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# CITY OF TUSTIN

## DOWNTOWN COMMERCIAL CORE SPECIFIC PLAN

Initial Study

Prepared for:

City of Tustin  
Community Development Department  
300 Centennial Way  
Tustin, California 92780



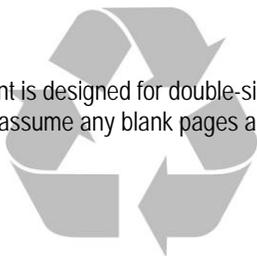
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July 2016

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-- The reader should assume any blank pages are intentionally so. --



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# 1 INTRODUCTION

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The City of Tustin (Lead Agency) is preparing the Tustin Downtown Commercial Core Specific Plan (Specific Plan) to guide the long-term growth and development in Old Town Tustin and surrounding areas, generally bound on the north by First Street, west by the I-55 highway, on the east by Newport Ave, and on the south by I-5 freeway. The adoption of the Specific Plan constitutes a *project* that is subject to review under the California Environmental Quality Act (CEQA) 1970 (Public Resources Code, Section 21000 et seq.), and State CEQA Guidelines (California Code of Regulations, Section 15000 et. seq.).

This Initial Study identifies potentially significant impacts related to the implementation of the proposed project and has been prepared in accordance with Section 15063 of the State CEQA Guidelines that sets forth the requirements of an initial study. The initial study includes:

- A description of the project, including the location of the project (See Section 2);
- Identification of the environmental setting (See Section 2);
- Identification of environmental effects by use of a checklist, matrix, or other methods, provided that entries on the checklist or other form are briefly explained to indicate that there is some evidence to support the entries (See Section 4);
- Discussion of ways to mitigate significant effects identified, if any (See Section 4);
- Examination of whether the project is compatible with existing zoning, plans, and other applicable land use controls (See Section 4.10); and
- The name(s) of the person(s) who prepared or participated in the preparation of the initial study (See Section 5).

## PURPOSE OF CEQA

The body of state law known as CEQA was originally enacted in 1970. California Public Resources Code Section 21000 establishes legislative intent, as follows:

*The Legislature finds and declares as follows:*

- a) The maintenance of a quality environment for the people of this state now and in the future is a matter of statewide concern.*
- b) It is necessary to provide a high-quality environment that at all times is healthful and pleasing to the senses and intellect of man.*
- c) There is a need to understand the relationship between the maintenance of high-quality ecological systems and the general welfare of the people of the state, including their enjoyment of the natural resources of the state.*
- d) The capacity of the environment is limited, and it is the intent of the Legislature that the government of the State takes immediate steps to identify any critical thresholds for the health and safety of the people of the state and take all coordinated actions necessary to prevent such thresholds being reached.*
- e) Every citizen has a responsibility to contribute to the preservation and enhancement of the environment.*
- f) The interrelationship of policies and practices in the management of natural resources and waste disposal requires systematic and concerted efforts by public and private interests to enhance environmental quality and to control environmental pollution.*
- g) It is the intent of the Legislature that all agencies of the state government which regulate activities of private individuals, corporations, and public agencies which are found to affect the quality of the environment, shall regulate such activities so that major consideration is given to preventing environmental damage, while providing a decent home and satisfying living environment for every Californian.*

*The Legislature further finds and declares that it is the policy of the State to:*

- h) Develop and maintain a high-quality environment now and in the future, and take all action necessary to protect, rehabilitate, and enhance the environmental quality of the state.*

- i) *Take all action necessary to provide the people of this state with clean air and water, enjoyment of aesthetic, natural, scenic, and historic environmental qualities, and freedom from excessive noise.*
- j) *Prevent the elimination of fish or wildlife species due to man's activities, ensure that fish and wildlife populations do not drop below self-perpetuating levels, and preserve for future generations representations of all plant and animal communities and examples of the major periods of California history.*
- k) *Ensure that the long-term protection of the environment, consistent with the provision of a decent home and suitable living environment for every Californian, shall be the guiding criterion in public decisions.*
- l) *Create and maintain conditions under which man and nature can exist in productive harmony to fulfill the social and economic requirements of present and future generations.*
- m) *Require governmental agencies at all levels to develop standards and procedures necessary to protect environmental quality.*
- n) *Require governmental agencies at all levels to consider qualitative factors as well as economic and technical factors and long-term benefits and costs, in addition to short-term benefits and costs and to consider alternatives to proposed actions affecting the environment.*

Public Resources Code Section 21002 provides concise statement of legislative policy, with respect to public agency consideration of projects for some form of approval, and is, quoted below:

The Legislature finds and declares that it is the policy of the state that public agencies should not approve projects as proposed if there are feasible alternatives or feasible mitigation measures available which would substantially lessen the significant environmental effects of such projects, and that the procedures required by this division are intended to assist public agencies in systematically identifying both the significant effects of proposed projects and the feasible alternatives or feasible mitigation measures which will avoid or substantially lessen such significant effects. The Legislature further finds and declares that in the event specific economic, social, or other conditions make infeasible such project alternatives or such mitigation measures, individual projects may be approved in spite of one or more significant effects thereof.

## TIERING

The following text from Section 15152 et. al. of the CEQA Guidelines describes "tiering" as a streamlining tool to reduce the need for repeated environmental review:

- (a) *"Tiering" refers to using the analysis of general matters contained in a broader [Environmental Impact Report] EIR (such as one prepared for a general plan or policy statement) with later EIRs and negative declarations on narrower projects; incorporating by reference the general discussions from the broader EIR; and concentrating the later EIR or negative declaration solely on the issues specific to the later project.*
- (b) *Agencies are encouraged to tier the environmental analyses which they prepare for separate but related projects including general plans, zoning changes, and development projects. This approach can eliminate repetitive discussions of the same issues and focus the later EIR or negative declaration on the actual issues ripe for decision at each level of environmental review. Tiering is appropriate when the sequence of analysis is from an EIR prepared for a general plan, policy, or program to an EIR or negative declaration for another plan, policy, or program of lesser scope, or to a site-specific EIR or negative declaration. Tiering does not excuse the lead agency from adequately analyzing reasonably foreseeable significant environmental effects of the project and does not justify deferring such analysis to a later tier EIR or negative declaration. However, the level of detail contained in a first tier EIR need not be greater than that of the program, plan, policy, or ordinance being analyzed.*

- (c) *Where a lead agency is using the tiering process in connection with an EIR for a large-scale planning approval, such as a general plan or component thereof (e.g., an area plan or community plan), the development of detailed, site-specific information may not be feasible but can be deferred, in many instances, until such time as the lead agency prepares a future environmental document in connection with a project of a more limited geographical scale, as long as deferral does not prevent adequate identification of significant effects of the planning approval at hand.*
- (d) *Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to affects which:*
- (1) *Were not examined as significant effects on the environment in the prior EIR;*  
*or*
  - (2) *Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means.*
- (e) *Tiering under this section shall be limited to situations where the project is consistent with the general plan and zoning of the city or county in which the project is located, except that a project requiring a rezone to achieve or maintain conformity with a general plan may be subject to tiering.*
- (f) *A later EIR shall be required when the initial study or other analysis finds that the later project may cause significant effects on the environment that were not adequately addressed in the prior EIR. A negative declaration shall be required when the provisions of Section 15070 are met.*
- (1) *Where a lead agency determines that a cumulative effect has been adequately addressed in the prior EIR that effect is not treated as significant for purposes of the later EIR or negative declaration, and need not be discussed in detail.*
  - (2) *When assessing whether there is a new significant cumulative effect, the lead agency shall consider whether the incremental effects of the project would be considerable when viewed in the context of past, present, and probably future projects. At this point, the question is not whether there is a significant cumulative impact, but whether the effects of the project are cumulatively considerable. For a discussion on how to assess whether project impacts are cumulatively considerable, see Section 15064(i).*
  - (3) *Significant environmental effects have been "adequately addressed" if the lead agency determines that:*
    - a. *They have been mitigated or avoided as a result of the prior environmental impact report and findings adopted in connection with that prior environmental report; or*
    - b. *They have been examined at a sufficient level of detail in the prior environmental impact report to enable those effects to be mitigated or avoided by site specific revisions, the imposition of conditions, or by other means in connection with the approval of the later project.*
- (g) *When tiering is used, the later EIRs or negative declarations shall refer to the prior EIR and state where a copy of the prior EIR may be examined. The later EIR or negative declaration should state that the lead agency is using the tiering concept and that it is being tiered with the earlier EIR.*
- (h) *There are various types of EIRs that may be used in a tiering situation. These include, but are not limited to, the following:*
- (1) *General Plan EIR (Section 15166)*
  - (2) *Staged EIR (Section 15167)*
  - (3) *Program EIR (Section 15168)*
  - (4) *Master EIR (Section 15175)*
  - (5) *Multiple-family residential development/residential and commercial or retail mixed-use development (Section 15179.5)*
  - (6) *Redevelopment project (Section 15180)*

*(7) Projects consistent with community plan, general plan, or zoning (Section 15183)*

The results of the analysis documented in this Initial Study will inform that the Program EIR is appropriate for the Tustin Downtown Commercial Core Specific Plan. The Program EIR will be used by the City of Tustin to minimize or eliminate the need for future environmental review of development projects within the Planning Area. The necessity for the future environmental review will be determined on a project-by-project basis after consideration of the size of the project, the proposed use, and the project's consistency with the analysis certified in the Program EIR.

## PUBLIC COMMENTS

All agencies and individuals are invited to comment regarding the information contained in this Initial Study. Such comments should explain any perceived deficiencies in the assessment of impacts, identify the information that is purportedly lacking in the Initial Study and indicate where the information may be found. All comments on the Initial Study are to be submitted to:

*Dana Ogdon, Assistant Director of Community Development  
City of Tustin  
Community Development Department  
300 Centennial Way  
Tustin, California 92780  
DOgdon@tustinca.org*

Following a 30-day period of circulation and review of the Initial Study, all comments will be considered by the City of Tustin prior to adoption.

## AVAILABILITY OF MATERIALS

All materials related to the preparation of this Initial Study are available for public review. To request an appointment to review these materials, please contact:

*Dana Ogdon, Assistant Director of Community Development  
City of Tustin - Community Development Department  
300 Centennial Way  
Tustin, California 92780  
(714) 573-3109  
DOgdon@tustinca.org*

## 2 PROJECT DESCRIPTION

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### PROJECT TITLE

Tustin Downtown Commercial Core Specific Plan

### LEAD AGENCY NAME AND ADDRESS

City of Tustin - Community Development Department  
300 Centennial Way  
Tustin, California 92780

### PROJECT LOCATION

Tustin is located in central Orange County, California, 12 miles inland from the Pacific Ocean, and is considered part of the greater Los Angeles metropolitan area. Tustin is bordered by the city of Irvine to the south and east, the city of Orange and the Tustin Foothills (County) to the north, and the city of Santa Ana to the west. The city of Tustin and the adjacent jurisdictions characterize the urbanized core of Orange County (see Exhibit 1 Regional Context and Vicinity Map).

The project "Planning Area" is generally located immediately northeast of the Interstate 5 and east of the Costa Mesa Freeway (Highway 55). The two highways limit the "Downtown" of Tustin and create a physical barrier to adjacent areas. The Planning Area is generally defined on the north side by First Street and on the east side by Newport Ave. The Planning Area includes parcels immediately on the north side of First Street and includes parcels immediately along the east side of Newport Avenue. The Planning Area is comprised of 220 acres located wholly within in the City of Tustin, Orange County, California (see Exhibit 1). The intersection of El Camino Real at Third Street is the approximate center of the Planning Area.

### PROJECT SETTING

The project setting is a highly urbanized area that has been previously developed. There are existing buildings, street infrastructure, and utilities infrastructure in place. The Planning Area is centered around Old Town Tustin (El Camino Real and Main Street) which is the historic heart of the City of Tustin. In addition to the Old Town Tustin area, First Street, Main Street, and Newport Avenue provide physical access and visual relationships to the Old Town Tustin. The Tustin Downtown Commercial Core Specific Plan (DCCSP) was established to provide a comprehensive planning framework and implementation strategy for encouraging development that reflects and responds to the character of Old Town Tustin. In order to advance the character of Old Town Tustin in a complimentary manner in surrounding areas, DCCSP focuses on encouraging walkable, bikeable, and transit supportive environments with active ground floor building design and context sensitive design requirements. Additionally, the DCSSP is consistent with the City of Tustin General Plan and State of California AB32 mandate requiring reductions in greenhouse gas emissions compared to business as usual. The Planning Area is generally surrounded by single family residential development except for isolated portions to the east and southeast where commercial uses abut the Planning Area.

### PROJECT COMPONENTS

The DCCSP identifies the long-term vision and objectives for Tustin's "Downtown" referred to in the EIR as the Planning Area or Project. The vision focuses on continuing to ensure an economically vital, walkable, bikeable, mixed-use center with a focus on active ground floor retail and office environments. The Specific Plan includes provisions for enhancing the public realm as an opportunity of public space and streets as a place for people. The DCCSP allows for all previously allowed commercial and office intensity, up to 1.5: 1 maximum Floor Area Ratio (FAR) and introduces the option to include residential intensity as a part of mixed-use projects that meet the high quality design criteria and requirements set by the Specific Plan.

In order to accomplish this vision, the DCCSP will rezone the parcels within the Planning Area to a new zoning designation, SP-DCCSP. The Specific Plan establishes six Development Areas (DA) that identify development parameters including permitted land

uses, development standards, and design guidelines. Each development area identifies specific characteristics in support of ensuring the vitality of Downtown. Hence, the land uses allowed, the development standards and design guidelines respond to that specific character. All development and future projects are subject to each DA's development standards and design guidelines and the requirements of the Specific Plan (see Exhibit 2 Development Areas and Land Use Designations).

The City of Tustin has established an 887-unit residential bank that is available on a first come basis. Each DA has an allocated number of residential units that the City of Tustin holds and are not specifically associated with any parcel or ownership. High-quality, mixed use projects that meet the design criteria and development standards established by the Specific Plan may request to incorporate residential units through application and based on the discretion of the City of Tustin, Community Development Department.

Through the Specific Plan, the City of Tustin also establishes the ability to transfer of intensity from one DA to another DA. The transfer of intensity allows for the City of Tustin to increase residential intensity for exceptional projects that meet the highest quality design, meet the development standards, and provide a defined public benefit. The transfer of intensity is solely at the discretion of the City of Tustin, Community Development Department based on project review and application. An average of 25 dwelling units per acre will be maintained throughout the Planning Area.

## ZONING

The Planning Area currently includes ten different zone designations as follows:

C1- Retail Commercial	PC-RES – Planned Community Residential
C2 – Central Commercial	P&I – Public and Institutional
CG – Commercial General	PR – Professional
MHP – Mobile Home Park	PM – Planned Industrial
PC COM – Planned Community Commercial	SP10 – First Street Specific Plan

As part of the zoning amendment, the majority of the Planning Area will be rezoned as SP-DCCSP with the exception of the areas identified as PC COM and PC RES. The parcels zoned as PC COM and PC RES will retain the same zoning.

## LAND USE

The Planning Area currently includes seven land use designations as follows:

CC – Community Commercial
I - Industrial
MHP – Mobile Home Park
OTC – Old Town Commercial
PI – Public/Institutional
PCCB – Planned Community Commercial/Business
PO – Professional Office

The Planning Area will receive the General Plan land use designation of DCCSP - Downtown Commercial Core Specific Plan with the exception of the land use designations PCCB and PCR. For the DCCSP designation, each DA identifies permitted land uses and additional land use information. The primary difference between the existing land use and the adoption of this Specific Plan is the ability to incorporate residential units as a part of mixed-use projects. Mixed-use projects desiring to incorporate residential intensity must meet the criteria set by the Specific Plan including design guidelines and development standards.

## DEVELOPMENT AREAS (DA)

The Specific Plan is organized geographically by Development Area (DA). Each DA includes specific character elements, design guidelines, and development standards that are to guide future projects. The six DAs are summarized below:

- Development Area 1 (DA-1): First Street West
- Development Area 2 (DA-2): First Street Old Town
- Development Area 3 (DA-3): First Street East
- Development Area 4 (DA-4): Old Town Tustin
- Development Area 5 (DA-5): Newport Avenue
- Development Area 6 (DA-6): South of Sixth Street

The Specific Plan encourages mixed-use development. However, the DCCSP allows for all previously allowed commercial and office intensity, up to 1.5: 1 maximum Floor Area Ratio (FAR). Each DA, except DA-5, encourages mixed-use development with active ground floor uses and residential intensity as a part of mixed-use projects. Each project regardless of uses will meet the high quality design criteria and requirements set by the Specific Plan.

### DEVELOPMENT AREA 1 (DA-1): FIRST STREET WEST

The DA-1 comprises the western segment of First Street between Pasadena Avenue and C Street. This area is the first point of entry and gateway to Tustin's Downtown. The existing character in DA-1 is a mix of professional office space, limited commercial uses, and residential homes. The development standards associated with DA-1 encourages two to three stories with required stepbacks adjacent to existing residential homes and neighborhood areas. Active ground floor retail/commercial uses with office or residential units above is desired to activate a pedestrian friendly and bicycle friendly environment along First Street. First Street also serves as an important multi-modal corridor. It provides connections to transit options, incorporates a shared bicycle facility, and angled parking.

*Land use designation(s):* Downtown Commercial Mixed Use (DCMU)

### DEVELOPMENT AREA 2 (DA-2): FIRST STREET OLD TOWN

DA-2 is the gateway to Old Town Tustin and extends along First Street from C Street to Centennial Way. DA-2 maximizes future potential and requires building forms that are limited to three stories with stepbacks adjacent to residential areas as well as stepbacks for parcels adjacent to C Street and El Camino Real. Parcels in DA-2 are small, have limited street frontage, and provide an opportunity for a variety of retail frontages that also provide a desired visual transition to Old Town. The public realm features for DA-2 include the creation of gateway elements at C Street and El Camino Real in order to transition to Old Town Tustin, the historic commercial heart of Tustin (DA-4). Active ground floor commercial uses with residential units above is desired along First Street to activate Old Town Tustin. First Street also serves as an important multi-modal corridor. It provides connections to transit options, incorporates a shared bicycle facility, and angled parking.

*Land use designation(s):* Community Institutional (CI), Downtown Commercial Mixed Use (DCMU)

### DEVELOPMENT AREA 3 (DA-3): FIRST STREET EAST

DA-3 is one of the few areas with larger parcels in the Downtown. DA-3 encompasses parcels on both sides of First Street from Centennial Way to Newport Avenue and immediately west of Newport Avenue, DA-3 extends north to Irvine Boulevard. DA-3 supports higher-intensity, mixed-use residential developments and large-format commercial and destination shopping space. There is a maximum height limit of five stories. The availability of larger parcels, adjacency to transit corridors, and the proximity to major roadways are seen as opportunities for desirable, future development. The Specific Plan allows for taller, more intense development on Newport Avenue with stepbacks along First Street and towards Centennial Way. The development standards require a decrease in building massing as DA-3 transitions to existing residential neighborhoods and Old Town Tustin. The public realm features for DA-3 include the creation of gateway elements at Newport Avenue and First Street. First Street and Newport Avenue serve as important multi-modal corridors. First Street provides connections to transit options, incorporates a shared bicycle facility, and angled parking. Newport Avenue incorporates on-street parking and a separated bicycle facility.

*Land use designation(s):* Downtown Commercial Mixed Use (DCMU)

#### DEVELOPMENT AREA 4 (DA-4): OLD TOWN TUSTIN

DA-4 includes the heart of historic Downtown Tustin. DA-4 includes historic resources and extends from First Street to Sixth Street. The primary intent of this DA is to promote development and revitalization of the existing, pedestrian-oriented "Downtown" supporting a shopping destination and active streetscape defined by the constant movement of pedestrians. A maximum two-story development is envisioned along El Camino Real with active ground floor uses. A maximum two-story development is envisioned throughout DA-4. Development standards and design guidelines highlight and encourage active ground floor uses along El Camino Real. The Old Town Tustin Development Area provides for opportunities for mixed-use projects along Main Street. Public and institutional uses such as the Tustin Area Senior Center and Peppertree Park support and enhance the City's civic center located east of C Street. DA-4 also supports the design and incorporation of parklets to further enhance outdoor retail and restaurant uses.

*Land use designation(s):* Community Institutional (CI), Mobile Home Park, (MHP), Old Town Mixed Use (OTMU), Planned Community Residential (PCR)

#### DEVELOPMENT AREA 5 (DA-5): NEWPORT AVENUE

DA-5 spans both sides of Newport Avenue from Interstate 5 to First Street. DA-5 is envisioned as a regional commercial center and shopping destination with active streetscape defined by the constant move of pedestrians and cyclists. DA-5 supports a maximum of six story development with stepbacks along Centennial Way and areas adjacent to existing residential neighborhoods. DA-5 has the ability to incorporate medium- and large-format buildings due to larger parcel sizes. DA-5 serves as an eastern and southern gateway to Old Town. The public realm features for DA-5 include the creation of gateway elements at Newport Avenue and Main Street. Gateway features are also created at Newport Avenue and El Camino Real. Newport Avenue is envisioned as a transit-oriented corridor with a commercial street edge, walkable scale, and local and regional bicycle connections. Newport Avenue does not allow on-street parking and includes a separated bicycle facility.

*Land use designation(s):* Community Institutional (CI), Downtown Commercial (DC), Planned Community Commercial Business (PCCB)

#### DEVELOPMENT AREA 6 (DA-6): SOUTH OF SIXTH STREET

DA-6 includes parcels located adjacent to the I-5 highway. DA-6 allows a maximum of 6 stories with stepbacks that decrease in scale as projects approach Sixth Street, DA-4, and existing residential neighborhoods to the north. DA-6 has the ability to incorporate medium- and large-format buildings due to larger parcel sizes. The public realm features for DA-6 include the creation of gateway elements at Newport Avenue and El Camino Real. Newport Avenue is envisioned as a transit-oriented corridor with a commercial street edge, walkable scale, and local and regional bicycle connections. Newport Avenue does not allow on-street parking and includes a separated bicycle facility.

*Land use designation(s):* Downtown Commercial Mixed Use (DCMU); Downtown Multi-Family (DMF), Planned Community Residential (PCR)

#### RESIDENTIAL BANK

The Specific Plan introduces the ability to incorporate residential use into high quality, mixed-use projects meeting the design guidelines, development standards, and additional criteria set by the Specific Plan. Residential use through mixed use development is the primary change being introduced into the already urbanized context of the Planning Area. Each Development Area (DA), except DA-5, has a set number of residential units allocated to it. The use of these residential units is at the sole discretion of the City of Tustin, Community Development Department. The table below identifies the residential bank held by the City of Tustin. Residential units are not allocated to a specific parcel ownership and are available for use on a first come basis.

Table 1 (Residential Bank)

Development Area	Residential Bank (Dwelling Units)
DA-1	45
DA-2	92
DA-3	200
DA-4	150
DA-5	0
DA-6	400
Total	887

### TRANSFER OF INTENSITY

In addition, to the residential bank, the Specific Plan also includes the ability to transfer residential intensity between Development Areas. The ability to transfer residential intensity is solely at the discretion of the City of Tustin. The transfer of intensity is established because the Planning Area is already a highly urbanized context and market pressures may create need for residential uses in certain Development Areas.

At a minimum, high quality design projects must meet all development standards and design guidelines, and all criteria set by the Specific Plan. The City of Tustin, Community Development Department can grant a residential intensity increase up to 20% of each Development Area's (DA) total. The *intensity transfers* may increase the number of permitted dwelling units in a development area by reducing the allowable dwelling units in other development areas. An average of 25 dwelling units per acre will be maintained over the entire Planning Area. See table below.

Table 2 (Transfer of Intensity)

Development Area	Residential Bank (Dwelling Units)	Transferable Units
DA-1	45	Up to 8
DA-2	92	Up to 18
DA-3	200	Up to 40
DA-4	150	Up to 30
DA-5	0	0
DA-6	400	Up to 80
Total	887	

## UTILITIES

### STORMWATER MANAGEMENT

The Specific Plan area is well-served by a network of underground drainage pipes ranging in size from 18" to 66" diameter at the downstream confluence point (Newport Avenue/Interstate 5). Catch basins and other structures are well-maintained by Orange County Flood Control District and appear to be reliable platforms for subsequent improvements as needed for new development. The addition of medium-density housing, office and commercial retail uses will necessarily include a site-specific hydrology study with project-associated storm drain improvements. It is anticipated that new development will mitigate impacts with more pervious site improvements and detention. Since the Specific Plan area is already developed and mostly impervious, it is anticipated that the current storm drain system will accommodate the Specific Plan build-out.

### SANITARY SEWER

The Downtown area is served by a network of underground sewer collection lines operated by the Orange County Sanitation District. Sizes range from 6" to 27" diameter at the downstream confluence (Newport Avenue/Interstate 5). The system is in good condition and well-maintained. Large diameter "trunk lines" cross the study area (Prospect Avenue-El Camino Real), offering a reliable platform for subsequent improvements as needed for new development.

Since the trunk line sewer in the Downtown Core serves a much larger North Orange County area, it will be capable of accommodating the Specific Plan build-out. Additional collector sewers of 8" diameter may be needed as development progresses. Sewer Capacity Studies to ensure downstream capacity exists or to identify incremental "relief sewers" may be required at a project level.

#### DOMESTIC WATER

The Downtown area has a network of domestic water mains operated by the City Water Department. Potable water is supplied by the Metropolitan Water District and groundwater pumped from the Santa Ana River Basin via 12 City-operated wells. The system is currently adequate for both domestic water consumption and fire flow.

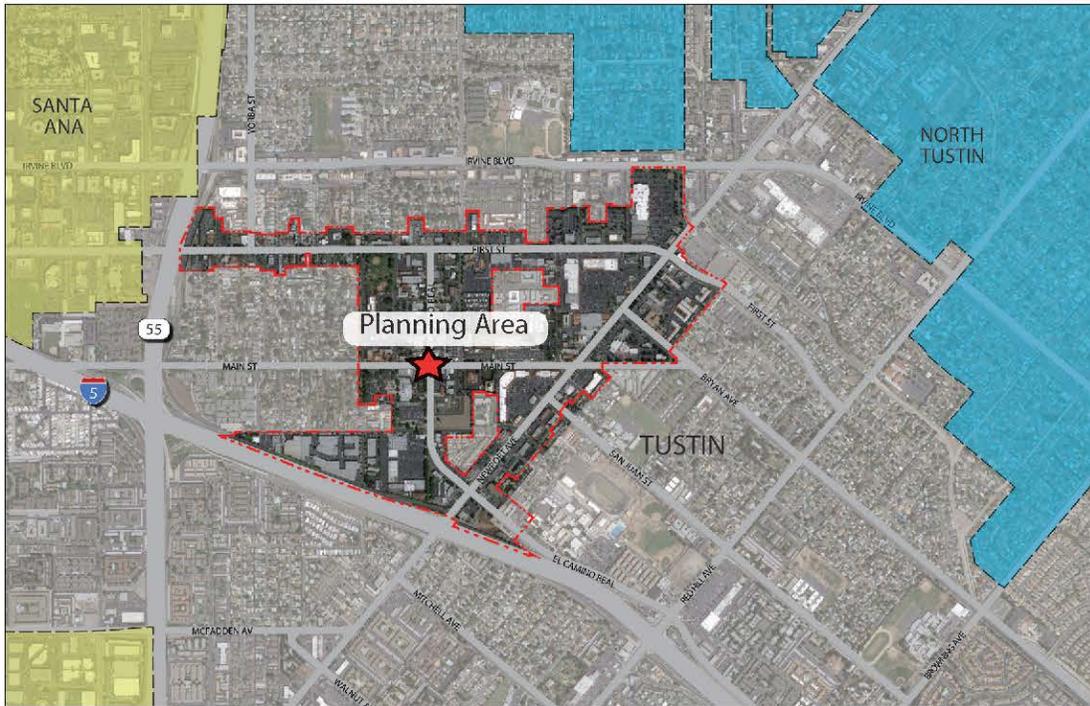
The additional development planned will increase the demand for potable water and supplies may be constrained. A Water Supply Assessment study is recommended to ensure adequate wholesale supplies or additional groundwater extraction is available. To minimize consumption and demand, all new developments will be required to use low-flow plumbing fixtures, drought-tolerant landscapes with low volume-low pressure irrigation and other water conservation measures. As new development occurs, smaller incremental extensions or duplications of distribution pipelines may be required on a project-by-project basis.

#### SOLID WASTE

The most recent disposal year on record with CalRecycle is 2014. During this year, solid waste within the City was primarily disposed of at the Frank R. Bowerman Sanitary Landfill and the Olinda Alpha Sanitary Landfill.

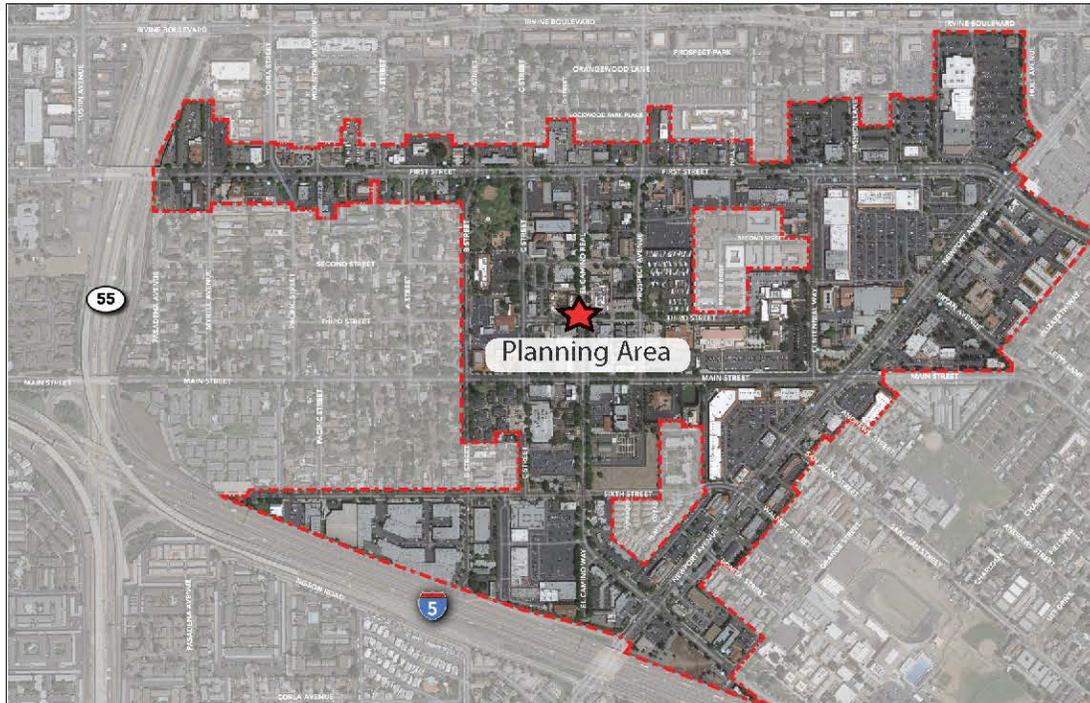
### REQUIRED APPROVALS

- Zoning Amendment
- General Plan Amendment
- Adoption of the Specific Plan by ordinance
- Certification of the EIR



Source: Tustin Downtown Core Specific Plan

Regional



Source: Tustin Downtown Core Specific Plan

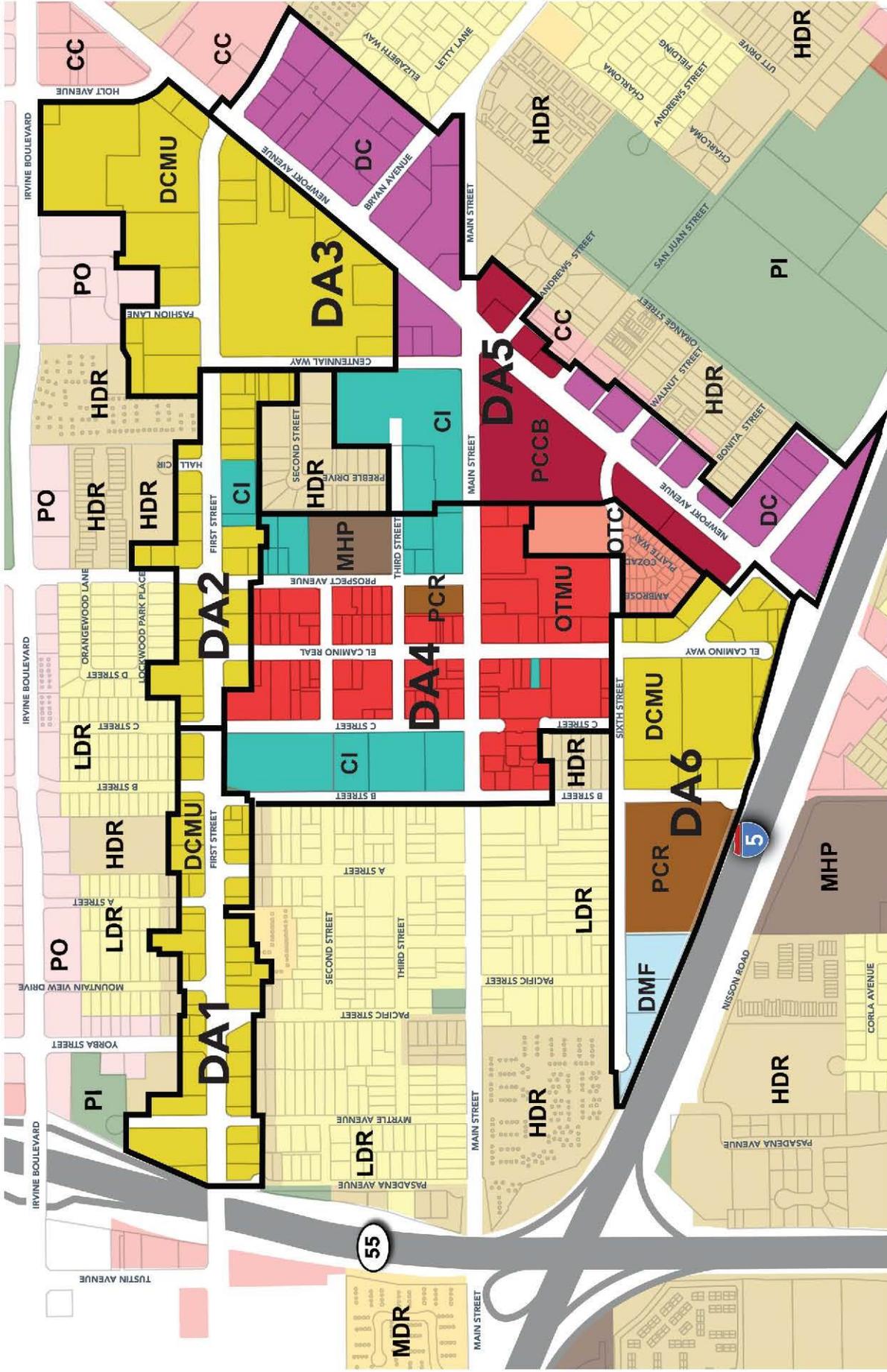
Vicinity



## Exhibit 1 Regional Context and Vicinity Map

Tustin Downtown Commercial Core Specific Plan  
Tustin, California





**Legend**

- LDR - Low Density Residential
- MDR - Medium Density Residential
- HDR - High Density Residential
- CC - Community Commercial
- PI - Public/Institutional
- OTC - Old Town Commercial
- PCR - Planned Community Residential
- PO - Professional Office

- OS - Open Space/Parks
- CI - Community Institutional
- DCMU - Downtown Commercial Mixed Use
- OTMU - Old Town Mixed Use
- DC - Downtown Commercial
- DMF - Downtown Multi-Family
- PCCB - Planned Community Commercial/Business
- MHP - Mobile Home Park

- DA 1 - First Street West
- DA 2 - First Street Old Town
- DA 3 - First Street East
- DA 4 - Old Town Tustin
- DA 5 - Newport Avenue
- DA 6 - South of Sixth Street

## Exhibit 2 Development Areas and Land Use Designations



### 3 DETERMINATION

#### ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a 'Potentially Significant Impact' as indicated by the checklist on the following pages.

<input type="checkbox"/>	Aesthetics	<input type="checkbox"/>	Agriculture Resources	<input checked="" type="checkbox"/>	Air Quality
<input type="checkbox"/>	Biological Resources	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	Geology /Soils
<input checked="" type="checkbox"/>	Greenhouse Gas Emissions	<input type="checkbox"/>	Hazards & Hazardous Materials	<input 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 type="checkbox"/>	Public Services	<input type="checkbox"/>	Recreation
<input checked="" type="checkbox"/>	Transportation/Traffic	<input checked="" type="checkbox"/>	Utilities / Service Systems	<input checked="" type="checkbox"/>	Mandatory Findings of Significance

#### DETERMINATION

<input type="checkbox"/>	I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
<input type="checkbox"/>	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.
<input checked="" type="checkbox"/>	I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
<input type="checkbox"/>	I find that the proposed project MAY have a 'potentially significant impact' or 'potentially significant unless mitigated' impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document 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.
<input type="checkbox"/>	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.

  
Name: Dana Ogdon, Assistant Director of Community Development

07/29/16  
Date



## 4 EVALUATION OF ENVIRONMENTAL IMPACTS

### 4.1 AESTHETICS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within view from a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Substantially degrade the existing visual character or quality of the site and its surroundings?	<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 checked="" type="checkbox"/>	<input type="checkbox"/>

**A) No Impact.** The Tustin General Plan does not identify any scenic vistas. Views of the Santa Ana Mountains from within the Planning Area are intermittently obstructed by existing development but generally visible when looking east down road corridors (see Exhibit 3, Photo Location Map to Photographic Survey). Other topographic features in the area such as the Peralta Hills, Chino Hills, and San Joaquin Hills are not visible from within the Planning Area due to distance and obstruction by existing development. Existing development within the Planning Area is generally one- to two-stories in height intermixed with occasional three-story structures. The proposed Specific Plan will permit different building heights among the different Development Areas ranging from two to six stories. Redevelopment of the Planning Area pursuant to the development standards of the Specific Plan will result in increased height and mass in the Planning Area. However, no scenic vistas have been identified by the City of Tustin. No further analysis of impacts to scenic vistas will be required for development proposed within the Tustin Downtown Commercial Core Specific Plan area.

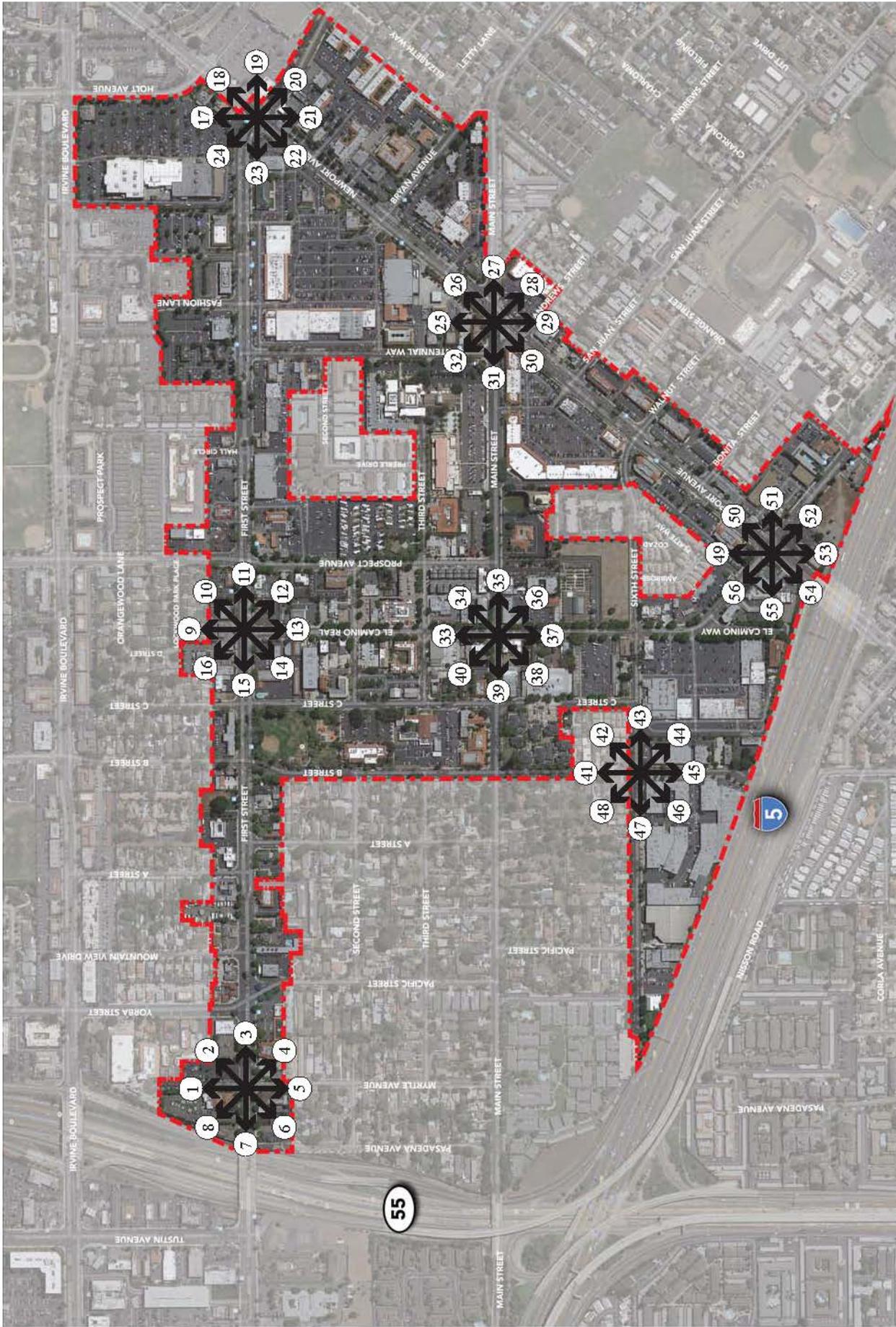
**B) No Impact.** A scenic resource is defined as an isolated source of aesthetic value such as an old oak tree, a unique rock formation, or a historic structure visible from a scenic highway. The Planning Area is urbanized and generally developed with urban uses. No site within the Planning Area contains any scenic resources that could be impacted by development supported by the Specific Plan. There are no scenic highways within or outside of the Planning Area.<sup>1</sup> No impact to any scenic resources could occur. No further analysis of impacts to scenic resources will be required for development proposed within the Tustin Downtown Commercial Core Specific Plan area.

**C) Less than Significant Impact.** The proposed Specific Plan includes development standards and design guidelines to guide long-term development within the Planning Area. Recycling and redevelopment of properties within the Planning Area will be subject to the design guidelines and development regulations of the Specific Plan. Changes to the visual character of the Planning Area will be less than significant with adherence to Specific Plan design guidelines and development regulations.

**D) Less than Significant Impact.** Excessive or inappropriately directed lighting can adversely impact night-time views by reducing the ability to see the night sky and stars. It can also impact surrounding land uses by excessively illuminating portions of those properties and causing distraction. Potential impacts caused by lighting can occur as a result of light emanating from the interior of structures passing through windows as well as from exterior sources, such as street lighting, security lighting, and landscape lighting. Unwanted or misdirected light may also “spillover” onto adjacent properties, causing adverse effects on landowners or occupants. The design guidelines and development standards include requirement for shielded lighting and directed lighting for street lights and bollards. However, development within the Planning Area will result in new light sources including the potential for increase pedestrian lighting, electric signs, security lighting, parking lot lighting, and street lights. Development within the

Planning Area will be subject to Tustin City Code Part 7 (General Regulations), Section 9271, hh (Specific Provisions, Light and Glare), all exterior outdoor lighting shall be designed so as to minimize impacts from light pollution including light trespass and glare to minimize conflict caused by unnecessary illumination. In addition, outdoor lighting fixtures that are used to illuminate a premises, architectural feature, or landscape feature on private property shall be directed, shielded, or located in such a manner that the light source is not directed off-site. This will ensure that development within the Planning Area is adequately illuminating on-site uses for security purposes without impacting adjacent properties. Impacts to day and night views from lighting will be less than significant with implementation of existing regulations. No further analysis of impacts related to lighting is anticipated to be required for development proposed within the Tustin Downtown Commercial Core Specific Plan area.

Glare effects may occur when luminance within the visual field is created that is significantly greater than the luminance to which one's eyes are adjusted. Glare is generated during the daytime from reflective surfaces such as glass, polished metals, or snow. Halos (rings of light around a light source) occur at night. In relationship to development, glare can be generated from projects using reflective building materials. Glare effects may result in general annoyance, physical discomfort, or a temporary loss in visibility. The proposed Specific Plan includes development standards and design guidelines related to building materials. The Specific Plan does not permit building materials that could generate glare. Adherence to the Specific Plan development standards will reduce the likelihood of creating glare within the Planning Area; therefore, future development within the Planning area could not result in glare effects and no impact will occur.



### Exhibit 3 Photo Location Map

Tustin Downtown Commercial Core Specific Plan  
Tustin, California





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### Exhibit 3c Photographic Survey





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### Exhibit 3e Photographic Survey





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### Exhibit 3f Photographic Survey

Tustin Downtown Commercial Core Specific Plan  
Tustin, California





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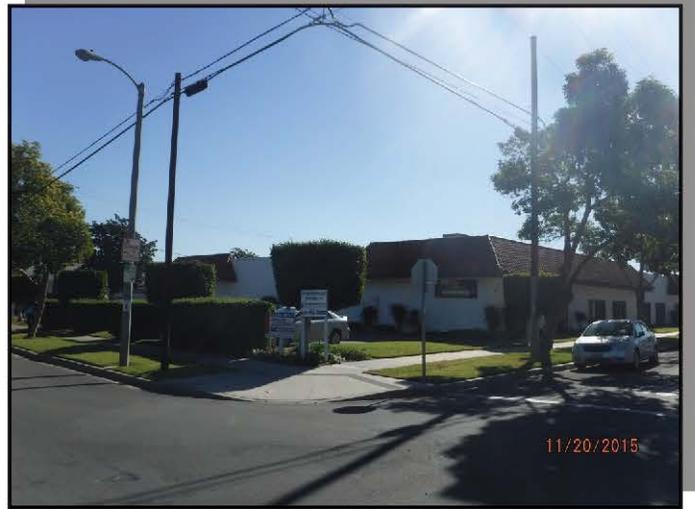


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### Exhibit 3i Photographic Survey





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## Exhibit 3j Photographic Survey

Tustin Downtown Commercial Core Specific Plan  
Tustin, California



## 4.2 AGRICULTURE AND FOREST RESOURCES

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

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<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 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 checked="" type="checkbox"/>
D) Result in loss of forest land or conversion of forest land to non-forest use?	<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 checked="" type="checkbox"/>

**A-E) No Impact.** The Planning Area is completely urbanized and void of any agricultural uses or native open space. There is no farmland of any importance, Williamson Act contracts, or timberland within the Planning Area.<sup>2 3</sup> No impacts to any of these resources could occur. No further analysis of impacts to agricultural or forestry will be required for development proposed within the Tustin Downtown Commercial Core Specific Plan area.

### 4.3 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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	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"/>
B) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) 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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**A-C) Potentially Significant Impact.** The proposed Specific Plan will support long-term redevelopment of the Planning Area with higher intensity development and uses. Pollutant emissions will be generated from area and mobile sources within the Planning Area. The Specific Plan will conflict with the 2012 Air Quality Management Plan (AQMP) if the land uses, development intensities, and policies of the Specific Plan result in population, employment, or household growth or decline that was not assumed in the AQMP. Long-term development within the Specific Plan area will also result in constriction and operational emissions that could exceed daily thresholds established by the South Coast Air Quality Management District (SCAQMD) for the purpose assessing the significance of project-level impacts on regional and local air quality. Therefore, potentially significant impacts related to conflicts with the AQMP and violations of air quality standards will be fully evaluated in an EIR.

**D) Potentially Significant Impact.** The proposed Specific Plan does not include uses that could result in substantial emissions of toxic air contaminants (TACs) such as warehouses, heavy industrial, or manufacturing facilities; therefore, no impacts to sensitive receptors due to TAC emissions will occur as result of adoption of the proposed Specific Plan and no further analysis of such impacts for future development within the Planning Area will be required.

A carbon monoxide (CO) hotspot is an area of localized CO pollution that is caused by vehicle congestion on major roadways, typically near intersections.<sup>4</sup> CO hotspots have the potential to violate state and federal CO standards at affected intersections, even if the broader Basin is in attainment for federal and state levels. The proposed Specific Plan supports long-term redevelopment of the Planning Area that will result in changes to local and regional traffic patterns that could result in or contribute substantially to CO hotspots if those changes result in substantial peak hour volumes. Potential impacts related to CO hotspots will be evaluated in an EIR.

**E) No Impact.** According to the CEQA Air Quality Handbook, land uses associated with odor complaints include agricultural operations, wastewater treatment plants, landfills, and certain industrial operations (such as manufacturing uses that produce chemicals, paper, etc.).<sup>5</sup> The proposed Specific Plan does not support these types of uses. No impact could occur and analysis of impacts related to odors resulting from future development within the Planning Area will not be necessary.

## 4.4 BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>
F) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**A) No Impact.** The California Natural Diversity Database (CNDDDB) was consulted to determine the potential for occurrence of sensitive species within or in vicinity of the Planning Area (within one mile).<sup>6</sup> The result identified two sensitive species that have occurred within the project vicinity: the Mexican long-tongued bat (*Choeronycteris mexicana*) and San Bernardino aster (*Symphotrichum defoliatum*). The Mexican long-tongued bat feeds on nectar and pollen of night-blooming succulents and is known to roosts in relatively well-lit caves and in and around buildings. This species was last observed in the vicinity of the Planning Area in 1995. San Bernardino aster is known to occur at elevations of 6 to 6,692 feet in the following habitats: meadows and seeps, cismontane woodland, coastal scrub, lower montane coniferous forest, marshes and swamps, valley and foothill grassland, and disturbed areas. This species was last observed in the vicinity of the Planning Area in 1927. Considering the dates of the latest occurrences and the lack of habitat supporting sensitive species in the Planning Area, no impacts will occur and no further analysis of impacts to sensitive species or their habitat will be required for future development within the Planning Area.

**B-C) No Impact.** There is no riparian habitat or wetlands located within the Planning Area that could be impacted by long-term development supported by the proposed Specific Plan. No impacts related to these environmental issues could occur and no further analysis regarding these issues will be required for future development within the Planning Area.

**D) Less than Significant Impact.** The Planning Area includes no designated wildlife corridors or wildlife nurseries; thus, these types of resources could not be impacted by the project. Southern California is located along the Pacific Flyway, which is a colloquial term for the numerous and complex migratory routes used by bird species migrating within the 7,500-mile length between the Bering Strait and South America. Essentially, any waterbody or open space within the Pacific Flyway can serve as a travel node on a migratory path. Furthermore, any tree or sufficient collection of shrubbery can accommodate migratory bird layovers.

The proposed Specific Plan does not authorize any construction or improvements that could affect transitory, migratory birds; however, proponents of future development projects within the Planning Area guided by the policies and standards of the Specific Plan could impact migratory bird species if such species are nesting or otherwise present in landscaping or other vegetation upon commencement of demolition, site clearing, or earthmoving activities associated with construction of those projects.

The Migratory Bird Treaty Act (MBTA) (16 U.S.C. 703) implements various treaties and conventions between the U.S., Canada, Japan, Mexico and the former Soviet Union for the protection of migratory birds. Under the MBTA, the taking, killing or possessing of migratory birds is unlawful, unless expressly permitted by other federal regulations. The MBTA provides that it is unlawful to pursue, hunt, take, capture or kill any migratory bird, part, nest, egg or product. The MBTA requires that project-related disturbance at active nesting territories be reduced or eliminated during critical phases of the nesting cycle (1 February to 31 August, annually). Migratory bird species protected by this act are defined in Title 50, CFR Section 10.13. The California Department of Fish and Wildlife (CDFW) has expounded upon the critical nesting cycle phase and generally recommends that pre-construction surveys be conducted during any time of the year because of variations in migratory and nesting patterns amongst the extensive list of species covered under the MBTA. As such, applicants for entitlements within the Planning Area will be subject to the MBTA and will be required to perform pre-construction surveys (typically within three days of outset of vegetation removal) to ensure that nesting species are not present and to avoid any species that are found until the young have fledged and the nest vacated. Impacts to migratory birds will be less than significant through compliance with existing regulations.

**E) No Impact.** The City of Tustin does not have any local policies or ordinances established for the protection of biological resources or tree preservation. According to the Tustin City Code Sections 7308 and 7309, trees planted in the City of Tustin in public parkways, medians, streets, highways, alleys, sidewalks and right-of-way shall be consistent with the City Master Tree Plan. No impacts will occur.

**F) No Impact.** The City of Tustin is enrolled as a participating jurisdiction in the County of Orange (Central/Coastal) NCCP/HCP. The Central and Coastal Sub-region is a 208,000-acre area that includes the central portion of Orange County, incorporating the area from the coastline inland to Riverside County. However, the City of Tustin is not located within the 37,378-acre NCCP Habitat Reserve System.<sup>7</sup> No other NCCPs or HCPs are located within the Planning Area. Thus, no impacts will occur.

## 4.5 CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Cause a substantial adverse change in the significance of a historical resource as defined in '15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Cause a substantial adverse change in the significance of an archaeological resource pursuant to '15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**A) Potentially Significant Impact.** Historical resources typical become of concern when a structure is 50 years or older. Considering the age of development within the Planning Area, many structures are 50 years or older. Although the City of Tustin has a register of significant historic structures, few structures have been designated as historic. Potentially significant impacts could occur if a structure meeting the definition of a *historical resource* pursuant to CEQA is damaged or destroyed during redevelopment of the Planning Area. Potential impacts to historical resources will be evaluated in an EIR.

**B) Potentially Significant Impact.** Archaeological resources are buried cultural resources from historic or pre-historic eras. Surficial and near-surface archaeological resources in the Planning Area would have been destroyed or recovered as a result of past development and redevelopment; therefore, it is unlikely that archaeological resources are located in these locations under existing development. However, some archaeological resources may have been left in place which is the preferred treatment pursuant to CEQA. Furthermore, the proposed Specific Plan supports high-intensity development that could include multiple-story subsurface parking, resulting in the disturbance of soils at depths not previously disturbed by existing or past development. Future development could result in impacts to such archaeological resources if not treated properly. Potential impacts to archaeological resources will be evaluated in an EIR and reasonable mitigation measures will be identified, if necessary.

**C) Less than Significant Impact.** Paleontological resources are buried fossil remains. Surficial and near-surface paleontological resources in the Planning Area would have been destroyed or recovered as a result of past development and redevelopment; therefore, discovery of substantial deposits of paleontological resources will not occur. Impacts will be less than significant.

**D) Less than Significant Impact.** There are no cemeteries within the Planning Area. Considering that the Planning Area is developed, surficial and near-surface human remains would have been destroyed or recovered as a result of past development and redevelopment; therefore, it is unlikely that human remains are located under existing development. In the unlikely event that human remains are uncovered, future proponents of development within the Planning Area and the City will be required to comply with Section 7050.5 of the California Health and Safety Code and Section 5097.98 of the California Public Resources Code, including halting construction activities until a County Coroner can evaluate the discovery and potentially consult with a Native American Representative if the remains are of Native American Origin. Potential impacts to buried human remains will be less than significant with implementation of existing regulations.

## 4.6 GEOLOGY AND SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<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"/>
B) Result in substantial soil erosion or the loss of topsoil?	<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 off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<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, creating substantial risks to life or property?	<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 waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Ai) No Impact.** Although the project site is located in seismically active Southern California, there are no Alquist-Priolo Special Studies Zones faults located within the Planning Area.<sup>8</sup> Thus, no impacts will occur.

**Aii) Less than Significant Impact.** The Planning Area is subject to strong ground shaking due to seismic events prevalent throughout California.

Article 8 (Building Regulations), Chapter 1 (Building Codes and Construction Regulations) of the Tustin City Code formally adopted the 2013 California Building Code (CBC). The CBC requires adequate design of structures to prevent collapse during seismic events. Seismic hazards can be mitigated through a variety of solutions including soil excavation and replace, use of piles, post-tension foundations, and other geotechnical and structural options. Future development within the Planning Area will be subject to building and safety review and approval pursuant to the CBC that will identify any potential seismic hazards and require correction through standard foundation and/or structural design. Impacts related to seismic hazards will be less than significant with implementation of existing regulations and analysis of impacts related to seismic hazards will not be required for future development within the Planning Area. Impacts will be less than significant.

**Aiii) Less than Significant Impact.** Liquefaction is a phenomenon that occurs when soil undergoes transformation from a solid state to a liquefied condition due to the effects of increased pore-water pressure. This typically occurs where susceptible soils (particularly the medium sand to silt range) are located over a high groundwater table. Affected soils lose all strength during

liquefaction and foundation failure can occur. The southern portion of the Specific Plan area is subject to liquefaction defined as the loss of soil strength during ground shaking (see Exhibit 4, Liquefaction and Landslide Hazards Map).<sup>9</sup> As discussed in Aii), Article 8 (Building Regulations), Chapter 1 (Building Codes and Construction Regulations) of the Tustin City Code formally adopted the 2013 California Building Code (CBC). The CBC requires adequate design of structures to prevent collapse during seismic events. Seismic hazards can be mitigated through a variety of solutions including soil excavation and replace, use of piles, post-tension foundations, and other geotechnical and structural options. Future development within the Planning Area will be subject to building and safety review and approval pursuant to the CBC that will identify any potential seismic hazards and require correction through standard foundation and/or structural design. Impacts related to seismic hazards will be less than significant with implementation of existing regulations and analysis of impacts related to seismic hazards will not be required for future development within the Planning Area. Impacts will be less than significant.

**Aiv) No Impact.** The Planning Area is not located within an area susceptible to landslides because the area is relatively flat and urbanized.<sup>10</sup> Thus, no impacts will occur.

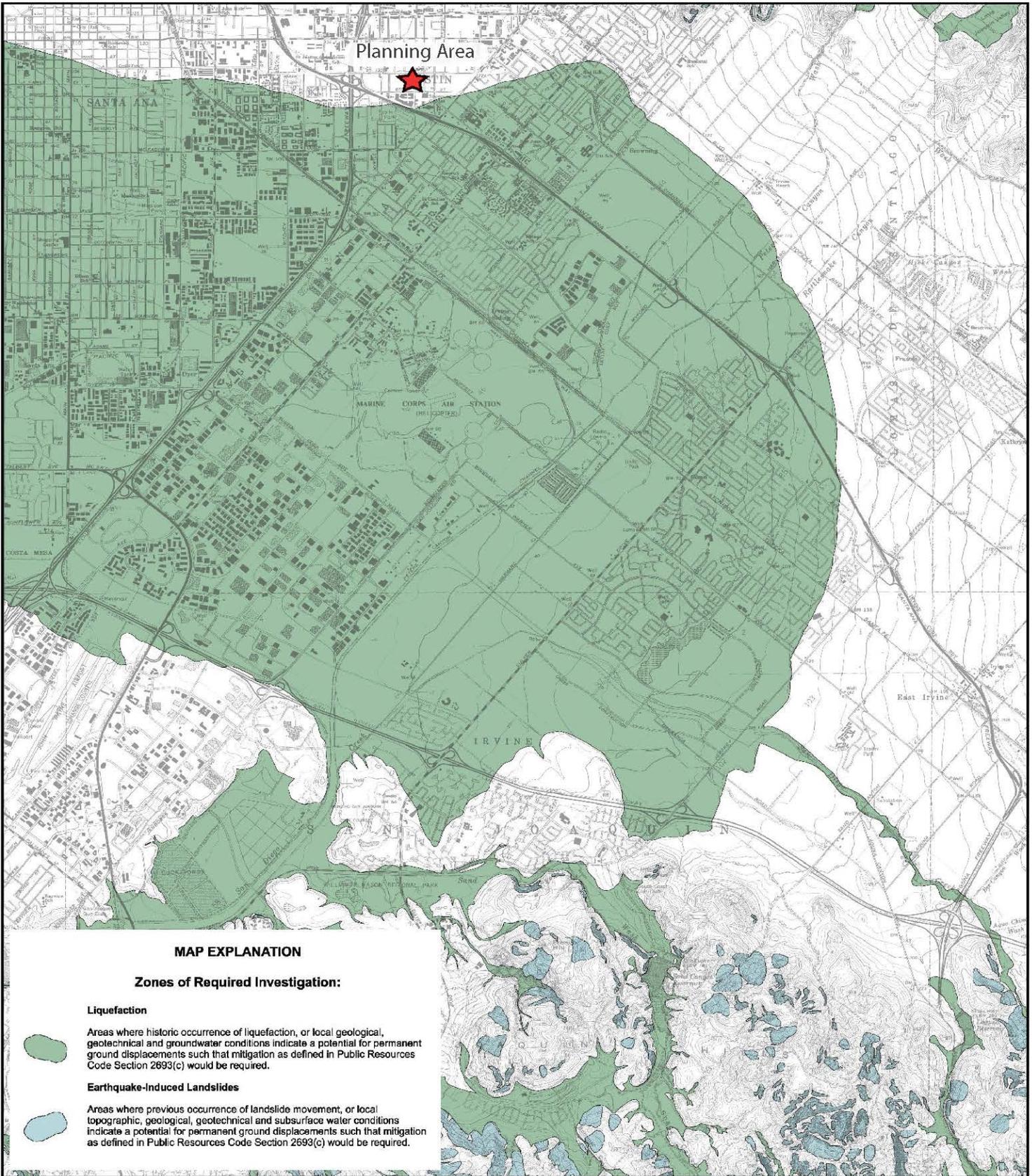
**B) Less than Significant Impact.** Topsoil is used to cover surface areas for the establishment and maintenance of vegetation due to its high concentrations of organic matter and microorganisms. Native topsoil is unlikely to occur in the Planning Area because the Planning Area is underlain with fill soils associated with existing and past development. Future development within the Planning Area will be subject to SCAQMD Rule 403 (Fugitive Dust) to prevent loss of any soil located within the Planning Area due to wind. Water erosion will be prevented through the City's standard erosion control practices required pursuant to the California Building Code such as silt fencing or sandbags. Impacts related to loss of topsoil will be less than significant with implementation of existing regulations and analysis of impacts related to loss of topsoil will not be required for future development within the Planning Area.

**C) Less than Significant Impact.** As discussed in Section 4.6.A, impacts related to seismic and geotechnical issues are subject to the requirements of the CBC to prevent structural failure. Impacts related to geology and soils will be less than significant with implementation of existing regulations and analysis of impacts related to geology and soils will not be required for future development within the Planning Area.

**D) Less than Significant.** The Planning Area is completely urbanized and any expansive soils that were underlying the Planning Area have likely been removed in place of fill materials used for past and existing development. Should expansive soils be present in the Planning Area, they will be required to be mitigated prior to construction through removal, watering and compression, foundation design, or other recommendation provided by the project civil/geotechnical engineer pursuant to the requirements of the CBC. Impacts related to expansive soils will be less than significant with implementation of existing regulations and analysis of impacts related to expansive soils will not be required for future development within the Planning Area.

**E) No Impact.** No development within the Planning Area will require septic systems because there is a fully functional sewer system serving the Planning Area. No impact could occur and impacts related to septic systems will not be required for future development within the Planning Area.





Source: California Department of Conservation, Seismic Hazard Zones Map, Tustin Quadrangle, 2001



## Exhibit 4 Liquefaction and Landslide Hazards Map

Tustin Downtown Commercial Core Specific Plan  
 Tustin, California



## 4.7 GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" 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"/>

**A-B) Potentially Significant Impact.** The proposed Specific Plan supports long-term development of mixed uses within the Planning Area that will generate greenhouse gas (GHG) emissions from energy demand, mobile, water demand, wastewater generation, and solid waste generation sources. GHG emissions could contribute considerably to the cumulative impacts of climate change. Potential impacts related to GHG emissions and efforts to reduce GHG emissions will be evaluated in an EIR.

## 4.8 HAZARDS AND HAZARDOUS MATERIALS

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 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"/>
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 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 for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G) 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"/>
H) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**A) Less than Significant Impact.** During construction of future development within the Planning Area, there will be some level of transport, use, and disposal of hazardous materials and wastes that are typical of construction projects. This will typically include fuels and lubricants for construction machinery and coating materials (e.g. paints). Routine construction control measures and best management practices for hazardous materials storage, application, waste disposal, accident prevention and clean-up will be as required by state and federal regulations will be implemented to ensure that construction activities do not unduly expose people or the environment within or outside of the Planning Area to significant hazard.

*Asbestos.* Activities associated with the demolition of the existing structures in the Planning Area that were constructed in the 1950s and 1960s, may pose a hazard with regard to asbestos containing materials (ACM). ACM were used on a widespread basis in building construction prior to and into the 1980s. Asbestos generally does not pose a threat when it remains intact. When asbestos is disturbed and becomes airborne, such as during demolition activities, significant impacts to human health could occur. Construction workers completing demolition activities, as well as surrounding uses, have the potential to be exposed to airborne asbestos emissions due to the potential presence of ACM. SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation

Activities) requires work practices that limit asbestos emissions from building demolition and renovation activities, including the removal and disturbance of ACM.<sup>11</sup> This rule is generally designed to protect uses and persons adjacent to demolition or renovation activity from exposure to asbestos emissions. Rule 1403 requires surveys of any facility being demolished or renovated for the presence of all friable and Class I and Class II non-friable ACM. Rule 1403 also establishes notification procedures, removal procedures, handling operations, and warning label requirements, including HEPA filtration, the *glovebag* method, wetting, and some methods of dry removal that must be implemented when disturbing appreciable amounts of ACM (more than 100 square feet of surface area).

*Lead-Based Paints.* Exposure of construction workers to lead-based paint during demolition activities is also of concern, similar to exposure to asbestos. Specific testing is required to determine if paint or other materials used in the construction of buildings within the Planning Area contains significant levels of lead. Exposure of surrounding land uses to lead from demolition activities is generally not a concern because demolition activities do not result in appreciable emissions of lead. The primary emitters of lead are industrial processes. Improper disposal of lead-based paint can contaminate soil and subsurface groundwater in and under landfills not properly equipped to handle hazardous levels of this material. If lead-based paint exists in structure proposed for future demolition within the Planning Area, 8 CCR Section 1532.1 (California Construction Safety Orders for Lead) is applicable requiring exposure assessment and compliance measures to keep worker exposure below actionable levels. Future demolition within the Planning Area will also be subject to Title 22 requirements for the disposal of solid waste contaminated with excessive levels of lead.

The proposed Specific Plan does not support uses that would result in substantial use, transport, and/or disposal of hazardous materials or wastes typically associated with industrial uses. Operation of future commercial and residential uses within the Planning Area as supported by the proposed Specific Plan will result in the use of widely used hazardous materials common to these types of uses to include paints and other solvents, cleaners, and pesticides. The remnants of these and other products are disposed of as household hazardous waste (HHW) that includes used dead batteries, electronic wastes, and other wastes that are prohibited or discouraged from being disposed of at local landfills. Regular operation and cleaning of future uses will not result in significant impacts involving use, storage, transport or disposal of hazardous wastes and substances. Use of common household hazardous materials and their disposal does not present a substantial health risk to the community.

Based on the preceding analysis of future construction and operational activities within the Planning Area, impacts associated with the routine transport, use of hazardous materials or wastes will be less than significant with implementation of existing regulations and analysis of impacts related to hazardous materials will not be required for future development within the Planning Area.

**B) Less than Significant Impact.** The SWRCB Geotracker database identified two open leaking underground storage tank (LUST) sites within the Planning Area. Descriptions of the two sites are listed in Table 2, State Water Resources Control Board GeoTracker Database Results.

Table 3  
State Water Resources Control Board GeoTracker Database Results

Name	Address	Contaminant of Concern	Media of Concern	Cleanup Status
Tustin Auto Wash (T0605984477)	13561 Newport Avenue	Gasoline	Other Groundwater (Uses other than drinking water)	Open – Eligible for Closure as of 5/13/16
Tustin Auto Wash (T0605902351)	535 E. Main Street	Gasoline, MTBE, Other fuel oxygenates	Aquifer used for drinking water supply, soil	Open – Site Assessment as of 8/5/2014
Source: SWRCB GeoTracker, 2016				

Tustin Auto Wash located at 13561 Newport Avenue contained three 12,000-gallon gasoline underground storage tanks. A separate site, also referred to as Tustin Auto Wash (535 E. Main Street) abuts the southern border of the 13561 Newport Avenue site. The site located at 535 E. Main Street is the location of the former Tustin Auto Wash which contained leaking underground storage tanks as well. These sites are undergoing monitoring and cleanup by the State Water Resources Control Board. Discussion of SCAQMD Rule 1403 (Asbestos Emissions from Demolition/Renovation Activities) and 8 CCR Section 1532.1 (California Construction Safety Orders for Lead) is included in Section A) herein. Impacts will be less than significant.

**C) No Impact.** No schools are located within the Planning Area. However, several schools are located within 0.25 miles of the Planning Area boundary including Columbus Tustin Middle School (17952 Beneta Way), CC Lambert Elementary School (1151 San Juan Street), and Tustin High School (1171 El Camino Real). As discussed within A) and B) herein, the proposed Specific Plan does not support uses that would handle hazardous or acutely hazardous materials or result in hazardous emissions. No further analysis of impacts related to the emitting or handling of hazardous emissions or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school will be required for development proposed within the Tustin Downtown Commercial Core Specific Plan area.

**D) Less than Significant Impact.** No property within the Planning Area is identified on the *Cortese List* that includes hazardous waste and substance sites listed by the Department of Toxic Substances Control (DTSC), hazardous solid waste disposal sites as listed by the SWRCB, Cease and Desist Order (CDO) or a Cleanup and Abatement Order (CAO) sites as issued by the SWRCB, or hazardous waste facilities subject to corrective action by the DTSC.<sup>12 13 14 15</sup>

However, as discussed in B) herein, the SWRCB Geotracker database identified two open leaking underground storage tank (LUST) sites within the Planning Area.<sup>16</sup> Descriptions of the two sites are listed in Table 2, State Water Resources Control Board GeoTracker Database Results. These sites are undergoing monitoring and cleanup by the State Water Resources Control Board. Impacts will be less than significant.

**E-F) No Impact.** The Planning Area is not within the influence area of any public airport or private airstrip.<sup>17</sup> No impact could occur and analysis of impacts related to airport hazards will not be required for future development within the Planning Area.

**G) No Impact.** The proposed Specific Plan does not include features that could physically impact rescue and evacuation efforts within or surrounding the Planning Area. No impact could occur and analysis of impacts related to conflicts with emergency responses and evacuation will not be required for future development within the Planning Area.

**H) No Impact.** The Planning Area is not located in an area susceptible to wildland fires.<sup>18</sup> No impact could occur and analysis of impacts related to wildland fires will not be required for future development within the Planning Area.

### 4.9 HYDROLOGY AND WATER QUALITY

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E) 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
G) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
H) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
I) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**A) Less than Significant Impact.** Future development within the Planning Area will be subject to the provisions of the National Pollution Discharge Elimination System (NPDES) to protect downstream water quality pursuant to the Clean Water Act (CWA). Discharges into stormwater drains or channels from construction sites of one acre or larger are regulated by the General Permit for Storm Water Discharges Associated with Construction Activity (Order 2009-0009-DWQ as amended by 2010-0014-DWQ and 2012-0006-DWQ) issued by the State Water Quality Control Board. The General Permit was issued pursuant to National Pollutant Discharge Elimination System (NPDES) regulations of the Environmental Protection Agency (EPA), as authorized by the Clean Water Act. Compliance with the General Permit involves developing and implementing a Storm Water Pollution Prevention Plan

(SWPPP) specifying best management practices (BMPs) that a project will use to minimize pollution of stormwater. The SWPPP BMPs will follow the guidelines set forth by the State Water Resources Control Board (SWRCB). Proponents of future projects within the Planning Area will be required to comply with NPDES permit requirements through the preparation and implementation of a SWPPP for construction activities. The City implements NPDES requirements through Tustin City Code Article 4 (Health and Sanitation), Chapter 9 (Water Quality Control). Impacts to water quality due to construction activities will be less than significant with implementation of existing regulations and analysis of impacts to water quality due to construction activities will not be required for future development within the Planning Area.

Operationally, future development and uses will be required to prepare a water quality management plan (WQMP) to implement measures as outlined by the Orange County Flood Control District in the Drainage Area Management Plan (DAMP).<sup>19</sup> The WQMP should include, but is not limited to: 1) Site design measures and hydrologic source controls, 2) Low Impact Development BMPs, 3) Hydromodification BMPs, and 4) Applicable source control BMPs.<sup>20</sup> Standard conditions of the WQMP will also include providing a thorough description of operation and maintenance activities, and providing a schedule of the frequency of operation and maintenance for each BMP. The potential impacts to water quality resulting from operation of future development within the Planning Area will be less than significant with implementation of existing regulations and analysis of impacts water quality due to operational activities will not be required for future development within the Planning Area.

**B) Less than Significant Impact.** According to the Tustin 2010 Urban Water Management Plan, the City receives its water from two main sources, the Lower Santa Ana River Groundwater basin, which is managed by the Orange County Water District (OCWD) and imported water from the Municipal Water District of Orange County (MWDOC) through East Orange County Water District (EOCWD). MWDOC is Orange County's wholesale supplier and is a member agency of the Metropolitan Water District of Southern California. The City receives approximately 85% of its water from the Lower Santa Ana Groundwater Basin and 15% is imported water purchased from EOCWD. The City delivers water supplies through 170 miles of 1.5-inch to 20-inch water mains and three booster stations. The City pumps its groundwater from 12 wells, inclusive of five wells that undergo nitrate and total dissolved solids (TDS) removal through the Main Street Plant and the 17th Street Desalter Treatment Plant. The UWMP projects that the City of Tustin will have adequate water supplies during normal year, single dry-year, and multiple dry-year conditions. The City of Tustin also implements water conservation measures, referred to as demand measurement measures within the UWMP, such as residential water surveys, residential plumbing retrofits, landscape conservation programs, high-efficiency washing machine rebates, and water waste prohibition programs.<sup>21</sup> Thus, impacts will be less than significant and analysis of impacts related to groundwater recharge and supply will not be required for future development within the Planning Area.

**C) No Impact.** The Planning Area is completely urbanized with a fully functional storm drain system. The drainage pattern of properties within the Planning Area have been engineered through past and present development to not result in on- or off-site erosion as all properties convey storm water to the existing storm drain system. Future redevelopment of the Planning Area will be subject to entitlement and building permit requirements to submit grading and drainage plans that identify on-site drainage design and the provisions for cross-lot drainage and/or conveyance to off-site facilities (see Tustin City Code Article 9, Chapter 2, for specific drainage requirements based on zoning district and proposed development type). Implementation of existing requirements will ensure that on- and off-site erosion does not occur and analysis of impacts related to on- and off-site erosion will not be required for future development within the Planning Area.

**D) Less than Significant Impact.** The Planning Area is completely urbanized with a fully functional storm drain system. The drainage pattern of properties within the Planning Area have been engineered through past and present development to not result in on- or off-site flooding as all properties convey storm water to the existing storm drain system. Future redevelopment of the Planning Area will be subject to entitlement and building permit requirements to submit grading and drainage plans that identify on-site drainage design and the provisions for cross-lot drainage and/or conveyance to off-site facilities (see Tustin City Code Article 9, Chapter 2, for specific drainage requirements based on zoning district and proposed development type). Implementation of existing requirements will ensure that on- and off-site flooding will be less than significant and analysis of impacts related to on- and off-site flooding will not be required for future development within the Planning Area.

**E) No Impact.** The Planning Area is fully urbanized and generally constructed with impervious surfaces. Future redevelopment of the Planning Area will result in mixed use development that could increase impervious surfaces and result in additional stormwater runoff to local and regional storm drain and flood control facilities. Pursuant to NPDES requirements and current focus on Low Impact Development (LID) standards, no increase in stormwater runoff from any development within the Planning Area will be permitted. Any calculated increase in stormwater runoff, as identified in the project WQMP, will be required to be absorbed and/or retained on site; therefore, no increase in stormwater runoff could occur and storm drain capacity will not be impacted. Analysis of impacts related to storm drain capacity will not be required for future development within the Planning Area.

**F) No Impact** No other impacts related to water quality will result from development supported by the proposed Specific Plan. Analysis of miscellaneous impacts related to water quality will not be required for future development within the Planning Area.

**G-H) No Impact.** The Planning Area is not located within a 100-year flood zone. No impact to housing or flood elevation levels could occur. Analysis of impacts related to flood hazards will not be required for future development within the Planning Area.

**I) Less than Significant Impact.** According to the 1993 General Plan EIR, large water storage facilities within and to the north of the City could endanger property and life in the event of dam failure. Santiago Reservoir (Irvine Lake) stores up to 25,000 acre feet of water and is owned by the Serrano and Irvine Ranch Water Districts. An earthen dam traps water in Santiago Reservoir. The Villa Park Reservoir is an earthen flood control facility with a capacity of 15,600 acre feet. The inundation areas within the City are subject to sheet flow water damage. The Santiago Reservoir inundation area assumes that if the dam were destroyed, then runoff would also destroy the Villa Park Reservoir.

Based on the analysis in the 1993 General Plan EIR, potential impacts related to dam inundation are less than significant with mitigation incorporated. These dams are managed by the California State Department of Water Resources Division of Safety of Dams that conducts mandatory inspections to verify the integrity of the reservoir dams.<sup>22</sup> In addition, the National Dam Safety Act authorized programs to reduce the risks to life and property from dam failure by establishing a safety and maintenance program. The program requires regular inspection of dams to reduce the risks associated with dam facilities. Based on the analysis documented in the General Plan EIR and the regulatory requirements for dam safety, potential impacts related to dam inundation will be less than significant and analysis of impacts related to dam and levee inundation will not be required for future development within the Planning Area.

**J) No Impact.** The Planning Area is not subject to seiche, tsunami, or mudflow because conditions that could result in these hazards do not exist within or in vicinity of the Planning Area. No impact could occur and analysis of impacts related to seiche, tsunami, or mudflow will not be required for future development within the Planning Area.

### 4.10 LAND USE AND PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
B) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**A) No Impact.** There are no established communities within the Planning Area and the Specific Plan does not propose any land use or zoning changes that could result in the long-term division of any community. No impact could occur and analysis of impacts related to division of communities will not be required for future development within the Planning Area.

**B) Potentially Significant Impact.** The proposed Specific Plan will include new goals and development standards for long-term redevelopment of the Planning Area. In addition, implementation of the Specific Plan will require a Zoning Code Amendment and General Plan Amendment. The General Plan Amendment will ensure consistency between the Specific Plan and General Plan. However, there is potential for the provisions of the Specific Plan to change the existing General Plan policies that were identified as mitigation measures in the General Plan EIR. Potential impacts related to conflicts with mitigating policies will be evaluated in an EIR.

**C) No Impact.** The City of Tustin is enrolled as a participating jurisdiction in the County of Orange (Central/Coastal) NCCP/HCP. The Central and Coastal Sub-region is a 208,000-acre area that includes the central portion of Orange County, incorporating the area from the coastline inland to Riverside County. However, the City of Tustin is not located within the 37,378-acre NCCP habitat Reserve System.<sup>23</sup> Thus, no impacts will occur.

### 4.11 MINERAL RESOURCES

Would the project:

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

**A-B) No Impact.** The Planning Area is designated as Mineral Resource Zone (MRZ) 3 indicating that the area contains mineral deposits; however, the significance of those deposits cannot be evaluated from available data.<sup>24</sup> The City is completely urbanized with no capability or permission for mineral extraction activities. Any opportunity for extraction of underlying mineral resources has been lost due to urbanization. The General Plan does not identify any locally important mineral resources within the City. No impact to state, regional, or local mineral resources could occur and future analysis of impacts to these resources will not be required for future development within the Planning Area.

## 4.12 NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Exposure of persons to or generation of noise levels 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"/>
B) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
D) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**A-D) Potentially Significant Impact.** Construction activities and operation of development within the Planning Area will generate temporary, periodic, and permanent sources of noise and vibration. Temporary noise and vibration will be generated by construction activities. Periodic noise will be generated from common urban sources such as delivery loading and unloading, landscape maintenance, and special events. Permanent increases in ambient noise will result from incremental increase in traffic volumes as the redevelopment of the Planning Area result in more intense development. Increases in noise levels could result in exceedance of General Plan and/or Tustin City Code noise standards. Potential impacts will be evaluated further in an EIR.

**E-F) No Impact.** The Planning Area is not within the noise contours of any public airport or private airstrip.<sup>25</sup> No impact could occur and analysis of impacts related to airport noise will not be required for future development within the Planning Area.

### 4.13 POPULATION AND HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Induce substantial 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"/>
B) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**A) Potentially Significant Impact.** The proposed Specific Plan is designed specifically to encourage growth in the Planning Area through infill mixed-use development. This will result in growth in the Planning Area that will be evaluated in an EIR.

**B-C) No Impact.** The proposed Specific Plan includes no physical changes to the Planning Area and does not include any provisions that would remove housing or people in the Planning Area. The proposed Specific Plan is designed to guide the natural recycling and redevelopment of the Planning Area. The proposed Specific Plan supports housing over the long-term and includes zoning districts allowing infill mixed-use development. No impact could occur and analysis of impacts related to displacement of housing or people will not be required for future development within the Planning Area.

#### 4.14 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:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**A) Less than Significant Impact.** The Planning Area is within the existing service areas of the Orange County Fire Authority (OCFA), the Tustin Police Department, Tustin Unified School District, and the Tustin Library, which is part of the Orange County Public Library system.<sup>26 27 28 29</sup> Because the Planning Area is within the existing service area of applicable public services, service areas will not need to be expanded to serve the Planning Area. Fire, police, and library services are funded through taxes and will be incrementally funded as new development occurs within the Planning Area. Schools are funded through development impact fees (DIF) pursuant to the Leroy F. Green School Facilities Act and are paid prior to issuance of building permits. Facilities may be expanded or renovated incrementally as growth in the Planning Area and greater service area increases. Construction of public facilities will be subject to standard environmental review processes to determine if potentially significant impacts would occur and appropriate mitigation incorporated, as necessary, pursuant to CEQA. Impacts will be less than significant with implementation of existing regulations and analysis of potential impacts related to the construction of public facilities due to incremental growth within the Planning Area and will not be required for future development within the Planning Area.

## 4.15 RECREATION

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>

**A) Less than Significant Impact.** Long-term redevelopment of the Planning Area will result in new residential units resulting in the incremental need for local and regional park facilities. The City of Tustin has an established park standard of three acres of parkland per 1,000 persons. According to the 2013 Tustin General Plan Conservation/Open Space/Recreation Element, Table COSR-4 Existing and Future Park Acreage Needs, there was a shortfall of 114 parkland acres and a shortfall of 107 school playground acres. As recognized in the 1993 General Plan EIR, impacts to park and recreational facilities from the implementation of the General Plan are significant, but can be reduced to less than significant levels with mitigation incorporated. According to the General Plan EIR, park deficiency is common in older communities such as Tustin where park standards were established after community buildout or near-buildout and little or no vacant land currently exists for park use. Population based standards and park fee ordinances were not in existence when older communities were initially being established. While a park deficit will still exist after mitigation measures are implemented, the resulting impact is not considered significant because the park standards were established after the older parts of Tustin were developed. The Planning Area currently contains limited parkland and open space consisting of the 4-acre Peppertree Park located at 230 W. 1st Street. The Specific Plan proposes "pocket parks" and "parklets" which are small green spaces that can often fit within the public right-of-way, replacing underutilized parking spaces, parts of the sidewalk, or the roadway with planted and other passive spaces for people to sit.

The proposed Specific Plan is consistent with the analysis in the General Plan EIR and will result in less than significant impacts related to the accelerated needs of parks and recreation facilities. Analysis of potential impacts related to the accelerated needs of parks and recreation facilities will not be required for future development within the Planning Area.

**B) Less than Significant Impact.** As mentioned herein, the Planning Area lacks available park and open space beyond the existing Peppertree Park. Considering open space in the Planning Area is limited and on-site recreation facilities would be accessory to primary development efforts on individual sites, impacts would amount to nominal construction activities such as fine grading, pouring of concrete, installation of playground and other activity facilities, minor construction of accessory buildings such as bathrooms, and installation of landscaping and outdoor lighting. These types of construction activities do not result in significant impacts to the environment and are common in urban environments. Impacts will be less than significant and analysis of potential impacts related to the construction of parks and recreation facilities will not be required for future development within the Planning Area.

## 4.16 TRANSPORTATION AND TRAFFIC

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Substantially increase hazards due to a 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"/>
E) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**A-B) Potentially Significant Impact.** Long-term growth within the Specific Plan area will accommodate increased trip generation that exceeds that contemplated in the General Plan and thus in the Regional Transportation Plan. This effect in the local and regional roadway system could result in potentially significant impacts if local and regional roadways are not sized sufficiently to accommodate the necessary throughput of vehicle volumes to maintain an acceptable level of service. A traffic impact analysis is currently being prepared to evaluate potential impacts to local and regional roadways and freeways that may result from implementation of the proposed Specific Plan. Potential impacts will be evaluated in an EIR.

**C) No Impact.** The project is not located within the imaginary surfaces or influence area of any airport where height restrictions are in place to avoid obstruction of air traffic routes.<sup>30</sup> The project will accommodate growth in the Planning Area and a portion of that growth will utilize air travel in the future. Air travel trip generation is a regional, national, and international concern and cannot be significantly impacted by local plans for growth and development management. No impact to air traffic patterns will occur and analysis of potential impacts related to air traffic will not be required for future development within the Planning Area.

**D) No Impact.** The proposed Specific Plan includes no street alignments or roadway configurations that could result in hazardous traffic conditions. The proposed Specific Plan includes no land use designations or zoning districts that support uses that could conflict with normal traffic operations. No impact will occur and analysis of potential impacts related to hazardous traffic conditions will not be required for future development within the Planning Area.

**E) Less than Significant Impact.** Future development within the Planning Area will be subject to fire code requirements and Fire Department review and approval ensuring adequate emergency access. Adequate emergency access is provided in the forms of primary and secondary ingress and egress, adequate driveway width and slope to accommodate emergency vehicles, fire hydrant placement, and/or access requirements for gated facilities. The proposed Specific Plan includes no development standards that would interfere with implementation of emergency access requirements. Impacts will be less than significant and analysis of potential impacts related to emergency access will not be required for future development within the Planning Area.

**F) Potentially Significant Impact.** The proposed Specific Plan includes development standards, design guidelines, and streetscape improvements designed to promote pedestrian mobility and alternative transportation modes in the Planning Area. The potential impacts and/or benefits of these features, as related to consistency with local and regional transportation plans and policies, will be evaluated in an EIR.

## 4.17 UTILITIES AND SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
D) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E) 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"/>
F) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**A-B, E) Potentially Significant Impact.** The proposed Specific Plan will support growth in the Planning Area that will result in an increase in water demand and wastewater discharges. These increases could require new construction or expansion of conveyance facilities and changes in associated permits to accommodate the increased demand. Potential impacts to water and wastewater facilities will be evaluated in an EIR.

**C) No Impact.** As discussed in Section 4.9.E, the Planning Area is fully urbanized and generally constructed with impervious surfaces. Future redevelopment of the Planning Area will result in high-intensity development that could increase impervious surfaces and result in additional stormwater runoff to local and regional storm drain and flood control facilities. Pursuant to NPDES requirements and current focus on Low Impact Development (LID) standards, no increase in stormwater runoff from any development within the Planning Area will be permitted. Any calculated increase in stormwater runoff, as identified in the project WQMP, will be required to be absorbed and/or retained on site; therefore, no increase in stormwater runoff could occur and storm drain capacity will not be impacted. Analysis of impacts related to storm drain capacity will not be required for future development within the Planning Area.

**D) Potentially Significant Impact.** The proposed Specific Plan will result in an increase in water demand in the Planning Area that may not have been contemplated in the local water districts' Urban Water Management Plans (UWMP) and thus could require acquisition of new or expanded supplies. The need for additional water supplies will be evaluated in an EIR.

**F-G) Less than Significant Impact.** In 2014, solid waste within the City was primarily disposed of at the Frank R. Bowerman Sanitary Landfill and the Olinda Alpha Sanitary Landfill.<sup>31</sup> In reality any number of landfills will serve the City and the Planning Area over the long-term depending on daily intake limits and annual capacity limitations. According to the California Department of

Resources Recycling and Recovery (CalREcycle), annual and lifetime capacity in Orange County is sufficient to meet long-term demand. Annual disposal in the County is limited to approximately 8.4 million tons. Landfill estimates between 2015 and 2025 are estimated at 4 million tons and 4.9 million tons, respectively. This is approximately half of the annual allowable disposal amount; therefore, there is sufficient annual disposal capacity to serve the uses resulting from the long-term development of the Planning Area. By 2025, remaining capacity in landfills throughout the County is approximately 45 million tons; therefore, there is sufficient lifetime capacity to serve the uses resulting from the long-term development of the Planning Area.<sup>32</sup> All uses within the Planning Area will be subject to applicable local and state regulations related to solid waste disposal and recycling and no portion of the proposed Specific Plan will conflict with implementation of such regulations. Impacts will be less than significant and analysis of impacts related to solid waste will not be required for future development within the Planning Area.

#### 4.18 MANDATORY FINDINGS OF SIGNIFICANCE

Would the Project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporation	Less Than Significant Impact	No Impact
A) Does the project have the potential to 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, 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
B) Does the project have impacts that are individually limited, but cumulatively considerable?	<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"/>

**A) Potentially Significant Impact.** The proposed Specific Plan could result in significant impacts related to local and regional emissions of criteria pollutants. The proposed Specific Plan will result in less than significant impacts related to light and glare. The proposed Specific Plan may impact historical, archaeological, and/or paleontological resources. The proposed Specific Plan could result in significant impacts related to greenhouse gas emissions. The proposed Specific Plan will have no impacts on biological resources. Based on the preceding analysis of potential impacts in the responses to items 4.1 through 4.17, evidence is presented that this project could degrade the quality of the environment. The City hereby finds that potential impacts related to degradation of the environment and cultural resources are potentially significant and an EIR will be prepared.

**B) Potentially Significant Impact.** Cumulative impacts can result from the interactions of environmental changes resulting from one proposed project with changes resulting from other past, present, and future projects that affect the same resources, utilities and infrastructure systems, public services, transportation network elements, air basin, watershed, or other physical conditions. Such impacts can be short-term and temporary, usually consisting of overlapping construction impacts, as well as long term, due to the permanent land use changes involved in the project. Based on the preceding analysis in Sections 4.1 through 4.17, the proposed Specific Plan has the potential to contribute considerably to short- and long-term cumulative impacts at local, regional, and global contexts. The City hereby finds that cumulative impacts are potentially significant and an EIR will be prepared.

**C) Potentially Significant Impact.** The analysis documented in Sections 4.1 through 4.17 identify potential direct and indirect impacts to human beings related to air quality, greenhouse gas emissions, noise, and traffic. The City hereby finds that direct and indirect impacts to human beings are potentially significant and an EIR will be prepared.



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### PERSONS AND ORGANIZATIONS CONSULTED

None

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