projects. Copy of contract and paleontologist plan is on file with CDD.
PR-1	The City of Tustin shall comply with the requirements established in the Paleontological Resources Management Plan (PRMP) prepared for the Base, which details the methods to be used for surveillance of construction grading, assessing finds, and actions to be taken in the event that unique paleontological resources are discovered during construction. (As amended by Final Supplement #1 - for the Tustin Ranch Road Extension project)	During grading and construction activities.	City of Tustin	Community Development Department	<ul style="list-style-type: none"> • Remaining Development Future developer(s) will be required to retain a paleontologist for each project and implement methods to be used in the PRMP if unique resources as discovered, as applicable. A copy of each contract and paleontologist plan will be required to be kept on file at the City. • Tustin Ranch Road The City retained a paleontologist for the Tustin Ranch Road project from Warner Avenue to Walnut Avenue, Armstrong Avenue project from Barranca Parkway to Warner Avenue, Warner Avenue project from Red Hill Avenue to Tustin Ranch Road and Disposition Areas 2B, 2C and 8 grading projects. Copy of contract and paleontologist plan is on file with the City. Project is complete.

PR-2	<p>Prior to the issuance of a grading permit, the City shall retain a county-certified paleontologist to conduct salvage excavation of unique paleontological resources if they are found.</p> <p>(As amended by Final Supplement #1- for the Tustin Ranch Road Extension project)</p>	Prior to the issuance of a grading permit.	City of Tustin	Community Development Department	<ul style="list-style-type: none"> • Remaining Development Future developer(s) will be required to retain a paleontologist for each project, as applicable. A copy of each contract and paleontologist plan will be required to be kept on file at the City. • Tustin Ranch Road The City retained a paleontologist for the Tustin Ranch Road project from Warner Avenue to Walnut Avenue, Armstrong Avenue project from Barranca Parkway to Warner Avenue, Warner Avenue project from Red Hill Avenue to Tustin Ranch Road and Disposition Areas 2B, 2C and 8 grading projects. Copy of contract and paleontologist plan is on file with the City. Project is complete.
Mitigation Measures for Biological Resources					
Bio-1	<p>The project proponents of any development affecting jurisdictional waters of the U.S. or vegetated wetlands shall obtain Section 401, Section 404, Section 1602, and other certifications, approvals and permits as necessary. Copies of the necessary state and federal permits shall be provided to the City prior to the issuance of mass or grading permits for grading activities impacting jurisdictional areas. A replacement ratio for affected wetland resources shall be determined in consultation with regulatory agencies as part of the permitting process and shall be no less than 1:1 replacement of function and value. Additional criteria and requirements will be as follows:</p> <ul style="list-style-type: none"> • Create (establish), restore, or enhance wetland/riparian habitats 	Prior to issuance of grading permits or any public improvements within pond turtle habitat.	Project developer	Tustin Community Development Department and/or OCFCD, as appropriate	<ul style="list-style-type: none"> • The District Required permits have been obtained. • SOCCCD (ATEP) Regional permits not required for Phase 1 of project; however, applicable regional permits for mitigation of any jurisdictional waters will be obtained prior to development of future phases, as applicable. • RSCCD (Sheriff's Training Academy) Required permits have been obtained. • Master Development Footprint TLCP previously obtained the applicable 401, 404, and 1602 permits; however, the proportionate portions of the permit responsibilities affecting construction of Peters Canyon Channel improvements between Tustin City limits southerly to Barranca Parkway were transferred directly from TLCP to Tustin Vista Partners, LLC, a Delaware limited liability company, on May 6, 2008. Upon

	<p>on-site to the maximum extent practicable to minimize and replace the on-site loss of USACE and CDFG jurisdictional acreage and function, or off-site as may be permitted by the USACE and CDFG.</p> <ul style="list-style-type: none"> To return jurisdictional habitats that are temporarily disturbed during construction to pre-construction conditions. <p>To provide for maintenance, management and monitoring of the mitigation site or sites for a minimum of three years as determined through the permitting process. (As amended by Addendum)</p>				<p>termination of the DDA between the City and TLCP in July 2010, the 401, 404, and 1062 permits affecting the Master Development Footprint in the City of Tustin were assigned to the City of Tustin until such time the permit(s) and/or applicable mitigation responsibilities are assigned to subsequent developer(s) in the future.</p>
Bio-2	<p>Based on consultations with CDFG, City of Tustin, or a project proponent as applicable, an off-site relocation site for southwestern pond turtles captured on site shall be identified that is as close to the Reuse Plan area as possible and that is sustainable in perpetuity. (No appropriate habitat in the City of Tustin is available for relocation.) Potential relocation sites include but are not limited to a turtle pond and relocation site located in upper Shady Canyon within the Orange County Nature Preserve; or the San Joaquin Marsh, which is managed by UC Irvine, Irvine Ranch, and the Orange County Water District. Some property owners and public agencies may be adverse to the relocation of species of</p>	<p>Prior to issuance of grading permits or any public improvements within pond turtle habitat.</p>	<p>City of Tustin and/or project developer, as appropriate</p>	<p>Tustin Community Development Department</p>	<ul style="list-style-type: none"> The District CDFG approved a pond turtle relocation and mitigation plan for the project; all turtles have been relocated. SOCCCD (ATEP) The SOCCCD would be responsible for arrangements with CDFG for relocation of any found turtles. RSCCD (Sheriff's Training Academy) The RSCCD would be responsible for arrangements with CDFG for relocation of any found turtles. Master Development Footprint TLCP previously completed a pond turtle survey and CDFG approved a pond turtle relocation and mitigation plan for the project; all turtles have been relocated.

	<p>special concern onto their property or jurisdiction, and it would be speculative to identify actual sites prior to completion of consultation with CDFG and with potential property owners and/or appropriate public agencies. A relocation and mitigation plan shall be prepared by a qualified biologist for approval by the CDFG. The relocation and mitigation plan shall include the following:</p> <ul style="list-style-type: none"> • Requirement for focused surveys for southwestern pond turtles prior to construction activities and submittal of survey report to the CDFG. • Identification of specific relocation site within the Newport Bay watershed. • Methodology for trapping, capture, recordation and release of southwestern pond turtles. • Requirement of biological monitoring during construction and requirement for capture and relocation by a qualified biologist of any additional southwestern pond turtles observed during construction. <p>(As amended by Addendum)</p>				
Bio-3	<p>Permits from the CDFG shall be obtained for live-capture of the turtles and for transporting them to the relocation site.</p>	<p>Prior to issuance of grading permits or any public improvements within pond turtle habitat.</p>	<p>Project developer</p>	<p>Tustin Community Development Department</p>	<ul style="list-style-type: none"> • The District CDFG approved a pond turtle relocation and mitigation plan for the project; all turtles have been relocated. • SOCCCD (ATEP) The SOCCCD would be responsible for arrangements with CDFG for relocation of any turtles found.

					<ul style="list-style-type: none"> • RSCCD (Sheriff's Training Academy) The RSCCD would be responsible for arrangements with CDFG for relocation of any found. • Master Development Footprint TLCP previously completed a pond turtle survey and CDFG approved a pond turtle relocation and mitigation plan for the project; all turtles have been relocated.
Bio-4	<p>A project proponent shall negotiate with the CDFW or other agency or organization as appropriate, for relocation of turtles and/or contribution of funds to improve, restore, or create a relocation site as turtle habitat, in conjunction with any regulatory permits necessary.</p> <p>(As amended by Addendum)</p>	Ongoing	City of Tustin and/or project developer, as appropriate	Tustin Community Development Department	<ul style="list-style-type: none"> • The District CDFW approved a pond turtle relocation and mitigation plan for the project; all turtles have been relocated. • SOCCCD (ATEP) The SOCCCD would be responsible for arrangements with CDFW for relocation of any turtles found. • RSCCD (Sheriff's Training Academy) The RSCCD would be responsible for arrangements with CDFW for relocation of any found. • Remaining Development Sites TLCP previously completed a pond turtle survey and CDFW approved a pond turtle relocation and mitigation plan for the project; all turtles have been relocated.
Mitigation Measures for Traffic/Circulation					
T/C-1	<p>Construction</p> <p>In conjunction with the approval of a site development permit, the City of Tustin and the City of Irvine, as applicable (for that portion of the reuse plan within</p>	Prior to site development permit.	Project developer	Public Works Department (Tustin or Irvine, as applicable)	<ul style="list-style-type: none"> • The District Traffic Management Plan reviewed and approved and construction has been completed. • Tustin Field I (Tract 16474)

	<p>Irvine), shall require each developer to provide traffic operations and control plans that would minimize the traffic impacts of proposed construction activity. The plans shall address roadway and lane closures, truck hours and routes, and notification procedures for planned short-term or interim changes in traffic patterns. The City of Tustin and the City of Irvine, as applicable, shall ensure that the plan would minimize anticipated delays at major intersections. Prior to approval, the City of Tustin or the City of Irvine, as applicable shall review the proposed traffic control and operations plans with any affected jurisdiction.</p>				<p>Traffic Management Plan reviewed and approved and construction has been completed.</p> <ul style="list-style-type: none"> • Tustin Field II (Tract 16507) Traffic Management Plan reviewed and approved and construction has been completed. • Columbus Grove (Tract 16582) Traffic management plan reviewed and approved and construction has been completed. • Columbus Square (Tract 16581) Traffic improvement plan reviewed and approved and construction has been completed. • Tustin Family Campus Routes provided to and approved by Public Works. • SOCCCD (ATEP) Routes provided to and approved by Public Works for Phase 1 of the project; however, all routes for future phases will need to be provided to and approved by Public Works. • RSCCD (Sheriff's Training Academy) Routes provided to and approved by Public Works for the initial Sheriff's Training Facility project; however, all routes for future phases will need to be provided to and approved by Public Works. • Amalfi Apartment Homes – Irvine Company Street improvement plans have been completed. The City monitored construction activities for compliance with approved plans and procedures. • Anton Legacy – St. Anton Partners Street improvement plans been completed. The City monitored construction activities for compliance with approved plans and procedures.
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					<ul style="list-style-type: none"> • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Street improvement plans have been designed and approved and are complete. The City monitored construction activities for compliance with approved plans and procedures. • The Village at Tustin Legacy – Regency Centers Street improvement plans have been designed and approved and are complete. The City monitored construction activities for compliance with approved plans and procedures. • Orange County Animal Care Facility Street improvement plans have been designed and approved and construction is complete. The City monitored construction activities for compliance with approved plans and procedures. • Army Reserve Center Street improvement plans have been designed and approved and construction is complete. The City monitored construction activities for compliance with approved plans and procedures. • Flight at Tustin Legacy – Flight Venture LLC Street improvement plans have been designed and approved and construction is complete. The City monitored construction activities for compliance with approved plans and procedures. • Tustin Legacy Linear Park The City monitored and approved traffic control plans at time of construction. • Veterans Sports Park The City monitored and approved traffic control plans at time of construction.
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					<ul style="list-style-type: none"> • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Street improvement plans have been designed and approved and are <i>complete</i>. The City <i>monitored</i> construction activities for compliance with approved plans and procedures. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Street improvement plans have been designed and approved and are under construction. The City is monitoring construction activities for compliance with approved plans and procedures. • Remaining Development Future developer(s) will be required to provide traffic management plan to be reviewed and approved by the City prior to construction activity.
T/C-2	<p>Development</p> <p>The City of Tustin and the City of Irvine, as applicable (for that portion of the reuse plan area within Irvine), shall ensure that the arterial intersection improvements required in 2005 and 2020 and as indicated in Tables 4.12-7 and 4.12-9 of the Final EIS/EIR are implemented for their respective jurisdictions according to the cumulative ADT thresholds identified in each table and according to the Fair Share basis noted. The ADT threshold represents the traffic volume which would result in an impact and the Fair Share percentage reflects the percent of the traffic impact resulting from the reuse generated traffic. In some cases, reuse traffic would generate 100 percent of the</p>	Prior to issuance of certificates of occupancy.	Project developer	Public Works Department (Tustin or Irvine, as applicable)	<p>MCAS Tustin Specific Plan “Trips” are monitored for compliance with ADT Thresholds by Public Works Department on an ongoing basis as projects are entitled.</p> <ul style="list-style-type: none"> • The District Final traffic study identified cumulative ADTs; the project ADT does not exceed thresholds identified in the FEIS/EIR as amended by the Supplemental Agreement between the Cities of Irvine and Tustin dated February 22, 2001, for off-site mitigation at arterial intersections. The traffic study determined the need for a traffic signal at Park Avenue and District Drive. Construction of this traffic signal is complete. • Tustin Field I (Tract 16474) Traffic Management Plan reviewed and approved and construction is complete

	<p>impact, thereby assuming full financial responsibility for the identified improvements. In other cases, reuse traffic would generate only a fraction of the traffic impacting the intersection and financial responsibility would correspond.</p>			<ul style="list-style-type: none"> • Tustin Field II (Tract 16507) Staff received final traffic study addressing cumulative ADT thresholds and Fair Share responsibility for mitigation improvements; traffic study determined need for traffic signal at Edinger Avenue/Aviation Drive and at Moffett Drive/Meridian Street. Construction is complete. • Columbus Grove (Tract 16582) Staff received final traffic study addressing cumulative ADT thresholds and Fair Share responsibility for mitigation improvements; traffic study determined need for modification of the traffic signal at Harvard Avenue and Moffett Drive. Plans for off-site improvement reviewed and approved. Construction is complete. • Columbus Square (Tract 16581) Staff received final traffic study addressing cumulative ADT thresholds and Fair Share responsibility for mitigation improvements; traffic study determined need for two (2) traffic signals at Kensington Park Drive and Georgia Street and Valencia/Columbus Square Street; Improvement Plans reviewed and approved. Construction is complete. • SOCCCD (ATEP) The trip count for the ATEP is based on square feet. The project is within the “Learning Village” trip budget identified in the MCAS Tustin Specific Plan allocated to Phase 1 of the project; however, trip counts for future phases will be monitored by the City pursuant to the Development Agreement and Amended and Restated (Conveyance) Agreement. • RSCCD (Sheriff’s Training Academy) The trip counts for the initial Learning Village are based on square feet. The Sheriff’s Training Facility project, in addition to other approved projects within
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					<p>the Education Village (ATEP), is within the EIS/EIR trip budget. Any future phases will need to comply with the maximum development permitted on the site by the ADT budget.</p> <ul style="list-style-type: none"> • Amalfi Apartment Homes – Irvine Company Traffic Management Plan was reviewed and approved by the Public Works Department. The project is complete. • Anton Legacy – St. Anton Partners Traffic Management Plan was reviewed and approved by the Public Works Department. The project is complete. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Traffic Management Plan has been reviewed and approved by the Public Works Department and construction is complete. • The Village at Tustin Legacy – Regency Centers Final traffic study identified cumulative ADTs; the project ADT does not exceed thresholds identified in the FEIS/EIR as amended by the Supplemental Agreement between the Cities of Irvine and Tustin dated February 22, 2001, for off-site mitigation at arterial intersections. Construction is nearly complete. • Orange County Animal Care Facility Traffic Management Plan has been reviewed and approved by the Public Works Department and will comply with the ADT budget. Construction is complete. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of
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					<p>the federal government. Project complied with ADT budget. Construction is complete.</p> <ul style="list-style-type: none"> <p>Flight at Tustin Legacy – Flight Venture LLC The project is within the EIS/EIR trip budget. The Traffic Management Plan was reviewed and approved by the Public Works Department and construction is complete.</p> <p>Tustin Legacy Linear Park The City monitored and approved traffic control plans at time of construction.</p> <p>Veterans Sports Park The City monitored and approved traffic control plans at time of construction.</p> <p>Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Traffic Management Plan has been reviewed and approved by the Public Works Department and <i>complies with</i> the ADT budget. Construction is <i>complete</i>.</p> <p>The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Traffic Management Plan has been reviewed and approved by the Public Works Department and <i>complies with</i> the ADT budget. Construction is underway.</p> <p>Remaining Development Developers will be required to provide traffic studies for each neighborhood, as applicable, as planned are developed.</p>
T/C-3	The City of Tustin and the City of Irvine, as applicable (for that portion of the reuse plan area within Irvine), shall	See Table 4.12-8 of the Final EIS/EIR for each	Project developer	Public Works Department	<ul style="list-style-type: none"> <p>The District (Vestar/Kimco) The DDA addresses developers required Fair Share Contribution towards the Tustin Legacy</p>

	<p>contribute, on a Fair Share basis, to improvements to freeway ramp intersections as listed in Table 4.12-8 of the Final EIS/EIR. The method of implementing improvements, e.g., restriping, ramp widening, shall be based on special design studies, in association with Caltrans.</p>	<p>specific triggering mechanism.</p>		<p>(Tustin or Irvine, as applicable)</p>	<p>Infrastructure Program, as well as an implementing Infrastructure Construction and Payment Agreement (as amended), entitlement conditions of approval and CFD No. 07-01. Required improvements have been completed.</p> <ul style="list-style-type: none"> • Tustin Field I (Tract 16474) The DDA addresses developers required Fair Share Contribution towards the Tustin Legacy Infrastructure Program, entitlement conditions of approval and CFD No. 04-01. • Tustin Field II (Tract 16507) The DDA addresses developers required Fair Share Contribution towards the Tustin Legacy Infrastructure Program, entitlement conditions of approval, and CFD No. 04-01. • Columbus Grove (Tract 16582) The Cooperative Agreement with developer addresses the required Fair Share Contribution towards Tustin Legacy Infrastructure, the conditions of entitlement conditions for the project, and CFD No. 06-01. • Columbus Square (Tract 16581) The Cooperative Agreement with developer addresses the required Fair Share Contribution towards Tustin Legacy Infrastructure, the conditions of entitlement conditions for the project, and CFD No. 06-01. • SOCCCD (ATEP) Pursuant to the Development Agreement and Restated and Amended (Conveyance) Agreement, SOCCCD is required to construct all on-site improvements; however, the City has exempted SOCCCD from City CFD funded Tustin Legacy Infrastructure costs for the primary educational uses
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					<p>(Land Use Category 1) while it requires payment of its fair share of Infrastructure fees for non-educational uses (Land Use Category 2), and is still subject to assessments from outside utility purveyors regardless of the use of project and would be responsible for any costs that are necessary if SOCCCD proposes to modify or alter existing Tustin Legacy Infrastructure.</p> <ul style="list-style-type: none"> • RSCCD (Sheriff’s Training Academy) Based on City Council Policy and provisions of the Conveyance Agreement, RSCCD is exempt from required Fair Share Contributions towards Tustin Legacy Infrastructure since the use is public educational. • Amalfi Apartment Homes – Irvine Company The DDA addresses developers required Fair Share Contribution towards the Tustin Legacy Infrastructure Program. • Anton Legacy – St. Anton Partners The DDA addresses developers required Fair Share Contribution towards the Tustin Legacy Infrastructure Program. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) The DDA, entitlement conditions and approval of CFD 14-01 address developer’s required Fair Share Contribution towards the Tustin Legacy Infrastructure Program. • The Village at Tustin Legacy – Regency Centers The DDA and entitlement conditions address developer’s required Fair Share Contribution towards the Tustin Legacy Infrastructure Program. • Orange County Animal Care Facility
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					<p>The City of Tustin has a cooperative agreement with the County of Orange. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs.</p> <ul style="list-style-type: none"> • Army Reserve Center The City of Tustin has a land exchange agreement with the federal government. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs. • Flight at Tustin Legacy – Flight Venture LLC The DDA and entitlement conditions address developer’s required Fair Share Contribution towards the Tustin Legacy Infrastructure Program. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) The DDA and entitlement conditions address developer’s required Fair Share Contribution towards the Tustin Legacy Infrastructure Program. • <i>The Landing at Tustin Legacy</i> – Brookfield Homes Southern California LLC The DDA and entitlement conditions address developer’s required Fair Share Contribution towards the Tustin Legacy Infrastructure Program. • Remaining Development Future developer(s) will be required to make the applicable Fair Share contribution towards construction of Tustin Legacy Infrastructure and any
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					required CFD assessments at the entitlement application stage.
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T/C-4	<p>The City of Tustin and the City of Irvine, as applicable (for that portion of the reuse plan area within Irvine), shall ensure that all on-site circulation system improvements for the reuse plan area assumed in the 2005 and 2020 traffic analysis and as shown in Table 4-4 of the revised Specific Plan Phasing Plan (see Table 4-4 at the end of the Mitigation Monitoring and Reporting Program) are implemented according to the cumulative ADT thresholds identified in the table. Under this Phasing Plan, the City of Tustin shall monitor all new development within the site, accounting for the cumulative ADT generated by development projects. As each ADT threshold is reached, the roadway improvements listed in Table 4-4 of the revised Specific Plan Phasing Plan (see Table 4-4 at the end of the Mitigation Monitoring and Reporting Program) shall be constructed before any additional projects within the reuse plan area would be approved.</p> <p>(As amended by Addendum)</p>	Ongoing (see Table 4.12-10 of the Final EIS/EIR or Table 4-4 at the end of the Mitigation Monitoring and Reporting Program for each specific triggering mechanism.	Project developer	Public Works Department (Tustin or Irvine, as applicable)	<p>MCAS Tustin Specific Plan “Trips” are monitored by Public Works Department on an ongoing basis as projects are entitled.</p> <ul style="list-style-type: none"> • The District Final traffic study identified cumulative ADT: the project ADT does not exceed thresholds identified in the FEIS/EIR as modified by the supplemental Mitigation Agreement between the Cities of Irvine and Tustin dated February 22, 2001 for off-site mitigation at arterial intersections. • Tustin Field I (Tract 16474) Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. • Tustin Field II (Tract 16507) Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. Required improvements addressed with DDA, entitlement conditions and funding of CFD No. 04-01. • Columbus Grove (Tract 16582) Project ADT determined for project and ADT threshold reviewed for compliance with Roadway Improvement Table. Required improvements addressed with DDA, entitlement conditions, and funding of CFD No. 06-01. • Columbus Square (Tract 16581) Project ADT determined for project and ADT threshold reviewed for compliance with Roadway Improvement Table. Required improvements addressed with DDA, entitlement conditions, and funding of CFD No. 06-01.
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					<ul style="list-style-type: none"> <p>• SOCCCD (ATEP) The trip counts for the ATEP are based on square feet. The project is within the Learning Village trip budget as allocated for Phase 1 of the project; however, all future phases will be monitored by the City pursuant to the Development Agreement and Amended and Restated (Conveyance) Agreement.</p> <p>• RSCCD (Sheriff's Training Academy) The trip counts for the Learning Village are based on square feet. The initial Sheriff's Training Facility project, in addition to other approved projects within the Learning Village (ATEP), is within the EIS/EIR trip budget Any future phases will be evaluated at the application stage.</p> <p>• Amalfi Apartment Homes – Irvine Company Project ADT determined for project and ADT threshold reviewed for compliance with Roadway Improvement Table. Required improvements addressed with DDA and entitlement conditions.</p> <p>• Anton Legacy – St. Anton Partners Project ADT determined for project and ADT threshold reviewed for compliance with Roadway Improvement Table. Required improvements addressed with DDA and entitlement conditions.</p> <p>• Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Project ADT determined for project and ADT threshold reviewed for compliance with Roadway Improvement Table. Required improvements addressed with DDA, entitlement conditions, and funding of CFD No. 14-01.</p>
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				<ul style="list-style-type: none"> <p>• The Village at Tustin Legacy – Regency Centers Project ADT determined for project and ADT threshold reviewed for compliance with Roadway Improvement Table. Required improvements addressed with DDA and entitlement conditions.</p> <p>• Orange County Animal Care Facility Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table.</p> <p>• Army Reserve Center Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table.</p> <p>• Flight at Tustin Legacy – Flight Venture LLC Project ADT determined for project and ADT threshold reviewed for compliance with Roadway Improvement Table. Required improvements addressed with DDA and entitlement conditions.</p> <p>• Tustin Legacy Linear Park Project ADT determined for project and ADT threshold <i>have been</i> reviewed for compliance with Roadway Improvement Table.</p> <p>• Veterans Sports Park Project ADT determined for project and ADT threshold <i>have been</i> reviewed for compliance with Roadway Improvement Table.</p> <p>• Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Project ADT determined for project and ADT threshold <i>have been</i> reviewed for compliance with Roadway Improvement Table.</p>
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					<ul style="list-style-type: none"> • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Project ADT determined for project and ADT threshold <i>have been</i> reviewed for compliance with Roadway Improvement Table. • Remaining Development Future development ADT will need to comply with Roadway Improvement Table.
T/C-5	<p>Prior to approval of a site development permit or vesting tract, except for financing or conveyance purposes, for all land use designation areas in Alternative 1 with the exception of the Learning Village, Community Park, and Regional Park, a project developer shall enter into an agreement with the City of Tustin and City of Irvine, as applicable (for that portion of the reuse plan area within Irvine) which assigns improvements required in the EIS/EIR to the development site and which requires participation in a Fair Share mechanism to design and construct required on-site and arterial improvements consistent with the ADT generation thresholds shown in Table 4-4 of the revised Specific Plan Phasing Plan (see Tables 4-4 at the end of the Mitigation Monitoring and Reporting Program).</p> <p>(As amended by Addendum)</p>	<p>Ongoing, prior to approval of a site development permit or vesting tract, except for financing or conveyance purposes, based on the ADT generation thresholds shown in Tables 4.12-7, 4.12-8, 4.12-9, and 4.12-10 of the Final EIS/EIR (see Table 4-4 at the end of the Mitigation Monitoring and Reporting Program for each specific triggering mechanism).</p>	Project developer	Public Works/Community Development Departments (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District Included in the DDA, Infrastructure and Construction Agreement (as amended), entitlement conditions and CFD No. 07-01 Acquisition and Construction Agreement. • Tustin Field I (Tract 16474) Included in the DDA, entitlement conditions and CFD No. 04-01 Acquisition and Construction Agreement. • Tustin Field II (Tract 16507) Included in the DDA, entitlement conditions, and CFD No. 04-01 Acquisition and Construction Agreement. • Columbus Grove (Tract 16582) Included in the Cooperative Agreement, entitlement conditions, and CFD No. 06-01 Acquisition and Construction Agreement • Columbus Square (Tract 16581) Included in the Cooperative Agreement, entitlement conditions, and CFD No. 06-01 Acquisition and Construction Agreement. • SOCCCD (ATEP) Pursuant to the Development Agreement and Restated and Amended (Conveyance) Agreement,

					<p>SOCCCD is required to construct all on-site improvements; however, the City has exempted SOCCCD from City CFD funded Tustin Legacy Infrastructure costs for the primary educational uses (Land Use Category 1) while it requires payment of its Fair Share of Infrastructure fees for non-educational uses (Land Use Category 2), and is still subject to assessments from outside utility purveyors regardless of the use of project and would be responsible for any costs that are necessary if SOCCCD proposes to modify or alter existing Tustin Legacy Infrastructure.</p> <ul style="list-style-type: none"> • RSCCD (Sheriff’s Training Academy) Tustin City Council policy exempts a public educational use from the Fair Share Contribution towards the Tustin Legacy Infrastructure Program. The RSCCCD Regional Law Enforcement facility is a public use and is exempt. But would be responsible for any alteration of existing improvements in the public right-of-way necessary for their projects, subject to approval of the City. • Amalfi Apartment Homes – Irvine Company Included in the DDA and entitlement conditions. • Anton Legacy – St. Anton Partners Included in the DDA and entitlement conditions. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Included in the DDA 2013-03, entitlement conditions and CFD No. 14-01 Acquisition and Construction Agreement. • The Village at Tustin Legacy – Regency Centers Included in the DDA and entitlement conditions.
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				<ul style="list-style-type: none"> <p>• Orange County Animal Care Facility The City of Tustin has a cooperative agreement with the County of Orange. Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs. Project is complete.</p> <p>• Army Reserve Center The City of Tustin has a land exchange agreement with the Secretary of the Army. Building permits and related inspections for construction of the facility are the responsibility of the federal government. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs. Project is complete.</p> <p>• Flight at Tustin Legacy – Flight Venture LLC Included in the DDA and entitlement conditions.</p> <p>• Tustin Legacy Linear Park Not applicable to this site.</p> <p>• Veterans Sports Park Not applicable to this site.</p> <p>• Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Included in the DDA and entitlement conditions.</p> <p>• <i>The Landing at Tustin Legacy</i> – Brookfield Homes Southern California LLC Included in the DDA and entitlement conditions.</p> <p>• Remaining Development Future developer(s) will be required to make the applicable Fair Share contribution towards construction of Tustin Legacy Infrastructure and any improvements required to be constructed by</p>
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					developer, entitlement conditions at each application stage will reinforce these requirements pursuant to the Disposition Strategy.
T/C-6	<p>The City of Tustin and the City of Irvine, as applicable (for that portion of the reuse plan area in Irvine), will monitor new development within the reuse plan area, accounting for the cumulative ADTs generated by development projects within the reuse plan area. As each cumulative ADT threshold shown in Table 4-4 of the revised Specific Plan Phasing Plan 4.12-10 (see Table 4-4 at the end of the Mitigation Monitoring and Reporting Program) is reached, the roadway improvements listed shall be constructed before any additional projects within the reuse plan area are approved.</p> <p>(As amended by Addendum)</p>	Ongoing, based on the ADT generation thresholds shown in Table 4.12-10 of the Final EIS/EIR (see Table 4-4 at the end of the Mitigation Monitoring and Reporting Program for each specific triggering mechanism).	Project developer	Public Works and Community Development Departments (Tustin and/or Irvine, as applicable)	<p>MCAS Tustin Specific Plan “Trips” are monitored by Public Works Department on an ongoing basis as projects are entitled.</p> <ul style="list-style-type: none"> • The District Final traffic study identified cumulative ADTs; City monitoring will determine timing of roadway improvements identified in MMP Table 4-4; per project final traffic study, project does not exceed ADT threshold level requiring roadway improvements shown in Table 4-4. • Tustin Field I (Tract 16474) Final traffic study identified cumulative ADTs; City monitoring will determine timing of roadway improvements identified in MMP Table 4-4; per project final traffic study, project does not exceed ADT threshold level requiring roadway improvements shown in Table 4-4. • Tustin Field II (Tract 16507) Final traffic study identified cumulative ADTs; City monitoring will determine timing of roadway improvements identified in MMP Table 4-4; per project final traffic study, project does not exceed ADT threshold level requiring roadway improvements shown in Table 4-4. • Columbus Grove (Tract 16582) Final traffic study identified cumulative ADTs; City monitoring will determine timing of roadway improvements identified in MMP Table 4-4; per project final traffic study, project does not exceed ADT threshold level requiring roadway improvements shown in Table 4-4.

				<ul style="list-style-type: none"> • Columbus Square (Tract 16581) Final traffic study identified cumulative ADTs; City monitoring will determine timing of roadway improvements identified in MMP Table 4-4; per project final traffic study, project does not exceed ADT threshold level requiring roadway improvements shown in Table 4-4. • SOCCCD (ATEP) As on-site development takes place, traffic studies to determine Average Daily Trip (ADT) levels will be required to ensure compliance with ADTs threshold. • RSCCD (Sheriff’s Training Academy) The trip counts for the Learning Village are based on permitted total square footages and F.A.R for each use. The initial Sheriff’s Training Facility project, in addition to other approved projects within the Learning Village (ATEP), is within the EIS/EIR trip budget any future phases will be also evaluated against the Trip budget. • Amalfi Apartment Homes – Irvine Company Project has been determined to be within the thresholds and appropriate infrastructure improvements have been made as condition of approval of the project. • Anton Legacy – St. Anton Partners Project has been determined to be within the thresholds and appropriate infrastructure improvements have been made as condition of approval of the project. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Project has been determined to be within the thresholds and appropriate infrastructure
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					<p>improvements have been made as condition of approval of the project.</p> <ul style="list-style-type: none"> • The Village at Tustin Legacy – Regency Centers Project has been determined to be within the thresholds and appropriate infrastructure improvements have been made as condition of approval of the project. • Orange County Animal Care Facility The City of Tustin has a cooperative agreement with the County of Orange. Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs. • Army Reserve Center The City of Tustin has a land exchange agreement with the Secretary of the Army. Building permits and related inspections for construction of the facility are the responsibility of the federal government. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs. Project is complete. • Flight at Tustin Legacy – Flight Venture LLC Project has been determined to be within the thresholds and appropriate infrastructure improvements were made as condition of approval. • Tustin Legacy Linear Park Public Works Department monitored compliance with cumulative ADTs on an ongoing basis as this project was approved. • Veterans Sports Park
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					<p>Public Works Department monitored compliance with cumulative ADTs on an ongoing basis as this project was approved</p> <ul style="list-style-type: none"> • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Project has been determined to be within the thresholds and appropriate infrastructure improvements were made as a condition of approval of the project. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Project has been determined to be within the thresholds and appropriate infrastructure improvements will be made as a condition of approval of the project. • Remaining Development Traffic Studies, as necessary, will be required at the entitlement application stage for each neighborhood development. Cumulative ADTs will be identified and any required improvements necessary as a condition of occupancy will be identified with entitlements. Conditions of entitlements and City monitoring will determine timing of roadway improvements.
T/C-7	The City of Tustin shall adopt a trip budget for individual portions of the reuse plan area to assist in the monitoring of cumulative ADTs and the amount and intensity of permitted non-residential uses as evaluated in the EIS/EIR.	Within one (1) year of project approval, and ongoing thereafter.	City of Tustin	Tustin Public Works and Community Development Departments	A trip budget has been adopted for individual portions of the reuse plan. “Trips” are monitored on individual portions of the reuse plan are monitored by Public Works Department on an ongoing basis as projects are entitled.

T/C-8	<p>Alternative improvements that provide an equivalent level of mitigation in 2005 or 2020 to what is identified in Tables 4.12-7, 4.12-8, and 4.12-9 of the Final EIS/EIR (see Tables 2 through 4) at the end of the Mitigation Monitoring and Reporting Program) may be identified in consultation between the City of Tustin and the City of Irvine, as applicable, and the impacted jurisdiction.</p>	Ongoing	City of Tustin and/or City of Irvine	Public Works and Community Development Departments (Tustin and/or Irvine, as applicable)	<p>The City of Tustin and Irvine in 2001 entered into a Mitigation Agreement that does identify alternative mitigation measures to those identified in the FEIS/EIR. Subsequently, the City of Irvine and the City of Tustin entered into a Settlement Agreement and Mutual Release of Claims on July 13, 2010, for the IBC Vision Plan that further refined the mitigation measures identified in the 2001 Settlement Mitigation Agreement. The City of Irvine and the City of Tustin entered into a Settlement Agreement and General Release in July 2013.</p>
T/C-9	<p>The City of Tustin shall enter into agreements with Caltrans and the cities of Santa Ana and Irvine to ensure that the off-site roadway improvements needed to mitigate the effects of the proposed alternative are constructed pursuant to improvement programs established by the respective jurisdiction.</p> <p>In order to properly coordinate the timing and improvements in the adjacent jurisdictions, the City of Tustin shall hold a scoping-like meeting with the respective jurisdictions. The purpose of said scoping-like meeting shall be to identify the concerns of the respective jurisdictions prior to the initiation of the Fair Share study. The purpose of the study would be to fully identify, with each jurisdiction, the scope and costs of feasible improvements (as determined by the respective jurisdiction). The improvements would be acceptable to each jurisdiction toward fulfilling the timing and cost of the transportation improvement obligations as required to</p>	Within one (1) year of project approval.	City of Tustin, City of Irvine	Public Works and Community Development Departments (Tustin and/or Irvine, as applicable)	<p>Mitigation Agreements with City of Santa Ana and City of Irvine executed in February 2001. There are no impacts identified which require a Caltrans agreement.</p>

	<p>mitigate transportation impacts in each jurisdiction. The funding for the improvements to be incorporated into the agreement would be utilized by the respective agency to improve the capacity of the impacted intersections/links or be used for substituted improvements, as determined by mutual agreement.</p> <p>Prior to execution of the agreement, each jurisdiction would be allowed ten (10) working days to review the technical report prior to being provided with a copy of the proposed agreement. Each jurisdiction would then have ten (10) working days to review and comment as to its concurrence with the improvement programs contained in the agreement. The comments of each jurisdiction would be considered to ensure that the City of Tustin's responsibility for Fair Share funding of the improvements in each jurisdiction as stated above is fully addressed.</p>				
TC-1	<p>A westbound shared through/right-turn lane shall be added to the Redhill Avenue/Warner Avenue intersection</p> <p>(As amended by Final Supplement #1)</p>	Opening Tustin Ranch Road Extension.	City of Tustin	Public Works Department	Based upon the most recent traffic volumes, this improvement is no longer needed to maintain acceptable levels.
IA-1	Table 4.12-10 of the Final EIS/EIR, as revised and presented in Table 4-4 of the revised Specific Plan Phasing Plan (see Table 4-4 at the end of the Mitigation Monitoring and Reporting Program) presents the Phasing Plan for the on-site circulation system. The Phasing Plan is	See Table 4.12-10 of the Final EIS/EIR or Table 4-4 at the end of the Mitigation Monitoring and Reporting Program	City of Tustin	Community Development and Public Works Departments (Tustin and/or Irvine, as applicable)	MCAS Tustin Specific Plan "Trips" are monitored by Public Works Department on an ongoing basis as projects are entitled.

	<p>based upon traffic circulation impact and mitigation analyses contained in the Tustin Legacy Traffic Analysis (Austin-Foust Associates, Inc., February 2006). Under this Specific Plan Phasing Plan, the City of Tustin shall monitor all new development within the Specific Plan, accounting for the cumulative ADT generated by development projects. As each ADT threshold is reached, the roadway improvements listed in Tables 4-3 and 4-4 of the revised Specific Plan Phasing Plan (see Tables 4-3 and 4-4 at the end of the Mitigation Monitoring and Reporting Program) shall be constructed before any additional projects within the Specific Plan would be approved. (As amended by Addendum)</p>	<p>for each specific triggering mechanism.</p>			
IA-2	<p>Table 7-3 of the Final EIS/EIR (see Table 3-3 at the end of the Mitigation Monitoring and Reporting Program) presents the Trip Budget which summarizes the square footage of non-residential uses allocated to each neighborhood by Planning Area and the associated ADT. (Residential uses are shown for information only, they are not part of the budget.) Pursuant to Section 3.2.4 of the Specific Plan, the City of Tustin shall implement the trip budget by neighborhood to control the amount and intensity of non-residential uses. Trip Budget transfers between neighborhoods shall also be implemented as directed in subsection 3.2.4 of the Specific Plan.</p>	<p>See Table 7-3 of the Final EIS/EIR or Table 6 at the end of the Mitigation Monitoring and Reporting Program for each specific triggering mechanism.</p>	<p>City of Tustin</p>	<p>Tustin Community Development and Public Works Departments</p>	<p>MCAS Tustin Specific Plan “Trips” are monitored by Public Works Department and Community Development Department on an ongoing basis as projects are entitled by neighborhood.</p>

<p>IA-3</p>	<p>Prior to the approval of (1) a Site Plan and Design Review pursuant to Section 4.2 of the Specific Plan, (2) a site development permit, or (3) a vesting tentative map for new square footage (not for financing or conveyance purposes), a project developer shall provide traffic information consistent with the provisions of the Specific Plan, the FEIS/EIR, and this Addendum, and the requirements of the City of Tustin Traffic Engineer. The traffic information shall (a) identify and assign traffic circulation mitigation measures required in the EIS/EIR pursuant to the Phasing Plan described in Tables 4-2 and 4-3 of the Tustin Legacy Specific Plan Phasing Plan (see Table 4-4 at the end of the Mitigation Monitoring and Reporting Program); (b) evaluate the effects of either the delay of any previously committed circulation improvements or the construction of currently unanticipated circulation improvements; and (c) utilize the circulation system and capacity assumptions within the EIS/EIR and any additional circulation improvements completed by affected jurisdictions for the applicable timeframe of analysis.</p> <p>(As amended by Addendum and Supplemental #2)</p>	<p>Prior to the approval of (1) a Site Plan and Design Review pursuant to Section 4.2 of the Specific Plan, (2) a site development permit, or (3) a vesting tentative map for new square footage (not for financing or conveyance purposes).</p>	<p>Project developer</p>	<p>Tustin Community Development and Public Works Departments</p>	<ul style="list-style-type: none"> • The District Traffic Analysis was prepared and all requirements installed. • Tustin Field I (Tract 16474) Traffic Analysis was prepared and all requirements installed. • Tustin Field II (Tract 16507) Traffic Analysis was prepared and all requirements installed. • Columbus Grove (Tract 16582) Traffic Analysis was prepared and all requirements installed. • Columbus Square (Tract 16581) Traffic Analysis was prepared and all requirements installed. • SOCCCD (ATEP) The trip counts for the ATEP are based on square feet. The project is within the Learning Village trip budget as allocated for Phase 1 of the project; however, all future phases will be monitored by the City pursuant to the Development Agreement and Amended and Restated (Conveyance) Agreement. • RSCCD (Sheriff's Training Academy) The initial Sheriff's Training Facility project is complete. The project, combined with other ongoing projects, is within the trip budget as determined by the capacity assumptions of the EIR/EIS and any future phase will be evaluated when they are processed.
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					<ul style="list-style-type: none"> • Amalfi Apartment Homes – Irvine Company Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. All requirements installed. • Anton Legacy – St. Anton Partners Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. All requirements installed. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. Required improvements addressed with DDA, entitlement conditions, and funding of CFD No. 14-01. All requirements installed. • The Village at Tustin Legacy – Regency Centers Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. Required improvements addressed with DDA and entitlement conditions. • Orange County Animal Care Facility Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. • Army Reserve Center Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. • Flight at Tustin Legacy – Flight Venture LLC Project ADT determined consistent with ADT threshold Table for compliance with Roadway
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					<p>Improvement Table. Required improvements addressed with DDA and entitlement conditions.</p> <ul style="list-style-type: none"> • Tustin Legacy Linear Park Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. • Veterans Sports Park Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. Required improvements addressed with DDA and entitlement conditions. • <i>The Landing at Tustin Legacy</i> – Brookfield Homes Southern California LLC Project ADT determined consistent with ADT threshold Table for compliance with Roadway Improvement Table. Required improvements addressed within DDA and entitlement conditions. • Remaining Development An updated Traffic Analysis may be required in conjunction with requests for entitlements for individual neighborhood phases by subsequent developers.
IA-4	Prior to the issuance of building permits for new development within planning areas requiring a concept plan, a project developer shall enter into an agreement with the City of Tustin to (a) design and construct roadway improvements	Prior to the issuance of building permits.	Project developer	Tustin Community Development and Public Works Departments	<ul style="list-style-type: none"> • The District DDA and Infrastructure Construction and Payment Agreement, as amended, entered into which identifies required design and construction obligations as well as entitlement conditions, and documentation for CFD No. 07-01 Traffic analysis

	<p>consistent with the ADT generation Phasing Plan described in Tables 4-2 and 4-3 of the Tustin Legacy Specific Plan Phasing Plan (see Table 4-4 at the end of the Mitigation Monitoring and Reporting Program) and (b) address the impact of and specify the responsibility for any previously committed circulation improvements assumed in the EIS/EIR which have not been constructed.</p> <p>(As amended by Addendum and Supplement #2)</p>				<p>completed and required improvements are currently under construction.</p> <ul style="list-style-type: none"> • Tustin Field I (Tract 16474) DDA entered into and Improvements included in entitlement conditions and CFD 04-01 documentation. • Tustin Field II (Tract 16507) DDA entered into and Improvements included in entitlement conditions and CFD 04-01 documentation. • Columbus Grove Cooperative Agreement entered into, with Improvements included in entitlement conditions and CFD 06-01 documentation. • Columbus Square Cooperative Agreement entered into with Improvements included in entitlement conditions and in CFD 06-01 documentation. • SOCCCD (ATEP) Pursuant to the Development Agreement and Restated and Amended (Conveyance) Agreement, SOCCCD is required to construct all on-site improvements; however, the City has exempted SOCCCD from City CFD funded Tustin Legacy Infrastructure costs for the primary educational uses (Land Use Category 1) while it requires payment of its Fair Share of Infrastructure fees for non-educational uses (Land Use Category 2), and is still subject to assessments from outside utility purveyors regardless of the use of project and would be responsible for any costs that are necessary if SOCCCD proposes to modify or alter existing Tustin Legacy Infrastructure.
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					<ul style="list-style-type: none"> • RSCCD (Sheriff’s Training Academy) An Agreement has been entered into. The initial facility is currently in compliance since it is an educational public use, which is exempt under City Council policy from Tustin Legacy Infrastructure Program obligations. • Tustin Family Campus An Agreement has been entered into. Under City Council policy, public use is exempt from Tustin Legacy Infrastructure Program obligations. • Village of Hope An Agreement has been entered into. Under City Council policy, non-profit use is exempt from Tustin Legacy Infrastructure Program obligations. • Amalfi Apartment Homes – Irvine Company Project conditioned appropriately for Fair Share contribution to the Infrastructure Program. • Anton Legacy – St. Anton Partners Project conditioned appropriately for Fair Share contribution to the Infrastructure Program. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) DDA 2013-03 entered into and improvements included in entitlement conditions and CFD 14-01 documentation. • The Village at Tustin Legacy – Regency Centers Project conditioned appropriately for fair share contribution to the Infrastructure Program. • Orange County Animal Care Facility The City of Tustin has a cooperative agreement with the County of Orange. Building permits and related inspections for construction of the facility
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					<p>are the responsibility of the County of Orange. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs.</p> <ul style="list-style-type: none"> • Army Reserve Center The City of Tustin has a land exchange agreement with the Secretary of the Army. Building permits and related inspections for construction of the facility are the responsibility of the federal government. As a public use, this project has been exempted from the Tustin Legacy Infrastructure costs. Project is complete. • Flight at Tustin Legacy – Flight Venture LLC Project conditioned appropriately for Fair Share contribution to the Infrastructure Program. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Project conditioned appropriately for Fair Share contribution to the Infrastructure Program. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Project conditioned appropriately for Fair Share contribution to the Infrastructure Program. • Remaining Development Traffic analysis completed and required contributions towards Tustin Legacy Infrastructure Program have been identified including developer-required improvements to be completed. These will
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					be imposed as necessary in any subsequent developer entitlements.
IA-5	If a subsequent traffic Phasing Plan demonstrates that certain circulation improvements should be included in a different phase of Specific Plan development (accelerated or delayed) or that a circulation improvement can be substituted, the mitigation Phasing Plan in Table 4-4 of the revised Specific Plan Phasing Plan (see Table 4-4 at the end of the Mitigation Monitoring and Reporting Program) may be amended, subject to approval of the City of Tustin and any other affected jurisdictions, provided that the same level of traffic mitigation and traffic capacity would be provided. (As amended by Addendum)	Ongoing	City of Tustin	Tustin Public Works and Community Development Departments	Not applicable at this time to any site at Tustin Legacy.
IA-6	The City of Tustin will enter into agreements with Caltrans and the cities of Santa Ana and Irvine to ensure that the off-site roadway improvements needed to mitigate the effects of the Specific Plan are constructed pursuant to improvement programs established by the respective jurisdiction. In order to properly coordinate the timing and funding of Fair Share obligation of Specific Plan improvements in the adjacent jurisdictions, the City of Tustin shall hold a scoping-like meeting with the respective jurisdictions. The purpose of said scoping-like meeting shall be to identify the concerns of the respective jurisdictions prior to the initiation of the	Within one (1) year of approval of reuse and disposal of MCAS Tustin	City of Tustin	Tustin Public Works and Community Development Departments	Studies have been completed and Mitigation Agreements with City of Santa Ana and City of Irvine have been executed. There are no impacts identified which require a Caltrans agreement.

	<p>Fair Share study. The purpose of the study would be to fully identify, with each jurisdiction, the scope and costs of obligations of the Specific Plan as required to mitigate transportation impacts in feasible improvements (as determined by the respective jurisdiction). The improvements would be acceptable to each jurisdiction toward fulfilling the timing and cost of the transportation improvement each jurisdiction, as listed above. The funding for the improvements to be incorporated into the agreement would be utilized by the respective agency to improve the capacity of the impacted intersections/links or be used for substituted improvements, as determined by mutual agreement.</p> <p>Prior to execution of the agreement, each jurisdiction would be allowed ten working days to review the technical report prior to being provided with a copy of the proposed agreement. Each jurisdiction would then have ten working days to review and comment as to its concurrence with the improvement programs contained in the agreement. The comments of each jurisdiction would be considered to ensure that the City of Tustin's responsibility for Fair Share funding of the improvements in each jurisdiction as stated above is fully addressed.</p>				
IA-7	Each Specific Plan project would contain, to the satisfaction of the City of Tustin and/or City of Irvine, as applicable, a pedestrian circulation	Prior to issuance of grading permits	Project developer	Community Development Department (Tustin and/or	At the entitlement stage, all development proposals at the concept plan and at design review and construction stages have been required to include a pedestrian circulation component.

	component showing pedestrian access to regional hiking trails, parks, schools, shopping areas, bus stops, and/or other public facilities.			Irvine, as applicable)	
Mitigation Measures for Air Quality					
AQ-1	<p>During construction of the proposed project, the City, and/or developer and its contractors shall be required to comply with regional rules, which would assist in reducing short-term air pollutant emissions. SCAQMD Rule 402 requires that air pollutant emissions should not create a nuisance off-site. SCAQMD Rule 403 requires that fugitive dust be controlled with the best available control measures so the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. The City and its contractors shall use the measures presented in SCAQMD Rule 403 Tables 1, 2 and 3 (presented in Tables 5-1, 5-2 and 5-3 of the FEIS/EIR Addendum). This compliance measure shall be included in the contractor's specifications and verified on City projects by the Department of Public Works.</p> <p>(As amended by Addendum)</p>	Prior to issuance of grading or building permits.	Project developer	Community Development Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District Requirements were included in the construction documents and enforced during construction. • Tustin Field I (Tract 16474) Requirements were included in the construction documents and enforced during construction. • Tustin Field II (Tract 16507) Requirements were included in the construction documents and enforced during construction. • Columbus Grove (Tract 16582) Requirements were included in the construction documents and enforced during construction. • Columbus Square (Tract 16581) Requirements were included in the construction documents and enforced during construction. • SOCCCD (ATEP) Requirements were fulfilled by the SOCCCD during construction for Phase 1; however, future phases will be subject to the AQMD rules which require air pollutant emissions to not create nuisance off-site. • RSCCD (Sheriff's Training Academy) Requirements were fulfilled by the RSCCD during construction.

					<ul style="list-style-type: none"> • Village of Hope Requirements were included in the construction documents and enforced during construction. • Amalfi Apartment Homes – Irvine Company Requirements were included in the construction documents and enforced during construction. • Anton Legacy – St. Anton Partners Requirements were included in the construction documents and enforced during construction. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Requirements were included in the construction documents and enforced during construction. • The Village at Tustin Legacy – Regency Centers Requirements were included in the construction documents and enforced during construction. • Orange County Animal Care Facility Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project Complete. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC Requirements were included in construction documents and were enforced during construction. • Tustin Legacy Linear Park Requirements will be included in construction documents and enforced during future construction. Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) of the project is complete.
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					<ul style="list-style-type: none"> • Veterans Sports Park Requirements were included in construction documents and construction is complete. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Requirements were included in construction documents and <i>were</i> enforced during construction. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Requirements <i>were</i> included in construction documents and <i>will be</i> enforced during construction. • Remaining Development Future developer(s) will be required to provide requirements in the construction documents and to be enforced during construction, as applicable.
AQ-2	<p>Prior to issuance of grading permits, the project applicant shall use low VOC architectural coatings for all interior and exterior painting operations.</p> <p>(As amended by Supplemental #2)</p>	Prior to issuance of grading or building permits.	Project developer	Community Development Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • The District Requirements were enforced and construction is complete. • Tustin Field I (Tract 16474) Requirements were enforced and construction is complete. • Tustin Field II (Tract 16507) Requirements were enforced and construction is complete. • Columbus Grove (Tract 16582) Requirements were enforced and construction is complete. • Columbus Square (Tract 16581)

					<p>Requirements were enforced and construction is complete.</p> <ul style="list-style-type: none"> • Tustin Family Campus Responsibility of the County of Orange. • SOCCCD (ATEP) Responsibility of the SOCCCD but will be imposed in City conditions of approval on entitlements pursuant to the Development Agreement and Restated and Amended (Conveyance) Agreement. • RSCCD (Sheriff's Training Academy) Responsibility of the RSCCD. • Village of Hope Requirements were enforced and construction is complete. • Amalfi Apartment Homes – Irvine Company Requirements were enforced and construction is complete. • Anton Legacy – St. Anton Partners Requirements were enforced and construction is complete. • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Requirements were enforced and construction is complete. • The Village at Tustin Legacy – Regency Centers Requirements were included in the construction documents and were enforced during construction. • Orange County Animal Care Facility Responsibility of the County of Orange.
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					<ul style="list-style-type: none"> • Army Reserve Center Responsibility of the Army Reserve Center. • Flight at Tustin Legacy – Flight Venture LLC Requirements were enforced and construction is complete. • Tustin Legacy Linear Park Requirements were included in the Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) construction and construction is complete. • Veterans Sports Park Requirements were included in construction documents and enforced during construction. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Requirements were included in construction documents and <i>construction is complete</i>. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Requirements <i>were</i> included in construction documents and <i>will be enforced during construction</i>. • Remaining Development Future developer(s) will be conditioned at the entitlement application stage to comply with this requirement for each project, as applicable.
AQ-3	Prior to the issuance of development permits for new non-residential projects with 100 or more employees, and expanded projects where additional square footage would result in a total of 100 or more employees, the City of Tustin and the City of Irvine, as	Prior to issuance of development permits for new non-residential projects with 100 or more employees and expanded	Project developer	Community Development Department (Tustin and/or Irvine, as applicable)	

	<p>applicable, shall impose a mix of TDM measures which, upon estimation, would result in an average vehicle ridership of at least 1.5, for each development with characteristics that would be reasonably conducive to successful implementation of such TDM measures. These TDM measures may include one or more of the following, as determined appropriate and feasible by each city on a case-by-case basis:</p>	<p>projects where additional square footage would result in a total of 100 or more employees</p>			
	<ul style="list-style-type: none"> - Establish preferential parking for carpool vehicles. - Provide bicycle parking facilities. - Provide shower and locker facilities. - Provide carpool and vanpool loading areas. - Incorporate bus stop improvements into facility design. - Implement shuttles to shopping, eating, recreation, and/or parking and transit facilities. - Construct remote parking facilities. - Provide pedestrian circulation linkages. - Construct pedestrian grade separations. - Establish carpool and vanpool programs. - Provide cash allowances, passes, and other public transit and purchase incentives. - Establish parking fees for single occupancy vehicles. - Provide parking subsidies for rideshare vehicles. - Institute a computerized commuter rideshare matching system. - Provide a guaranteed ride-home 	<p>Prior to issuance of development permits for new non-residential projects with 100 or more employees and expanded projects where additional square footage would result in a total of 100 or more employees</p>	<p>Project developer</p>	<p>Community Development Department (Tustin and/or Irvine, as applicable)</p>	<ul style="list-style-type: none"> • The District The project's approval includes the provisions of bicycle parking facilities and bus turnouts. • Tustin Family Campus The number of employees generated by the project for on-site occupancy is anticipated to be less than 100 employees. • SOCCCD (ATEP) The number of employees generated by the Phase I project for on-site occupancy was anticipated to be less than 100 employees. Future phases of development may result in 100 or more employees, which would require compliance with the TDM measures. • RSCCD (Sheriff's Training Academy) The number of employees generated by the project for on-site occupancy is anticipated to be less than 100 employees. • The Village at Tustin Legacy – Regency Centers

	<p>program for ridesharing.</p> <ul style="list-style-type: none"> - Establish alternative work week, flex-time, and compressed work week schedules. - Establish telecommuting or work-at-home programs. Provide additional vacation and compensatory leave incentives. - Provide on-site lunch rooms/cafeterias and commercial service such as banks, restaurants, and small retail. - Provide on-site day care facilities. - Establish an employee transportation coordinator(s). 				<p>The project's approval includes the provisions for bicycle parking facilities, bus turnouts, and pedestrian linkages.</p> <ul style="list-style-type: none"> • Orange County Animal Care Facility The Animal Care Facility will be required to comply with TDM measures if the project generates a total of 100 or more employees. Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. Project Complete. • Army Reserve Center The Army Reserve Center will be required to comply with TDM measures if the project generates a total of 100 or more employees. Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC Project has been conditioned appropriately to comply with the TDM measures. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Remaining Development Non-residential developer(s) will be conditioned at the entitlement stage to comply with applicable TDM measures for each project, as applicable.
AQ-4	If not required under each individual development's TDM plan, the City of Tustin and the City of Irvine, as applicable, shall implement the	Ongoing	Project developer	Community Development Department (Tustin and/or	Each non-residential project is required to submit a TDM plan, as applicable, and the projects will be analyzed on a case-by-case basis and applicable measures would be implemented.

	<p>following measures, as determined appropriate or feasible by each city on a case-by-case basis:</p> <ul style="list-style-type: none"> - Reschedule truck deliveries and pickups for off-peak hours. - Implement lunch shuttle service from a worksite(s) to food establishments. - Implement compressed work week schedules where weekly work hours are compressed into fewer than five days, such as 9/80, 4/40, or 3/36. - Provide on-site child care and after-school facilities or contribute to off-site developments within walking distance. - Provide on-site employee services such as cafeterias, banks, etc. - Implement a pricing structure for single-occupancy employee parking, and/or provide discounts to ride sharers. - Construct off-site pedestrian facility improvements such as overpasses and wider sidewalks. - Include retail services within or adjacent to residential subdivisions. - Provide shuttles to major rail transit centers or multi-modal stations. - Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). - Synchronize traffic lights on streets impacted by development. - Construct, contribute, or dedicate land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes. 			Irvine, as applicable)	<ul style="list-style-type: none"> • The District The project’s approval includes the provisions of bicycle parking facilities and bus turnouts. • SOCCCD (ATEP) The project’s approval includes the provisions of bicycle parking facilities and bus turnouts. • Tustin Family Campus Programs offered at the campus include on-site daycare, on-site residential programs for abused and neglected children and their families, and other transportation related services for the clients. • RSCCD (Sheriff’s Training Academy) The project design includes the provisions of bicycle parking facilities, on-site gymnasium, shower facilities, and on-site employee services. • The Village at Tustin Legacy – Regency Centers The project’s approval includes the provisions of bicycle parking facilities, bus turnouts, and pedestrian linkages. • Orange County Animal Care Facility Building permits and related inspections for construction of the facility are the responsibility of the County of Orange. The project design includes the provision of bus turnouts. Project Complete. • Army Reserve Center Building permits and related inspections for construction of the facility are the responsibility of the federal government. Project Complete. • Flight at Tustin Legacy – Flight Venture LLC
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	<ul style="list-style-type: none"> - Include residential units within a commercial development. - Provide off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths. - Include bicycle parking facilities such as bicycle lockers. - Include showers for bicycling and pedestrian employees' use. - Construct on-site pedestrian facility improvements, such as building access, which is physically separated from street and parking lot traffic, and walk paths. 				<p>The project's approval includes the provisions for bicycle parking facilities, bus turn outs, and pedestrian linkages.</p> <ul style="list-style-type: none"> • Tustin Legacy Linear Park The project's approval includes pedestrian amenities, linkages to other uses, and bike trails. • Veterans Sports Park The project's approval includes pedestrian amenities and linkages to residential uses. • Remaining Development Developer(s) of non-residential projects will be conditioned to comply with applicable TDM measures for each project, as applicable.
AQ-1	<p>During construction of the proposed roadway extension, the following measures will be implemented to comply with existing SCAQMD Rules and Regulations:</p> <ul style="list-style-type: none"> - Rule 1113 that regulates the VOC content of any paints and surface coatings that may be used in construction, - Rule 1108 that regulates the VOC content of any asphalt used in construction, SCAQMD Rules 402 and 403 that regulate the control of fugitive dust and visible emissions. - All stationary equipment (e.g., generators and compressors) rated in excess of 50 horsepower is subject to SCAQMD permitting. <p>(As amended by Final Supplement #1)</p>	During construction of the Tustin Ranch Road Extension.	City of Tustin	Community Development Department.	<ul style="list-style-type: none"> • Tustin Ranch Road Tustin Ranch Road from Warner Avenue to Walnut Avenue was completed in 2013. The contractor was required to follow SCAQMD rules and regulations.

AQ-5	<p>Applicants for new development projects within the Tustin Legacy Specific Plan shall require the construction contractor to use equipment that meets the US Environmental Protection Agency (EPA) Tier 4 emissions standards for off-road diesel-powered construction equipment with more than 50 horsepower during construction activities, unless it can be demonstrated to the City of Tustin that such equipment is not available.</p> <p>Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 4 diesel emissions control strategy for a similarly sized engine, as defined by the California Air Resources Board's regulations.</p> <p>Prior to construction, the project engineer shall ensure that all demolition and grading plans clearly show the requirement for EPA Tier 4 or higher emissions standards for construction equipment over 50 horsepower. During construction, the construction contractor shall maintain a list of all operating equipment in use on the construction site for verification by the City of Tustin. The construction equipment list shall state the makes, models, and numbers of construction equipment onsite. Equipment shall be properly serviced and maintained in accordance with the manufacturer's recommendations. Construction contractors shall also ensure that all nonessential idling of construction equipment is restricted to</p>	Prior to issuance of grading or building permits/during construction	Project applicants and construction contractors	City of Tustin Building and Public Works Department	<ul style="list-style-type: none"> • Flight at Tustin Legacy – Flight Venture LLC Project complied with AQMD rules and regulations during construction. Construction complete. • Tustin Legacy Linear Park Project complied with AQMD rules and regulations during Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) of construction and will be required to comply with AQMD rules and regulations during construction of any subsequent phases. • Veterans Sports Park Project complied with AQMD rules and regulations during construction. Project complete. • Legacy Magnet Academy – TUSD Project <i>complied</i> with AQMD rules and regulations during construction. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Project <i>complied</i> with AQMD rules and regulations during construction. • <i>The Landing at Tustin Legacy</i> – Brookfield Homes Southern California LLC Project <i>will</i> comply with AQMD rules and regulations during construction.
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	five minutes or less in compliance with California Air Resources Board’s Rule 2449. (As added by Supplemental #2)				
AQ-6	<p>Prior to the issuance of grading permits, the applicants for individual new developments shall evaluate localized construction-related air quality impacts. Localized construction emissions shall be evaluated to the South Coast Air Quality Management District’s Localized Significance Thresholds for construction. Applicable mitigation measures to reduce potential localized construction-related air quality impacts shall be included in the evaluation, as necessary, to minimize impacts to the extent feasible and shall be implemented. The evaluation shall be submitted to the City of Tustin for review. In addition, all recommended mitigation measures shall be noted on all construction plans submitted to the City of Tustin Building and Public Works Department for verification.</p> <p>(As added by Supplemental #2)</p>	Prior to issuance of grading permits	Project applicants	City of Tustin Building and Public Works Department	<ul style="list-style-type: none"> • Flight at Tustin Legacy – Flight Venture LLC Project complied with AQMD rules and regulations during construction. Construction complete. • Tustin Legacy Linear Park Project complied with AQMD rules and regulations during Phase 1 and 2 (Red Hill Avenue to Armstrong Avenue) of construction and will be required to comply with AQMD rules and regulations during construction of any subsequent phases. • Veterans Sports Park Project complied with AQMD rules and regulations during construction. • Legacy Magnet Academy – TUSD Project <i>complied</i> with AQMD rules and regulations during construction. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic) Project <i>complied</i> with AQMD rules and regulations during construction. • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Project will comply with AQMD rules and regulations during construction.
Mitigation Measures for Noise					

N-1	Prior to reuse of any existing residential units within the reuse area for civilian use, the City of Tustin or the City of Irvine, as applicable, and where necessary and feasible, shall require the installation of noise attenuation barriers, insulation, or similar devices to ensure that interior and exterior noise levels at these residential units do not exceed applicable noise standards.	Prior to reuse of any existing residential units.	Project developer	Community Development Department (Tustin and/or Irvine, as applicable)	No reuse of any existing residential is proposed.
N-2	During design of the grade-separated intersection of Tustin Ranch Road at Edinger Avenue, the City of Tustin shall evaluate potential noise impacts on surrounding properties to the northeast of Edinger Avenue and shall incorporate into the design of this intersection noise attenuation measures determined appropriate and feasible by the City of Tustin, in order to ensure that these surrounding properties do not experience noise levels that exceed City of Tustin noise standards.	Prior to approval of final design plans.	Project developer	Tustin Public Works Department	Noise studies were completed. Mitigation has been identified and implemented.
N-3	For new development within the reuse area, the City of Tustin and City of Irvine, as applicable, shall ensure that interior and exterior noise levels do not exceed those prescribed by state requirements and local city ordinances and general plans. Plans demonstrating noise regulation conformity shall be submitted for review and approval prior to building permits being issued to accommodate reuse.	Prior to issuance of building permits.	Project developer	Community Development Department (Tustin and/or Irvine, as applicable)	<ul style="list-style-type: none"> • Tustin Field I (Tract 16474) Noise analysis was prepared for all sensitive noise receptors and recommended mitigation such as sound walls and window/door upgrades were included in the construction drawings. • Tustin Field II (Tract 16507) Noise analysis was prepared for all sensitive noise receptors and recommended mitigation such as sound walls and window/door upgrades were included in the construction drawings. • Columbus Grove (Tract 16582)

					<p>Noise analysis was prepared for all sensitive noise receptors and recommended mitigation such as sound walls and window/door upgrades were included in the construction drawings.</p> <ul style="list-style-type: none"> • Columbus Square (Tract 16581) Noise analyses were prepared for all sensitive noise receptors and recommended mitigation such as sound walls, window/door upgrades were included in construction drawings • SOCCCD (ATEP) Phase 1 of the project is complete. The project was required to comply with the City’s noise standards, and will be required for all future phases. • RSCCD (Sheriff’s Training Academy) The Sheriff’s Training Facility project is complete. The project was required to comply with the City’s noise standards. The State Division of Architect is responsible for ensuring compliance with City’s noise standards, and will be required for all future phases. • Village of Hope Noise analyses were prepared for all sensitive noise receptors and recommended mitigation such as sound walls, windows, door upgrades were included in construction drawings. • Amalfi Apartment Homes – Irvine Company Noise reports have been submitted and recommended mitigation has been implemented accordingly. • Anton Legacy – St. Anton Partners
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					<p>Noise reports have been submitted and recommended mitigation has been implemented accordingly.</p> <ul style="list-style-type: none"> • Greenwood in Tustin Legacy – Lennar Homes (Formerly CalAtlantic Homes) Noise reports have been submitted and recommended mitigation has been implemented accordingly. • The Village at Tustin Legacy – Regency Centers Noise reports have been submitted and recommended mitigation has been implemented accordingly. • Orange County Animal Care Facility The County of Orange is responsible for ensuring compliance with City’s noise standards. • Army Reserve Center The federal government is responsible for ensuring compliance with City’s noise standards. • Flight at Tustin Legacy – Flight Venture LLC Noise analysis was prepared for all sensitive noise receptors and recommended mitigation such as sound walls and window/door upgrades were included in the construction drawings. • Tustin Legacy Linear Park Not applicable to this site. • Veterans Sports Park Not applicable to this site. • Levity at Tustin Legacy – Lennar Homes of Southern California (formerly CalAtlantic)
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					<p>Noise analysis was prepared for all sensitive noise receptors and recommended mitigation <i>were</i> included in the construction drawings.</p> <ul style="list-style-type: none"> • The Landing at Tustin Legacy – Brookfield Homes Southern California LLC Noise analysis was prepared for all sensitive noise receptors and recommended mitigation <i>were</i> included in the construction drawings. • Remaining Development Prior to issuance of any building permits, developers of future construction projects may be required submit an acoustical study for review and approval and conditions will be placed on development based on the studies.
N-4	Prior to the connection of Warner Avenue to the North Loop Road or the South Loop Road, the City of Tustin shall conduct an acoustical study to assess reuse traffic noise impacts to existing sensitive receptors adjacent to Warner Avenue, between Harvard Avenue and Culver Drive. If mitigation of reuse traffic noise impacts is required, the City of Tustin and the City of Irvine shall enter into an agreement that defines required mitigation and which allocates the cost of mitigation between the City of Tustin and the City of Irvine on a Fair Share basis.	Prior to approval of final design plans.	City of Tustin and City of Irvine	Tustin Community Development and Public Works Departments	No sensitive receptors adjacent to Warner between Harvard Avenue and Culver Drive currently exist. Further study will be considered upon request of the City of Irvine.
NR-1	Prior to opening the proposed segment of Tustin Ranch Road to traffic, the City will install a sound wall that achieves the exterior (i.e., 65 dBA) residential noise standards identified in the City of Tustin Noise Element. The following are the	Prior to opening the proposed segment of Tustin Ranch Road to traffic	City of Tustin	Community Development and Public Works Departments	<ul style="list-style-type: none"> • Tustin Ranch Road Tustin Ranch Road construction and any required noise mitigation measures are completed.

	<p>required heights of the sound wall in relation to the elevation of the proposed roadway adjacent to the residential receptors (see Exhibit 5.3-2 in Final Supplement to FEIR for receptor locations).</p> <ul style="list-style-type: none"> • Receptor 1 Existing 6-foot wall • Receptors 2- 4 Proposed 12-foot wall • Receptors 5-6 Proposed 10-foot wall • Receptors 7-8 Proposed 8-foot wall • Receptors 9 through 15feet south of Receptor 21 Proposed 6-foot wall <p>(As amended by Final Supplement #1)</p>				
NR-2	<p>Receptors 1 through 13 requires forced air ventilation (see Exhibit 5.3-2 in Final Supplement to FEIR for receptor locations). If Receptors 1 through 13 do not currently have forced air ventilation, the City shall provide forced air ventilation prior to the opening of the proposed segment of Tustin Ranch Road to traffic.</p> <p>(As amended by Final Supplement #1)</p>	<p>Prior to the opening of the proposed segment of Tustin Ranch Road to traffic</p>	<p>City of Tustin</p>	<p>Community Development Department</p>	<ul style="list-style-type: none"> • Tustin Ranch Road Tustin Ranch Road construction is complete and all requirements have been addressed including any agreements with impacted property owners.

NR-3	Receptors 14 through 21 that have a second story will require forced air ventilation in the second story. If these residential receptors do not currently have forced air ventilation, the City shall provide forced air ventilation in the second story prior to the opening of the proposed segment of Tustin Ranch Road to traffic. (As amended by Final Supplement #1)	Prior to the opening of the proposed segment of Tustin Ranch Road to traffic	City of Tustin	Community Development Department	<ul style="list-style-type: none"> • Tustin Ranch Road Tustin Ranch Road construction is complete and all requirements have been addressed including any agreements with impacted property owners.
NR-4	Prior to the opening of the proposed segment of Tustin Ranch Road to traffic, all second-story windows and/or sliding glass doors in habitable rooms of the residences along the proposed alignment that view the proposed alignment shall be fitted with acoustic-rated window/door assemblies. These assemblies shall have a sound transmission class (STC) rating of no less than 35 and the STC shall be high enough to achieve an interior noise level of no more than 45 dBA CNEL. Non-sensitive uses (e.g., bathrooms) do not require such assemblies. (As amended by Final Supplement #1)	Prior to the opening of the proposed segment of Tustin Ranch Road to traffic	City of Tustin	Community Development Department	<ul style="list-style-type: none"> • Tustin Ranch Road Tustin Ranch Road construction is complete and all requirements have been addressed including any agreements with impacted property owners.
NR-5	All second-story exterior doors in habitable rooms of the residences along the proposed alignment that view the proposed alignment shall be fitted with solid-core assemblies that are well sealed with weather-stripping. (As amended by Final Supplement #1)	Prior to the opening of the proposed segment of Tustin Ranch Road to traffic	City of Tustin	Community Development Department	<ul style="list-style-type: none"> • Tustin Ranch Road Tustin Ranch Road construction is complete and all requirements have been addressed including any agreements with impacted property owners.

NR-6	Prior to opening of the proposed segment of Tustin Ranch Road to traffic, the City will install a 10-foot high wall along the eastern easement of Tustin Ranch Road from Walnut Avenue to the southern property line of the First Baptist Church. (As amended by Final Supplement #1)	Prior to the opening of the proposed segment of Tustin Ranch Road to traffic	City of Tustin	Community Development and Public Works Departments	<ul style="list-style-type: none"> • Tustin Ranch Road Tustin Ranch Road construction is complete and all requirements have been addressed including any agreements with impacted property owners.
NR-7	The second-story windows that view the proposed alignment shall be fitted with acoustic-rated window assemblies. The assemblies shall have a sound transmission class (STC) rating of no less than 35 and the STC shall be high enough to achieve an interior noise of no more than 45 dBA CNEL. (As amended by Final Supplement #1)	Prior to the opening of the proposed segment of Tustin Ranch Road to traffic	City of Tustin	Community Development Department	<ul style="list-style-type: none"> • Tustin Ranch Road Tustin Ranch Road construction is complete and all requirements have been addressed including any agreements with impacted property owners.
NR-8	The construction contractor shall notify all property owners and tenants adjacent to the proposed construction activities of the days and hours of operation. Prior to construction activities, the construction contractor shall inspect all structures on adjacent properties to document existing characteristics of the structures. If damages to structures (i.e., residences, pools, decking) occur during construction activities, the property owner shall be financially compensated by the construction contractor to remediate damages. These provisions shall be placed on all construction contract documents. (As amended by Final Supplement #1)	Prior to approval of Plans and Specifications	City of Tustin	Public Works Department	<ul style="list-style-type: none"> • Tustin Ranch Road Tustin Ranch Road construction is complete. All requirements including notifications have been completed.

Implementation Measures for Water Quality					
WQ-1	<p>Prior to the approval of grading plans, the project developers shall provide written evidence to the Department of Public Works that it has filed a Notice of Intent with the State Water Resources Control Board in order to obtain coverage under the latest approved General Construction Permit. Pursuant to the permit requirements, developers shall develop a Stormwater Pollution Prevention Plan (SWPPP) that incorporates Best Management Practices for reducing or eliminating sediment and other construction-related pollutants in the site runoff.</p> <p>(As amended by Addendum)</p>	Prior to approval of grading plans.	Project Developer	Community Development Department (Tustin and/or Irvine, as applicable)	Notice of Intent is on file with Community Development Department and/or Public Works Department.
WQ-2	<p>Prior to approval of a grading plans, the Department of Public Works shall confirm that the contractor's specifications require compliance with the latest approved General Waste Discharge Requirements issued by the Santa Ana Regional Water Quality Control Board to govern discharges from construction dewatering and water line/sprinkler line testing should they occur during construction. Developers shall comply with these regulations including provisions requiring notification, testing and reporting of dewatering and testing-related discharges, which shall mitigate any impacts of such discharges.</p> <p>(As amended by Addendum)</p>	Prior to approval of grading plans.	Project Developer	Community Development Department (Tustin and/or Irvine, as applicable)	Projects were reviewed for compliance with the General Waste Discharge Requirements.

WQ-3	<p>The City of Tustin and major master plan developers of the former MCAS Tustin shall participate in the Regional Board's NSMP Working Group and contribute to funding and implementation of the Work Plan. To mitigate construction-related selenium and nutrient water quality impacts that may result from construction-related groundwater discharges, developers shall implement: (a) feasible and available volume reduction BMPs in accordance with the General NSMP Permit (R8-2004-0021); (b) selenium and nutrient control BMPs that are developed under the Work Plan as of the date of project approval; and (c) selenium and nutrient measures that may be developed under the Work Plan after project approval which are available and feasible to deploy.</p> <p>(As amended by Addendum)</p>	Ongoing	Project Developer	Community Development Department (Tustin and/or Irvine, as applicable)	The City participates in the Regional Board's NSMP Working Group.
WQ-4	<p>To mitigate post-construction surface water and long-term groundwater discharge water quality impacts, prior to issuance of grading permits, developers shall prepare a project WQMP, which shall be submitted to the City of Tustin or City of Irvine, as applicable, for approval. The WQMP shall be prepared in compliance with all MS4 Permit requirements (including DAMP and LIP requirements), and at a minimum shall contain the following elements:</p> <p>a) An Integrated Water Conservation/ Storm Water Runoff and Subdrain Discharge Water Quality</p>	Prior to issuance of grading permits.	Project Developer	Community Development Department (Tustin and/or Irvine, as applicable)	Prior to issuance of grading permits, each development is required to submit a Water Quality Management Plan, which identifies applicable best practices, as applicable.

	<p>Management Program. This program shall integrate into the storm drainage and water quality control system facilities and systems to capture, recycle and conserve low flows, which may include irrigation returns and subdrain discharges, to reduce, to the extent feasible, post-development low flow surface runoff and groundwater discharge volumes. The program shall also implement one or more treatment control technologies developed under the NSMP and available at the time of project approval for nutrient and selenium removal.</p> <p>b) Site Planning and Design BMPs. The WQMP shall incorporate site design BMPs described in the Model WQMP attached as Exhibit 7.11 to the DAMP to the extent feasible and appropriate in light of proposed land uses.</p> <p>c) Source Control BMPs. The WQMP shall incorporate source control BMPs described in the Model WQMP attached as Exhibit 7.11 to the DAMP to the extent feasible and appropriate in light of proposed land use.</p> <p>d) Treatment Control BMPs. The WQMP shall incorporate treatment control BMPs described in the Model WQMP attached as Exhibit 7.11 to the DAMP.</p> <p>(As amended by Addendum)</p>				
WQ-5	As required by DAMP and the MS4 Permit, as well as the Cooperative	Prior to issuance of grading permits.	Project Developer	Community Development	Prior to issuance of grading permits, each development is required to submit a Water Quality

	<p>Agreement DO2-119 between the City of Tustin, OCFCD, and the County of Orange, a Water Quality Technical Report (WQTR) shall be prepared prior to the issuance of grading permits. The WQTR shall quantitatively and qualitatively (as appropriate) assess planned BMPs to be included in the WQMP to confirm that the treatment and hydrologic controls included in the SWPPP and WQMP will be sufficient to assure that project discharges will not cause a violation of applicable water quality standards.</p> <p>(As amended by Addendum)</p>			<p>Department (Tustin and/or Irvine, as applicable)</p>	<p>Management Plan, which identifies applicable best practices, as applicable.</p>
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**REVISED SPECIFIC PLAN TABLE 3-3
PLANNING AREA TRIP BUDGET¹**

Planning Area	Land Use Category	Units	Non-Residential	
			Amount	ADT
NEIGHBORHOOD A				
1	Institution	KSF	2,151.60	14,331
	Office	KSF	55.53	704
Neighborhood A Total		KSF	2,207.13	15,035
NEIGHBORHOOD B				
7	Commercial	KSF	103.46	7,024
	Office	KSF	144.84	1,902
Neighborhood B Total		KSF	248.30	8,926
NEIGHBORHOOD C				
6	Commercial	KSF	57.50	3,904
Neighborhood C Total				3,904
NEIGHBORHOOD D				
8	Institution	STU	1,784	3,051
	Commercial (including continuing senior care)	KSF	1,643.01	75,194
	Sub-Total	KSF	1,643.01	78,245
13, 14	Commercial/Hotel/Sr. Housing	KSF/Room/Unit	10/120/521	2,657
	Office	KSF	443.00	4,886
	Sub-Total			543
Neighborhood D Total				
Institution		STU	1,784	3,051
Commercial/Hotel/Sr. Housing		KSF/Room/Unit	1,653.01/120/521	77,851
Office		KSF	443.00	4,886
Neighborhood D Total				85,788
NEIGHBORHOOD E				
9,10	Office	KSF	730.00	8,052
11,12	Commercial	KSF	0	0
	Office	KSF	858.00	9,464
	Sub-Total	KSF	858.00	9,464
Neighborhood E Total				
Office		KSF	1,588.00	17,516
Industrial		KSF	0	0
Neighborhood E Total		KSF	1,588.00	17,516
Neighborhood F				
16	Commercial	KSF	448.00	13,772
17	Commercial	KSF	47.00	1,445
18	Commercial	KSF	117.63	3,616
19	Commercial	KSF	505.60	19,691
Neighborhood F Total				
Commercial		KSF	1,118.23	38,524
Neighborhood F Total		KSF	1,118.23	38,524

Planning Area	Land Use Category	Units	Non-Residential	
			Amount	ADT
Neighborhood G				
15	Commercial	KSF	1,095.2	10,703
Neighborhood G Total		KSF	1,095.2	10,703
TOTAL				182,851

Note: Only planning areas with land uses that are included in the trip budget are listed.

**REVISED TABLE 4-2
PHASING PLAN REQUIREMENTS**

Facility	General Scope	General Triggering Mechanism
Circulation	<ol style="list-style-type: none"> 1) On-site arterial highways and intersections; 2) Off-site arterial highway and intersection improvements; 3) Selected advanced transportation management system (ATMS) facilities. 	When cumulative development and associated average daily trips reach ADT development thresholds based on the land use/trip budget presented in the FEIS/EIR or as modified by the FEIS/EIR Addendum or any subsequent amendment.
Bikeways/Trails	<ol style="list-style-type: none"> 1) Class I Bikeway along Peters Canyon Channel; 2) On-site Class II Bikeway System. 	<ol style="list-style-type: none"> 1) When Peters Canyon Channel is improved. 2) When arterial highways are constructed.
Domestic (Potable) Water	<ol style="list-style-type: none"> 1) Existing housing water distribution lines; 2) New water mains; 3) Abandoned/relocated wells 	<ol style="list-style-type: none"> 1) Upon determination by IRWD regarding acceptability of the lines. 2) When arterial highways are constructed; 3) Upon determination by the City and consultation with IRWD.
Reclaimed (Non-Potable) Water	<ol style="list-style-type: none"> 1) New water lines; 2) Existing and new well sites. 	<ol style="list-style-type: none"> 1) When arterials highways are constructed; 2) Upon completion of negotiations by City IRWD or developer(s) regarding exchange of well sites.
Sanitary Sewer	<ol style="list-style-type: none"> 1) Existing housing sewer conveyance lines; 2) New sewer mains. 	<ol style="list-style-type: none"> 1) Upon determination by the IRWD regarding acceptability of the lines; 2) When arterial highways are constructed.
Storm Drain	<ol style="list-style-type: none"> 1) storm drain systems; 2) Regional flood control channel improvements; 3) Retention basins; 4) Flood plain mitigation. 	<ol style="list-style-type: none"> 1) Generally in conjunction with arterial highway construction. Armstrong/Barranca channel improvements upon determination of acceptability as part of development plans. 2) Any project generated Barranca Channel improvements in conjunction with development as needed or determined by the applicable jurisdiction and in consultation with the OCFCD; any necessary project generated Peters Canyon Channel and Santa Ana/Santa Fe channel improvements in conjunction with development as needed or determined by the applicable jurisdiction and in consultation with the OCFCD. 3) As necessary as interim or permanent design in review of development plans. 4) Filing of flood zone map with FEMA prior to any construction.
Electricity	Electric distribution lines.	When arterial highways are constructed.
Natural Gas	Gas distribution lines.	When arterial highways are constructed.
Telephone	Telephone lines.	When arterial highways are constructed.
Cable Television	Cable television distribution lines; fiber optic cables.	When arterial highways are constructed.

**REVISED TABLE 4-2
PHASING PLAN REQUIREMENTS
(Continued)**

Facility	General Scope	General Triggering Mechanism
Parks	1) Regional park; 2) Community park (31.5 acre); 3) Community park (46 acres), neighborhood parks and private parks; 4) Neighborhood park in Irvine.	1) Site can be used upon transfer to <i>end user</i> ; improvements will occur per agreement with City of Tustin; 2) Site can be used upon transfer to City; upgrading will occur upon receipt of adequate funding including park development fees; 3) When adequate park development fees are received, subject to development conditions, development agreements and funding availability as applicable; 4) When adequate funding has been secured from assessment district funding; tax-increment or developer-negotiation.
Note: In addition to applicable sections of this Phasing Plan, the provisions of the joint Final EIS/EIR will apply.		

**REVISED TABLE 4-3
ON-SITE CIRCULATION IMPROVEMENTS**

Road	Limits		Classification
	From	To	
Barranca Parkway	Red Hill Avenue	Jamboree Road	Major Arterial
Edinger Avenue	East of Red Hill Avenue	West of Jamboree Road	Major Arterial
Red Hill Avenue	Barranca Parkway	<i>Edinger Avenue</i>	Major Arterial
Tustin Ranch Road	<i>Walnut Avenue</i>	Barranca Parkway	Major Arterial
Warner Avenue	Red Hill Avenue	Tustin Ranch Road	Major Arterial
Harvard Avenue	Barranca Parkway	Edinger Avenue	Primary Arterial
Warner Avenue	Tustin Ranch Road	Just east of Park Avenue	Major Arterial
<i>Compass Avenue</i>	<i>Warner Avenue</i>	<i>Tustin Ranch Road</i>	<i>Local Collector Street</i>
Armstrong Avenue	Valencia Avenue (formerly North Loop Road)	Barranca Parkway	Secondary Arterial
<i>Flight Way¹</i>	<i>Armstrong Avenue</i>	<i>Compass Avenue</i>	<i>Local Collector Street</i>
Harvard Avenue	South of OCTA/SCRRA Railroad	Edinger Avenue	Secondary Arterial
Victory Road (formerly Legacy Road)	Red Hill Avenue	Park Avenue (formerly North Loop Road)	Secondary Arterial
Park Avenue (formerly North Loop Road)	Valencia Avenue	Warner Avenue	Secondary Arterial
Legacy Road (formerly Park Avenue)	<i>Future Moffett Drive</i>	Tustin Ranch Road	Secondary Arterial
Legacy Road	<i>Valencia Avenue</i>	Moffett Drive	Secondary Arterial
Park Avenue (formerly South Loop Road)	Tustin Ranch Road	Warner Avenue	Secondary Arterial
Kensington Park Drive (formerly West Connector)	Edinger Avenue	Valencia Avenue (formerly North Loop Road)	Secondary Arterial
Valencia Avenue (formerly North Loop road)	Tustin Ranch Road	Park Avenue	Secondary Arterial
Flight Way (formerly Aston Street)	<i>Flight Private Street</i>	Barranca Parkway	Local Collector Street
Moffett Drive	Future Legacy Road	Harvard Avenue	Local Collector Street
Sweet Shade	Harvard Avenue	–	Local Collector Street
Lansdowne Road	<i>Valencia Avenue (formerly North Loop Road)</i>	–	Local Street
Severyns Road	<i>Valencia Avenue (formerly North Loop Road)</i>	–	Local Street
<i>Helber Way¹</i>	<i>Airship Avenue</i>	<i>Flight Way</i>	<i>Local Street</i>
<i>Veteran Way¹</i>	<i>Warner Avenue</i>	<i>Flight Way</i>	<i>Local Street</i>
<i>Airship Avenue¹</i>	<i>Armstrong Avenue</i>	<i>Legacy Road</i>	<i>Local Street</i>
<i>Peebler Way¹</i>	<i>Helber Way</i>	<i>Compass Avenue</i>	<i>Local Street</i>
<i>Swaim Way¹</i>	<i>Armstrong Avenue</i>	<i>Legacy Road</i>	<i>Local Street</i>

¹ New Improvement

**REVISED TABLE 4-4
ON-SITE ADT DEVELOPMENT THRESHOLDS**

TABLE 4-4 ON-SITE ADT DEVELOPMENT THRESHOLDS		
ADT Added	(Cumulative)	Roads Added¹
27,000	(27,000)	Armstrong Avenue – Valencia Avenue (formerly North Loop Road) to Warner Avenue ²
		Barranca Parkway – Tustin Ranch Road to Jamboree Road
		Edinger Avenue – along project frontage between Red Hill Avenue and Jamboree Road
		Harvard Avenue – Barranca Parkway to just south of OCTA/SCRRRA railroad
		Lansdowne Road
		Marble Mountain Road (completed as “Sweet Shade”) ²
		Valencia Avenue (formerly North Loop Road) – Red Hill Avenue to Kensington Park Drive (formerly West Connector)
		Severyns Road ²
		Kensington Park Drive (formerly West Connector)
82,800	(109,800)	Park Avenue – Warner Avenue to Tustin Ranch Road ²
		Barranca Parkway – Tustin Ranch Road to Red Hill Avenue
		Moffett Drive
		Valencia Avenue (formerly North Loop Road) – Kensington Park Drive (formerly West Connector) to <i>Tustin Ranch Road</i>
		Red Hill Avenue – Barranca Parkway to just north of Valencia Avenue
		Legacy Road (formerly South Loop Road) – Warner Avenue to Tustin Ranch Road ²
		Tustin Ranch Road – Walnut Avenue to Barranca Parkway ²
		<i>Park Avenue (formerly North Loop Road) – Victory Road to Warner Avenue</i>
		<i>Victory Road (formerly Legacy Road) – Park Avenue (formerly North Loop Road) to Tustin Ranch Road²</i>
		<i>Warner Avenue – Red Hill Avenue to Jamboree Road²</i>
5,000	(114,800)	Legacy Road – Warner Avenue to Tustin Ranch Road ²
10,000	(124,800)	Flight Way (formerly Aston Street) – <i>Linear Park</i> to Barranca Parkway ²
		<i>Armstrong Avenue – Warner Avenue to Barranca Parkway</i>
26,900	(151,700)	Warner Avenue – Red Hill Avenue to Jamboree Road ²
		<i>Airship Avenue – Flight Way to Armstrong Avenue</i>
		<i>Flight Way (formerly Carnegie Avenue) – Linear Park to Armstrong Avenue²</i>
		Victory Road (formerly Legacy Road) – Park Avenue (formerly North Loop Road) to Tustin Ranch Road ²
		Park Avenue (formerly North Loop Road) – Moffett Drive to Warner Avenue
88,097	(239,797)	<i>Flight Way (formerly South Loop Road) – Armstrong Avenue to Tustin Ranch Road²</i>
		<i>Red Hill Avenue/Carnegie Avenue Intersection (East Leg to Linear Park)</i>
		<i>Valencia Avenue/Park Avenue (formerly North Loop Road) – Tustin Ranch Road to Moffett Drive</i>
		<i>East Connector</i>

¹ Roadway shall be constructed prior to the issuance of certificates of occupancy for this phase.
² Changes to original FEIS/EIR.