

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

On November 7, 2023, a fire erupted in Navy Hangar 28 (Neighborhood C). The Navy hangar was completely destroyed, and as of the date of this document, it is undergoing demolition and removal. Notably, the fire was contained to Navy Hangar 28, such that Navy Hangar 29 (Neighborhood D) was not impacted, and remains unaltered. There is ongoing remediation to clean up the site.

Provide a list of the responsible or trustee agencies for the project.

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

Attachment A

Attachment A

Table 1-1: Summary of Impacts

Impact	Applicable Standard Condition, Plan, Program, or Policy (PPP), or Project Design Feature (PDF)	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
5.1 Air Quality				
Impact AQ-1: Would the Project conflict with or obstruct implementation of the applicable air quality plan?		Potentially significant.	No feasible mitigation measures.	Significant and Unavoidable.
Impact AQ-2: Would the Project 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?	<p>PPP AQ-1: Rule 403. The following measures shall be incorporated into construction plans and specifications as implementation of Rule 403:</p> <ul style="list-style-type: none"> • All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions. • The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the proposed Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day. • The contractor shall ensure that traffic speeds on 	Potentially significant.	<p>Applicable 2017 SEIR Mitigation Measures</p> <p>2017 SEIR MM AQ-2: Prior to issuance of grading permits, the project applicant shall use low VOC architectural coatings for all interior and exterior painting operations.</p> <p>2017 SEIR MM 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 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>	Significant and Unavoidable.

Attachment A

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	<p>unpaved roads and Project site areas are reduced to 15 miles per hour or less.</p> <p>PPP AQ-2: Rule 1113. The following measure shall be incorporated into construction plans and specifications as implementation of Rule 1113. The proposed Project shall only use “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter of VOC) consistent with SCAQMD Rule 1113.</p> <p>PPP AQ-3: Rule 445. The following measure shall be incorporated into construction plans and specifications as implementation of Rule 445. Wood burning stoves and fireplaces shall not be included or used in the new development.</p> <p>PPP AQ-4: CALGreen Building Standards MERV 13 Filters. Indoor air quality within mechanically ventilated buildings shall comply with Section 5.504.5.3 (Filters) of the California Green Building Standards Code Part 11 that requires utilization of at least a Minimum Efficiency Reporting Value (MERV) of 13 air filtration systems. The Code requires MERV 13 filters to be installed prior to occupancy and replaced</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. 	

Attachment A

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	and/or maintained as directed by the manufacturer.		<ul style="list-style-type: none"> ● Institute a computerized commuter rideshare matching system. ● Provide a guaranteed ride-home program for ridesharing. ● 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>2017 SEIR MM 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 following measures, as determined appropriate or feasible by each city on a case-by-case basis:</p>	

Attachment A

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			<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. 	

Attachment A

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			<ul style="list-style-type: none"> ● 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. ● 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 	

Attachment A

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			<p style="text-align: center;">street and parking lot traffic, and walk paths</p> <p>2017 SEIR MM AQ-5: 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 would 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 with more than 50 horsepower. During construction, the construction contractor shall maintain a list of all operating equipment in use on the site for the verification of the City of</p>	

Attachment A

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			<p>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 five minutes or less in compliance with California Air Resources Board Rule 2449.</p> <p>Proposed Mitigation Measures</p> <p>Mitigation Measure AQ-1: Vehicle Trip Reduction. Rental Units: Upon a residential dwelling being rented or offered for rent, the Project Applicant shall notify and offer to the tenant or prospective tenant, materials describing public transit, ridesharing, and nonmotorized commuting opportunities in the vicinity of the development. The materials shall be approved by the City of Tustin. The materials shall be provided no later than the time the rental agreement is executed. This information shall be submitted to the City of Tustin Planning Division for review and approval, prior to the issuance of the first certificate of occupancy.</p> <p>Mitigation Measure AQ-2: Prohibition of Fireplaces. The installation of wood-burning and natural gas devices shall be</p>	

Attachment A

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			<p>prohibited inside residential dwelling units. The purpose of this measure is to limit emissions of ROG, NO_x, and particulate matter emissions from wood-burning and natural gas devices used for primary heat, supplemental heat, or ambiance. This prohibition shall be noted on the deed and/or lease agreements for tenants to obey.</p> <p>Mitigation Measure AQ-3: Electric Landscape Equipment. Prior to the issuance of occupancy permits, the Planning Division shall confirm that the proposed Project's Codes Covenants and Restrictions (CC&Rs) and/or tenant lease agreements include contractual language that all landscaping equipment used on site shall be 100 percent electrically powered. All residential and non-residential properties shall be equipped with exterior electrical outlets to accommodate this requirement. This requirement shall be included in the third-party vendor agreements for landscape services for the building owner and tenants, as applicable.</p> <p>MM AQ-4: Low VOC Paint (Operations). The Project Applicant shall require by contract specifications for commercial development to use interior and exterior architectural</p>	

Attachment A

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			coatings (paint and primer including parking lot paint) products that have a volatile organic compound rating of 10 grams per liter or less. Contract specifications shall be reviewed and approved by the City of Tustin prior to the issuance of occupancy permits. This measure shall be made a condition of approval for continued upkeep of the property.	
Impact AQ-3: Would the Project expose sensitive receptors to substantial pollutant concentrations?	<p>PPP AQ-1: Rule 403. As listed previously.</p> <p>PPP AQ-2: Prohibition of Fireplaces. As listed previously.</p> <p>PPP AQ-3: Electric Landscape Equipment. As listed previously.</p> <p>PPP AQ-4: Low VOC Paint (Operations). As listed previously.</p>	Potentially significant.	<p>Applicable 2017 SEIR Mitigation Measures</p> <p>2017 SEIR MM AQ-6: 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</p>	Significant and Unavoidable.

Attachment A

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			Tustin Building and Public Works Department for verification.	
Impact AQ-4: Would the Project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?		Less than significant.	No mitigation is required.	Less than significant.
Cumulative	PPP AQ-1: Rule 403. As listed previously. PPP AQ-2: Prohibition of Fireplaces. As listed previously. PPP AQ-3: Electric Landscape Equipment. As listed previously. PPP AQ-4: Low VOC Paint (Operations). As listed previously.	Potentially significant.	Applicable 2017 SEIR Mitigation Measures 2017 SEIR MM AQ-2: As listed previously. 2017 SEIR MM AQ-3: As listed previously. 2017 SEIR MM AQ-4: As listed previously. 2017 SEIR MM AQ-5: As listed previously. 2017 SEIR MM AQ-6: As listed previously. Proposed Mitigation Measures Mitigation Measure AQ-1: Vehicle Trip Reduction. As listed previously. Mitigation Measure AQ-2: Prohibition of Fireplaces. As listed previously. Mitigation Measure AQ-3: Electric Landscape Equipment. As listed previously. Mitigation Measure AQ-4: Low VOC Paint (Operations). As listed previously.	Significant and unavoidable.
5.2 Energy				

Attachment A

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Impact ENE-1: Would the Project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?		Less than significant.	No mitigation measures are required.	Less than significant.
Impact ENE-2: Would the Project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?		No impact.	No mitigation measures are required.	No impact.
Cumulative		Less than significant.	No mitigation measures are required.	Less than significant.
5.3 Greenhouse Gas Emissions				
Impact GHG-1: Would the Project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		Potentially significant.	Applicable 2017 SEIR Mitigation Measures 2017 SEIR MM AQ-3: As listed previously. 2017 SEIR MM AQ-4: As listed previously. 2017 SEIR MM AQ-5: As listed previously. Mitigation Measure AQ-1: Vehicle Trip Reduction. As listed previously. Mitigation Measure AQ-2: Prohibition of Fireplaces. As listed previously. Mitigation Measure AQ-3: Electric Landscape Equipment. As listed previously.	Significant and Unavoidable.

Attachment A

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			<p>Mitigation Measure AQ-4: Low VOC Paint (Operations). As listed previously.</p> <p>Proposed Mitigation Measures</p> <p>Mitigation Measure GHG-1: Solar Panels. Projects shall be required to install solar photovoltaic (PV) panels or other source of renewable electricity generation onsite, based on the maximum roof area available for solar (i.e., solar-ready zone). The solar-ready zone shall in the minimum, comply with Section 110.10 of the 2022 California Energy Code and shall comply with access, pathway, ventilation, and spacing requirements, and exclude skylight area.</p> <p>The final PV generation facility size requires approval by Southern California Edison (SCE). SCE's Rule 21 governs operating and metering requirements for any facility connected to SCE's distribution system. Should SCE limit the offsite export, the Projects may utilize a battery energy storage system (BESS) to lower offsite export while maintaining onsite renewable generation to offset consumption. The electrical system and infrastructure must be clearly labeled with noticeable and permanent signage. The schedule of photovoltaic system locations may be updated as needed.</p>	

Attachment A

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			<p>Mitigation Measure GHG-2: LEED/CalGreen Tier 2 Charging Stations. Prior to the issuance of building permits, project applicant or successor in interest shall provide documentation to the City of Tustin demonstrating the following:</p> <ul style="list-style-type: none"> • The project shall be designed to achieve Leadership in Energy and Environmental Design (LEED) certification to meet or exceed CALGreen Tier 2 standards in effect at the time of building permit application in order to exceed 2022 Title 24 energy efficiency standards. • The project shall provide facilities to support electric charging stations per the Tier 2 standards in Section A5.106.5.3 (Nonresidential Voluntary Measures) and Section A5.106.8.2 (Residential Voluntary Measures) of the 2022 CALGreen Code. <p>Mitigation Measure GHG-3: Energy Efficient Appliances. All major appliances provided in-unit residential appliances (e.g., dishwashers, refrigerators, clothes washers and dryers, water heaters, and for space heating) provided/installed shall be electric (i.e., appliances that do not use natural gas, propane, or</p>	

Attachment A

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			other fossil fuels) and Energy Star certified or of equivalent energy efficiency where applicable. Prior to the issuance of the certificate of occupancy, the City of Tustin shall verify implementation of this requirement. Installation of electric Energy Star-certified or equivalent appliances shall be verified by the Planning and Building Department during plan check.	
Impact GHG-2: Would the Project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		Less than significant.	No mitigation measures are required.	Less than significant.
Cumulative		Potentially significant.	Applicable 2017 SEIR Mitigation Measures 2017 SEIR MM AQ-3: As listed previously. 2017 SEIR MM AQ-4: As listed previously. 2017 SEIR MM AQ-5: As listed previously. Proposed Mitigation Measures Mitigation Measure AQ-1: Vehicle Trip Reduction. As listed previously. Mitigation Measure AQ-2: Prohibition of Fireplaces. As listed previously.	Significant and Unavoidable.

Attachment A

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			Mitigation Measure AQ-3: Electric Landscape Equipment. As listed previously. Mitigation Measure AQ-4: Low VOC Paint (Operations). As listed previously. Mitigation Measure GHG-1: Solar Panels. As listed previously. Mitigation Measure GHG-2: LEED/CalGreen Tier 2 Charging Stations. As listed previously. Mitigation Measure GHG-3: Energy Efficient Appliances. As listed previously.	
5.4 Land Use and Planning				
Impact LU-2: Would the Project 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?		Potentially significant.	Applicable MCAS FEIR/EIS Implementation Measures (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	Less than significant.

Attachment A

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			<p>plan area in tandem with infrastructure necessary to support the planned development. (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>(b) 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,</p>	

Attachment A

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			<p>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>(c) 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>(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</p>	

Attachment A

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			<p>provide adequate potable water and reclaimed water service to the development.</p> <p>(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)</p> <p>(f) 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>(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</p>	

Attachment A

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			<p>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.</p> <p>(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, including NPDES permits; Section 401 water quality certifications; Section 404 permits from the USACOE, and Section 1601 or 1603 agreements from the</p>	

Attachment A

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			<p>CDFG in a manner meeting the approval of the City of Tustin and the Irvine Public Works Department, as applicable. (As amended by Addendum)</p> <p>(i) 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>(j) Prior to the approval of any applicable subdivision map (except for financing and conveyance purposes),</p>	

Attachment A

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			<p>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>(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:</p> <p>(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.</p> <p>(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, and would not worsen existing drainage conditions</p>	

Attachment A

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			<p>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>(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 retarding, building pads are made safe from runoff inundation which may be expected from all storms up to and including the</p>	

Attachment A

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			<p style="text-align: center;">theoretical 100 year flood.</p> <p>(l) Prior to approval of any subdivision map (except for financing or conveyance purposes), an agreement will be 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>(m) General 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</p>	

Attachment A

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			<p>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> <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</p>	

Attachment A

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			<p>schedules, assessment district financing, Community Facility District financing, or other mechanisms as determined appropriate by each respective city.</p> <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. (As amended by Addendum)</p> <p>(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</p>	

Attachment A

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			<p>improvements and approval of their joint use by the OC Parks.</p> <p>(o) 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>(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.</p>	

Attachment A

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			<p>(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.</p> <p>(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 that fire hydrants capable of flows in amounts approved by the OCFA are in place and operational to meet fire flow requirements.</p> <p>(s) Police Protection 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> <p>(t) Schools Prior to the issuance of building permits, the project developer shall</p>	

Attachment A

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			<p>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> <p>(u) Parks and Recreation 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>(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</p>	

Attachment A

Impact	Applicable Standard Condition, Plan, Program, or Policy (PPP), or Project Design Feature (PDF)	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			<p>be required to provide evidence of compliance with all requirements and standards of the City of Irvine Park Code.</p> <p>(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 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>(x) Prior to approval of any subdivision map (except for financing or conveyance purposes), an agreement will be</p>	

Attachment A

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			<p>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>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</p>	

Attachment A

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			<p>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>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 bikeway right-of-way easement between Jamboree Road and Red Hill Avenue.</p>	
Cumulative		Potentially significant.	Applicable MCAS FEIR/EIS Implementation Measures	Less than significant.

Attachment A

Impact	Applicable Standard Condition, Plan, Program, or Policy (PPP), or Project Design Feature (PDF)	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			(a). As listed previously. (b). As listed previously. (c). As listed previously. (d). As listed previously. (e). As listed previously. (f). As listed previously. (m). As listed previously. (o). As listed previously. (p). As listed previously. (q). As listed previously. (r). As listed previously. (s). As listed previously. (t). As listed previously. (u). As listed previously. (v). As listed previously. (w). As listed previously. (x). As listed previously.	
5.5 Noise				
Impact NOI-1: Would the Project result in 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?	PPP NOI-1: Construction Hours. Per the Tustin City Code Section 4616, construction activities are allowed only between the hours of 7:00 AM and 6:00 PM, Monday through Friday and between 9:00 AM to 5:00 PM on Saturdays, with no activity allowed on Sundays and City-observed federal holidays.	Potentially significant.	Applicable 2017 SEIR Mitigation Measures 2017 SEIR MM 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	Less than significant.

Attachment A

Impact	Applicable Standard Condition, Plan, Program, or Policy (PPP), or Project Design Feature (PDF)	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			building permits being issued to accommodate reuse.	
Impact NOI-2: Would the Project result in generation of excessive groundborne vibration or groundborne noise levels?	PPP NOI-1: Construction Hours. As listed previously.	Less than significant.	No mitigation measures are required.	Less than significant.
Impact NOI-3: 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?		Less than significant.	No mitigation measures are required.	Less than significant.
Cumulative	PPP NOI-1: Construction Hours. As listed previously.	Less than significant.	No mitigation measures are required.	Less than significant.
5.6 Population and Housing				
Impact POP-1: Would the Project 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)?		Less than significant.	No mitigation measures are required.	Less than significant.
Cumulative		Less than significant.	No mitigation measures are required.	Less than significant.
5.7 Public Services				
Impact PS-1: Would the Project result in substantial adverse physical impacts associated with		Potentially significant.	Applicable MCAS FEIR/EIS Implementation Measures	Less than significant.

Attachment A

Impact	Applicable Standard Condition, Plan, Program, or Policy (PPP), or Project Design Feature (PDF)	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
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: (i) Fire protection? (ii) Police protection? (iii) Schools? (iv) Parks? (v) Other public facilities?			(f). As listed previously. (m). As listed previously. (o). As listed previously. (p). As listed previously. (q). As listed previously. (r). As listed previously. (s). As listed previously.	
Cumulative		Potentially significant.	Applicable MCAS FEIR/EIS Implementation Measures (f). As listed previously. (m). As listed previously. (o). As listed previously. (p). As listed previously. (q). As listed previously. (r). As listed previously. (s). As listed previously.	Less than significant.
5.8 Transportation				
Impact TRA-1: Would the Project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?		Less than significant.	None required.	Less than significant.

Attachment A

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Impact TRA-2: Would the Project conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?		Less than significant.	None required.	Less than significant.
Impact TRA-4: Would the Project result in inadequate emergency access?	PPP T-1: Traffic Control/Utilities. All future development constructed under the Project shall be subject to the traffic control standards specified by the City's latest <i>Standard Plans and Design Standards</i> , which includes the requirement for Traffic Control Plan during construction, the process prior to commencing construction within the City public right-of-way (including utility work), and specifications for operational roadway and traffic control design.	Less than significant.	None required.	Less than significant.
Cumulative	PPP T-1: Traffic Control/Utilities. As listed previously.	Less than significant.	None required.	Less than significant.
5.9 Tribal Cultural Resources				
Impact TCR-1: Would the Project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code § 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	PPP TCR-1: Native American historical and cultural resources and sacred sites are protected under PRC Sections 5097.9 to 5097.991, which require that descendants be notified when Native American human remains are discovered and provide for treatment and disposition of human remains and associated grave goods.	Potentially significant.	TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities a. Prior to the issuance of demolition or grading permits for any projects that would disturb previously undisturbed soils (native soils) or soils that have native fill, the project applicant/developer shall retain a Native American	Less than significant.

Attachment A

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<p>California Native American tribe, and that is:</p> <p>(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)?</p> <p>(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 § 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?</p>	<p>PPP CUL-1: Human Remains.</p> <p>Should human remains or funerary objects be discovered during Project construction, the Project would be required to comply with State Health and Safety Code Section 7050.5, which states that no further disturbance may occur in the vicinity of the body (within a 100-foot buffer of the find) until the County Coroner has made a determination of origin and disposition pursuant to Public Resources Code Section 5097.98. The County Coroner must be notified of the find immediately. If the remains are determined to be prehistoric, the Coroner will notify the Native American Heritage Commission, which will determine the identity of and notify a Most Likely Descendant (MLD). With the permission of the landowner or his/her authorized representative, the MLD may inspect the site of the discovery. The MLD must complete the inspection within 48 hours of notification by the NAHC.</p>		<p>Monitor, with first preference given to the Gabrieleño Band of Mission Indians – Kizh Nation, who responded to the City’s request for consultation on November 14, 2023 (first preference Tribe, Tribe). The applicant/developer shall allow 45 days from the initial contact with the first preference tribe to enter into a contract for monitoring services. If the applicant/developer is unable to contact the Kizh Nation after three documented attempts or is unable to secure an agreement, the applicant shall report to the lead agency, and the lead agency will contact the Kizh Nation to validate that the parties were unable to enter into an agreement. The applicant/developer shall have made three documented attempts to directly contact the Kizh Nation to enter into a tribal monitoring agreement. If the applicant/developer can demonstrate they were unable to secure an agreement with the first preference tribe, as validated and documented by the Community Development Department in</p>	

Attachment A

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			<p>writing, or if the contracted tribe fails to fulfill its obligation under the contract terms, then the applicant/developer may retain an alternative qualified tribal monitor from a culturally affiliated tribe if approved by the City.</p> <p>The monitor shall be retained prior to the issuance of a demolition permit or grading permit, and the commencement of any development related "ground-disturbing activity" for the subject project at all project locations (i.e., both on-site and any off-site locations that are included in the project description/definition and/or required in connection with the project, such as public improvement work). "Ground-disturbing activity" shall include, but is not limited to, demolition, pavement removal, auguring, grubbing, boring, grading, excavation, drilling, and trenching for the purposes of reconstruction and new development. "Ground-disturbing activity" shall not include minor maintenance activities such as potholing, tree removal, and parking lot maintenance. This mitigation measure does not</p>	

Attachment A

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			<p>apply to projects that would only disturb soils made up of artificial fill, as verified by a soils or geotechnical report.</p> <p>b. A copy of the executed monitoring agreement shall be submitted to the lead agency prior to the commencement of any ground-disturbing activity, or the issuance of any permit necessary to commence a ground-disturbing activity.</p> <p>c. The monitor will complete daily monitoring logs that will provide descriptions of the relevant ground-disturbing activities, the type of construction activities performed, locations of ground-disturbing activities, soil types, cultural-related materials, and any other facts, conditions, materials, or discoveries of significance to the Kizh Nation. Monitor logs will identify and describe any discovered TCRs, including but not limited to, Native American cultural and historical artifacts, remains, places of significance, etc., (collectively, tribal cultural resources, or "TCR"), as well as any discovered Native American (ancestral) human remains and burial goods. Copies of monitor logs will be</p>	

Attachment A

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			<p>provided to the project applicant/lead agency upon written request to the consulting tribe. If a monitor is selected from a tribe other than the Kizh Nation, the Kizh Nation shall be contacted if any discoveries are found.</p> <p>d. On-site tribal monitoring shall conclude upon the latter of the following (1) written confirmation to the consulting tribe from a designated point of contact for the project applicant/lead agency that all ground-disturbing activities and phases that may involve ground-disturbing activities and that have the potential to impact local TCRs on the project site or in connection with the project are complete.</p> <p>TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial)</p> <p>Upon discovery of any TCRs, all construction activities in the immediate vicinity of the discovery shall cease (i.e., not less than the surrounding 50 feet) and shall not resume until the discovered TCR has been fully assessed by the tribal monitor and consulting archaeologist. If the consulting tribe is other than the Gabrieleño Band of Mission</p>	

Attachment A

Impact	Applicable Standard Condition, Plan, Program, or Policy (PPP), or Project Design Feature (PDF)	Level of Significance Before Mitigation	Mitigation Measures	Level of Significance After Mitigation
			<p>Indians – Kizh Nation, the Kizh Nation shall be contacted and the consulting tribe will recover and retain all discovered TCRs in the form and/or manner the Kizh Nation deems appropriate, in the Kizh Nation sole discretion, and for any purpose the Kizh Nation deems appropriate, including for educational, cultural and/or historic purposes.</p> <p>TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects</p> <p>a. Native American human remains are defined in PRC 5097.98 (d)(1) as an inhumation or cremation, and in any state of decomposition or skeletal completeness. Funerary objects, called associated grave goods in Public Resources Code Section 5097.98, are also to be treated according to this statute.</p> <p>b. If Native American human remains and/or grave goods are discovered or recognized on the project site, then Public Resource Code 5097.9 as well as Health and Safety Code Section 7050.5 shall be followed.</p> <p>c. Human remains and grave/burial goods shall be treated alike per California</p>	

Attachment A

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			Public Resources Code section 5097.98(d)(1) and (2). d. Preservation in place (i.e., avoidance) is the preferred manner of treatment for discovered human remains and/or burial goods. e. Any discovery of human remains/burial goods shall be kept confidential to prevent further disturbance.	
Cumulative	PPP TCR-1: As listed previously. PPP CUL-1: Human Remains. As listed previously.	Potentially significant.	Proposed Mitigation Measures TCR-1: Retain a Native American Monitor Prior to Commencement of Ground-Disturbing Activities. As listed previously. TCR-2: Unanticipated Discovery of Tribal Cultural Resource Objects (Non-Funerary/Non-Ceremonial). As listed previously. TCR-3: Unanticipated Discovery of Human Remains and Associated Funerary or Ceremonial Objects. As listed previously.	Less than significant.
5.10 Utilities and Service Systems				
Impact UT-1: Would the Project require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications	PPP UT-1: California Building Code. All future development constructed under the Project shall be subject to the latest version of the California Building Code (CBC) which outlines regulations for building planning	Potentially significant.	Applicable MCAS FEIR/EIS Implementation Measures (a). As listed previously. (b). As listed previously. (c). As listed previously. (e). As listed previously.	Less than significant.

Attachment A

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facilities, the construction or relocation of which could cause significant environmental effects?	<p>and construction in the state, including occupancy classification, structural design, building materials, infrastructure needs and fire-resistance requirements.</p> <p>PPP HYD-1 SWPPP. Prior to issuance of any grading or demolition permits, the applicant shall provide the City Building Division evidence of compliance with the NPDES (National Pollutant Discharge Elimination System) requirement to obtain a construction permit from the State Water Resource Control Board (SWRCB). The permit requirement applies to grading and construction sites of one acre or larger. The Project applicant/proponent shall comply by submitting a Notice of Intent (NOI) and by developing and implementing a Stormwater Pollution Prevention Plan (SWPPP) and a monitoring program and reporting plan for the construction site.</p> <p>PPP T-2: Traffic Control/Utilities. All future development constructed under the Project shall be subject to the traffic control standards specified by the City's latest <i>Standard Plans and Design Standards</i>, which includes the requirement for Traffic Control Plan during construction, the</p>		<p>Proposed Mitigation Measure</p> <p>UT-1: Prior to project approval, the development applicant shall coordinate with IRWD to conduct infrastructure analyses of water and sewer utilities in the project area to ensure existing conveyance and pressure is adequate to serve the project. Once development assumptions identified within the IRWD-approved Sub Area Master Plan (SAMP) are surpassed, project applicants shall coordinate with IRWD to update the SAMP for the TLSP area.</p>	

Attachment A

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	process prior to commencing construction within the City public right-of-way (including utility work), and specifications for operational roadway and traffic control design			
Impact UT-2: Would the Project have sufficient water supplies available to serve the Project and reasonably foreseeable future development during normal, dry, and multiple dry years?		Less than significant.	None required.	Less than significant.
Impact HYD-1: Would the Project substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the Project may impede sustainable groundwater management of the basin?	PPP HYD-1: As listed previously.	Less than significant.	None required.	Less than significant.
Impact HYD-2: Would the Project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	PPP HYD-1: As listed previously.	Less than significant.	None required.	Less than significant.
Impact UT-3: Would the Project 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?	PPP UT-1: As listed previously. PPP HYD-1: As listed previously. PPP T-2: As listed previously.	Potentially significant.	Applicable MCAS FEIR/EIS Implementation Measures (a). As listed previously. (b). As listed previously. (c). As listed previously. (e). As listed previously. Proposed Mitigation Measure	Less than significant.

Attachment A

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			UT-1: As listed previously.	
Impact UT-4: Result in a determination by the wastewater treatment provider that would serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<p>PPP UT-1: As listed previously.</p> <p>PPP HYD-1: As listed previously.</p> <p>PPP T-2: As listed previously.</p>	Potentially significant.	<p>Applicable MCAS FEIR/EIS Implementation Measures</p> <p>(a). As listed previously.</p> <p>(b). As listed previously.</p> <p>(c). As listed previously.</p> <p>(e). As listed previously.</p> <p>Proposed Mitigation Measure</p> <p>UT-1: As listed previously.</p>	Less than significant.
Impact UT-5: Require or result in the construction of new stormwater drainage facilities, or expansion of existing facilities, the construction of which could cause significant environmental effects?	<p>PPP UT-1: As listed previously.</p> <p>PPP HYD-1: As listed previously.</p> <p>PPP HYD-2 WQMP. Prior to the approval of the Grading Plan and issuance of Grading Permits a completed Water Quality Management Plan (WQMP) shall be prepared by the Project applicant and submitted to and approved by the City Public Works Department. The WQMP shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development Project in order to minimize the adverse effects on receiving waters.</p> <p>PPP T-2: As listed previously.</p>	Potentially significant.	<p>Applicable MCAS FEIR/EIS Implementation Measures</p> <p>(f). As listed previously.</p> <p>(g). As listed previously.</p> <p>(h). As listed previously.</p> <p>(i). As listed previously.</p> <p>(j). As listed previously</p> <p>(k). As listed previously</p>	Less than significant.
Impact HYD-3: Would the Project 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	<p>PPP UT-1: As listed previously.</p> <p>PPP HYD-1: As listed previously.</p> <p>PPP HYD-2 WQMP. Prior to the approval of the Grading Plan and issuance of Grading Permits</p>	Potentially significant.	<p>Applicable MCAS FEIR/EIS Implementation Measures</p> <p>(f). As listed previously.</p> <p>(g). As listed previously.</p>	Less than significant.

Attachment A

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<p>addition of impervious surfaces, in a manner which would: 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?</p>	<p>a completed Water Quality Management Plan (WQMP) shall be prepared by the Project applicant and submitted to and approved by the City Public Works Department. The WQMP shall identify all Post-Construction, Site Design, Source Control, and Treatment Control Best Management Practices (BMPs) that will be incorporated into the development Project in order to minimize the adverse effects on receiving waters. PPP T-2: As listed previously.</p>		<p>(h). As listed previously. (i). As listed previously. (j). As listed previously (k). As listed previously</p>	
<p>Impact UT-6: Would the Project 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?</p>	<p>PPP UT-1: As listed previously. Assembly Bill 939 (Chapter 1095, Statutes of 1989) Assembly Bill 341 (Chapter 476, Statutes of 2011) Assembly Bill 1826 (Chapter 727, Statutes of 2014) Assembly Bill 827 Senate Bill 1383 (Chapter 395, Statutes of 2016) Tustin City Code Article 4, Chapter 3, Part 1</p>	Less than significant.	None required.	Less than significant.
<p>Impact UT-7: Would the Project comply with federal, State, and local management and reduction statutes and regulations related to solid waste?</p>	<p>PPP UT-1: As listed previously. Assembly Bill 939 (Chapter 1095, Statutes of 1989) Assembly Bill 341 (Chapter 476, Statutes of 2011) Assembly Bill 1826 (Chapter 727, Statutes of 2014)</p>	Less than significant.	None required.	Less than significant.

Attachment A

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	Assembly Bill 827 Senate Bill 1383 (Chapter 395, Statutes of 2016) Tustin City Code Article 4, Chapter 3, Part 1			
UT-8: Require or result in the relocation or construction of a new or expanded electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects.	PPP UT-1: As listed previously.	Less than significant.	None required.	Less than significant.
Cumulative	PPP UT-1: As listed previously. PPP HYD-1: As listed previously. PPP HYD-2: As listed previously. PPP T-2: As listed previously. Assembly Bill 939 (Chapter 1095, Statutes of 1989) Assembly Bill 341 (Chapter 476, Statutes of 2011) Assembly Bill 1826 (Chapter 727, Statutes of 2014) Assembly Bill 827 Senate Bill 1383 (Chapter 395, Statutes of 2016) Tustin City Code Article 4, Chapter 3, Part 1	Potentially significant.	Applicable MCAS FEIR/EIS Implementation Measures (a). As listed previously. (b). As listed previously. (c). As listed previously. (e). As listed previously. (f). As listed previously. (g). As listed previously. (h). As listed previously. (i). As listed previously. (j). As listed previously. (k). As listed previously. Proposed Mitigation Measure UT-1: As listed previously.	Less than significant.