

**RED HILL AVENUE  
SPECIFIC PLAN**

Adopted November 6, 2018  
Ordinance 1498

**RELATED INFORMATION  
RESOURCES**

# RED HILL AVENUE SPECIFIC PLAN



## 2.3 Specific Plan Vision

The RHASP is envisioned to result in a distinctive, vibrant and thriving district with enlivened and interconnected commercial, office, and residential uses. The mixed uses represent an evolution of land uses that respond to the changing marketplace. The area will support multi-modal transportation practices and activate key areas where people can safely and efficiently walk, ride a bike, catch a bus, or drive a car. The area will engage the surrounding neighborhoods at key locations and reflect the small-town spirit of Tustin. Over time, the influx of retail, restaurants, services and new residents will enhance the economic and social vitality of the area and establish the Specific Plan area as a unique district with its own character. The streets and public spaces will be enhanced through landscaping and street furniture and framed by quality architecture expressed in a variety of building styles.

---

*The Red Hill Avenue Specific Plan area will be a distinctive, vibrant and thriving district with enlivened and interconnected commercial, office, and residential uses.*

---

The Specific Plan will incorporate the following elements as part of this Vision:

### A. Sense of Place

Present day Red Hill Avenue is a blend of older commercial development with no cohesive theme or character, with off-site parking dominating much of the street scene. The revitalization anticipated by this Plan will create a district that respects the City's past while providing modern amenities that attract residents, shoppers, and businesses. Because this redevelopment will occur over a period of years, the area will have a more organic feel as new buildings replace outdated structures, residential uses are introduced, existing buildings are remodeled, and landscaping along the streets matures. This evolution to a mixed-use community will result in an area that allows residents to live within walking distance to parks, restaurants, and daily services. Attractive streets and sidewalks will encourage pedestrians to stroll. Interesting commercial establishments will provide a draw to the area, creating a thriving area. The area will complement and connect to existing neighborhoods. It will add to the fabric that makes Tustin one of the most charming communities in Orange County.

"Charm" implies something old-fashioned to many. This district will respect Tustin's history while accommodating a mix of modern land uses. The area will have a comfortable feel that will appeal to residents, businesses, and visitors. The architecture in this area will not pretend to be "old" or introduce modern styles that might clash with surrounding land uses. Instead, a contemporary interpretation of traditional historical architectural styles found in Tustin will be employed when new buildings are constructed and existing buildings are updated. Buildings will be oriented to the street and ground floor uses will engage pedestrians. Parking will be off the street, but will still conveniently serve new businesses. Architectural features will add interest and reinforce the unique character of the area. Public outdoor spaces will be encouraged throughout the area to allow people to take advantage of the wonderful weather and invite pedestrians to linger.

# RED HILL AVENUE SPECIFIC PLAN

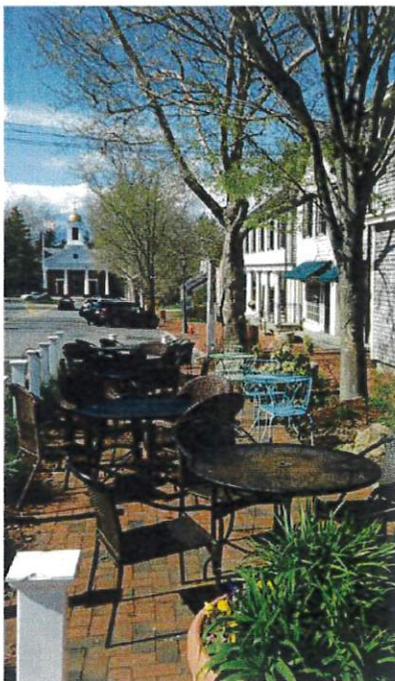
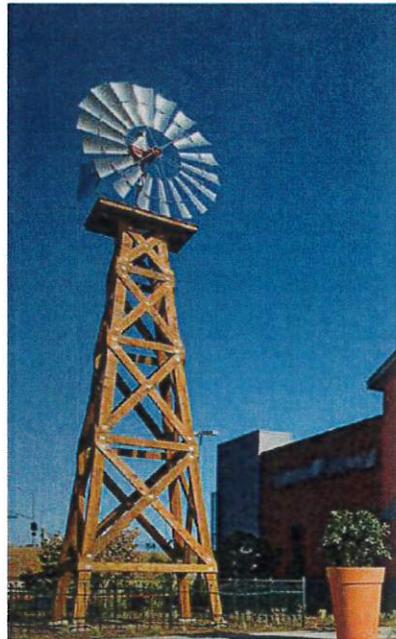


Exhibit 2-1 Vision – Sense of Place

# RED HILL AVENUE SPECIFIC PLAN

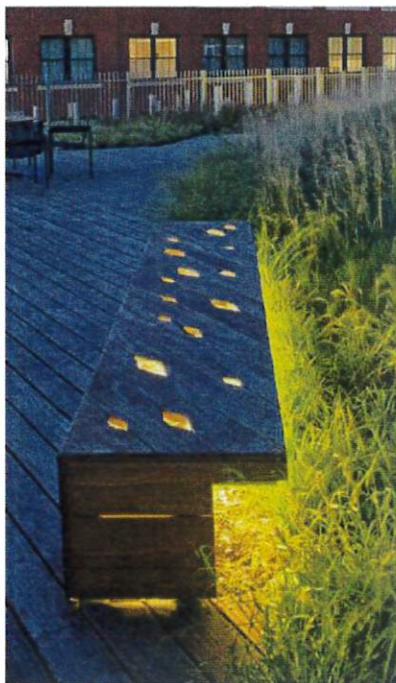
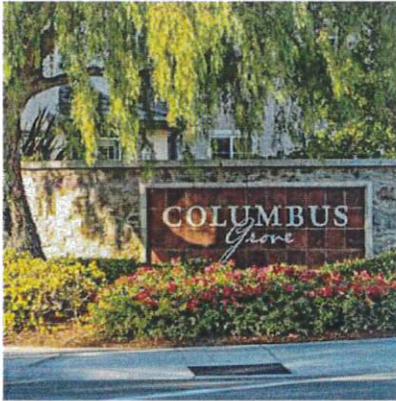


Exhibit 2-2 Vision – Public Streetscape

# RED HILL AVENUE SPECIFIC PLAN

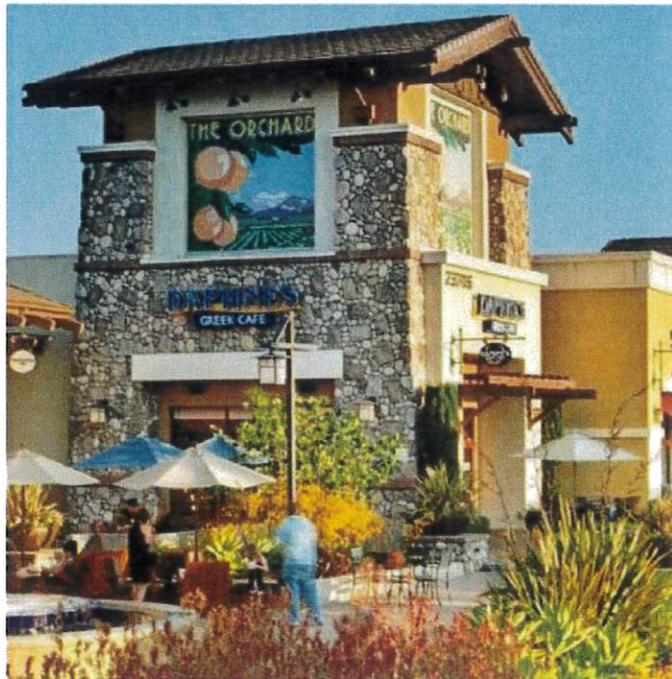
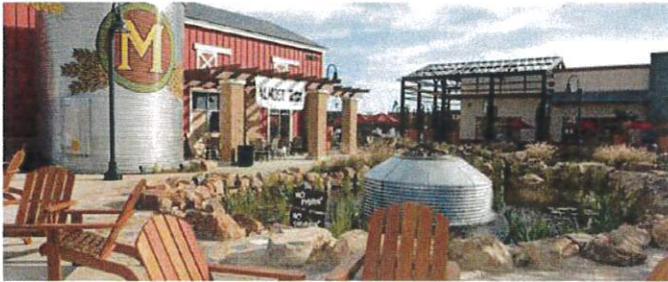
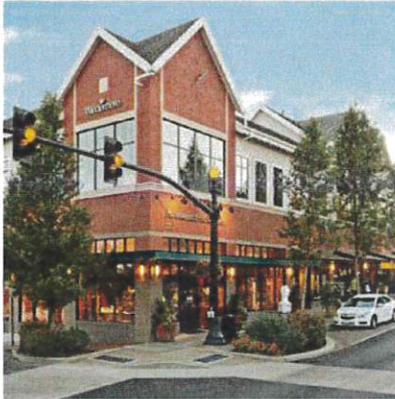


Exhibit 2-3 Vision – Architecture

# RED HILL AVENUE SPECIFIC PLAN



Exhibit 2-4 Conceptual Illustration – Red Hill Avenue North of I-5 Freeway

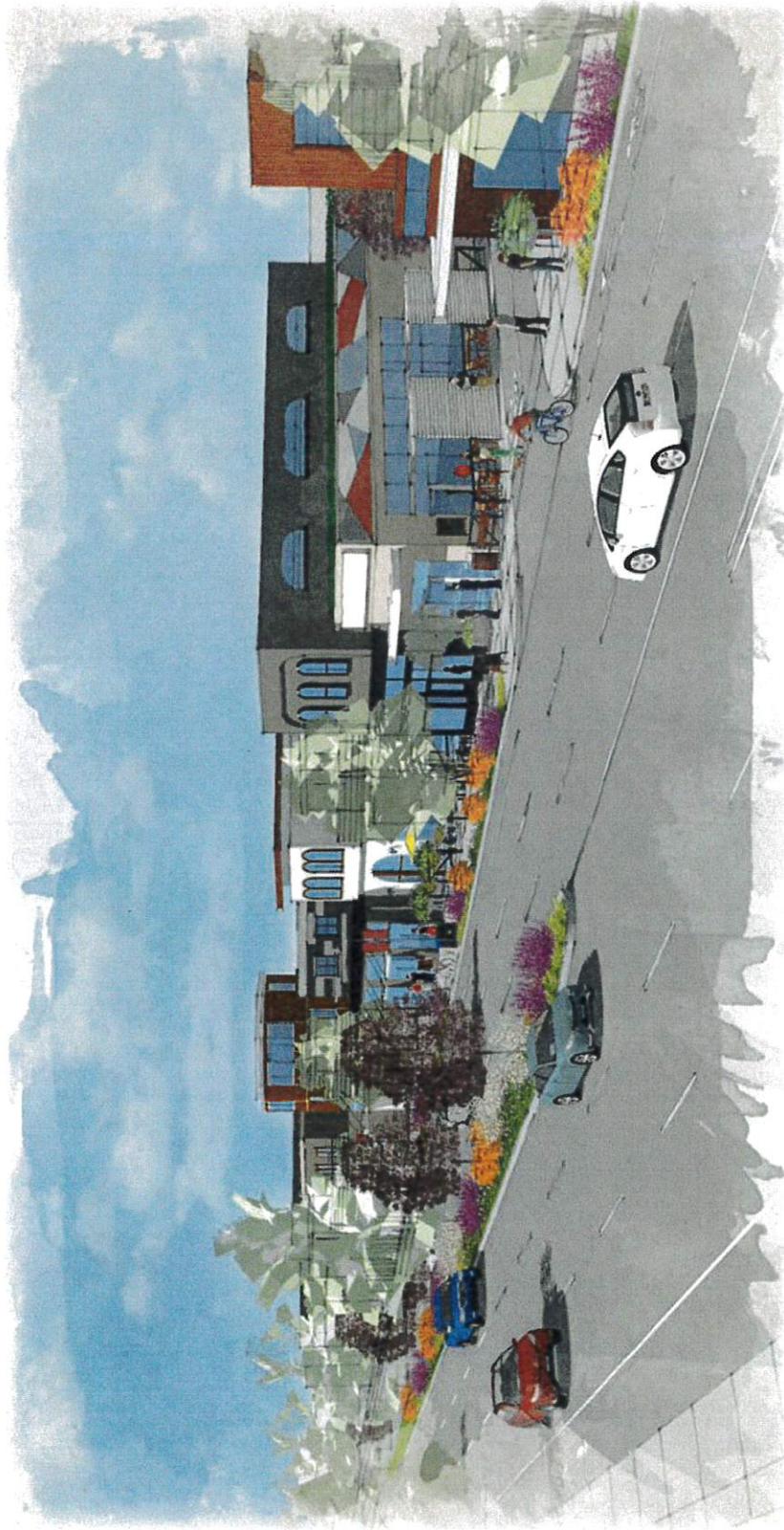


Exhibit 2-5 Conceptual Illustration – Red Hill Avenue South of I-5 Freeway

# RED HILL AVENUE SPECIFIC PLAN



The City will support the creation of this district through new landscaping for the street parkways and medians with a landscape palette unique to this area. Over time, the landscaping will provide shade for pedestrians and frame the main access points to this area. In addition, entry gateways, and creative signs will be employed to reinforce the character of this district and the activities that take place within it. Banners will add color and interest to the street. Opportunities to add visual interest to public and private walls will be explored using methods such as murals, tiles, landscaping and lighting. The inclusion of a flexible amenity area will add and create a sense of place. Such features can create a sense of arrival as motorists exit the adjacent freeway and can further reinforce the unique character of this district.

## **B. Compatible Land Uses in an Integrated Mixed Use Environment**

The Specific Plan area is envisioned to retain a primarily commercial character along Red Hill Avenue, with vertical and horizontal mixed-use projects that activate the street by bringing new commercial uses and pedestrian activity to the street frontage. The evolution of land uses will enhance the economic and social vitality of the area through the addition of new residents and local-serving retail and service uses. Through the design review process, the City will ensure that new development complements existing residential neighborhoods surrounding the Plan area. Close attention to building location and size, architectural details, access, parking, and types of uses will ensure new projects are compatible with established neighborhoods. New development will introduce a high level of architectural detail and quality materials, setting the stage for overall revitalization of the area. As properties redevelop during the multi-year implementation of the Plan, pedestrian-friendly linkages to surrounding parks and neighborhoods will be provided.

With time, it is envisioned as an area which integrates existing commercial uses with new development to create a versatile mix of commercial, office, and residential uses, and will create a sense of place for this area of Tustin through enhanced and consistent streetscape elements, signage, and cohesive architectural styles.

## **C. High-Quality Architecture**

The City of Tustin and the Red Hill Avenue area have a varied architectural heritage, with Spanish roots as well as an agricultural heritage from past citrus and avocado groves. New development in the Specific Plan area is envisioned to draw from this heritage, with contemporary interpretations of three traditional architectural styles found in Tustin, including Spanish Mediterranean, Craftsman, and Farmhouse/Agricultural. This use of a mixture of compatible architectural styles – not a single mandated style, will allow for future flexibility in a community that evolves over time. While there may be variation over time, these styles will remain consistent, based on high-quality architectural forms, pedestrian-scaled architectural details at the street level and building elements, such as storefront windows, lights, and awnings that make visitors feel comfortable and want to visit and stay in the area.

## D. High-Quality Businesses

New uses and businesses established in the Specific Plan area will complement existing uses and will act as a catalyst for the improvement of aging commercial properties. The introduction of new residents and businesses will provide incentives for the revitalization of vacant or underperforming properties as surrounding properties improve and property values increase. The area is envisioned as having a focus on local-serving commercial and service uses rather than regionally serving uses.

## E. Public Streetscape

The public streetscape will be enhanced and activated through landscaping and framed by quality architecture in a variety of building types on the private side. The plan balances vehicular and pedestrian needs by providing for continued vehicular traffic flow, adding bike lanes, and enhancing the street with consistent landscaped parkways, sidewalks, street trees, landscaped medians, and street furniture. Provision of complete street elements will extend bike paths from the surrounding neighborhoods to connect with the Specific Plan area and provide additional modes of travel, enhanced through cohesive and informative wayfinding and entry monumentation signage. Public art elements in key locations will further enhance the unique character of the area.

## 2.4 Key Planning Factors

As demonstrated by input received during community engagement activities, several challenges, constraints, opportunities, and attributes exist within the Specific Plan area that may influence the development of the RHASP. These “planning factors” help form the vision for the Specific Plan.

***Planning Factors** – Opportunities and constraints that influence and contribute to the successful implementation of the Specific Plan*

**Planning Factor 1:** Red Hill Avenue is a major arterial and auto-oriented corridor carrying approximately 21,000–26,000 vehicles per day. Future infrastructure improvements for bike, pedestrian, and public transit should balance the needs of all transportation users.

**Planning Factor 2:** Older and underutilized commercial retail centers within the Specific Plan area provide great potential for economic development and redevelopment of parcels with new uses or enhancement of existing uses.

**Planning Factor 3:** The City previously completed the *Red Hill Avenue Streetscape and Median Feasibility Study (see Appendix D)*, which analyzed Red Hill Avenue from El Camino Real to Bryan Avenue. The study provided recommendations for locations of medians, landscaped medians, bike lanes, sidewalks, utility undergrounding, and other landscaping features. This study has been used as a reference guide for the RHASP.

**Planning Factor 4:** The Specific Plan area is surrounded by existing residential neighborhoods. Access from these neighborhoods to new development will greatly enhance the ability of residents to patronize

# RED HILL AVENUE SPECIFIC PLAN



future potential uses along Red Hill Avenue. Future development must also be compatible with existing adjacent residential neighborhoods and minimize potential negative impacts or conflicts.

**Planning Factor 5:** The proximity of the Specific Plan area to institutional and civic uses such as Frontier Park, Pine Tree Park, and schools including Tustin High School, Marjorie Veeh Elementary School and Benjamin F. Beswick Elementary School provide potential to extend connections beyond the Specific Plan area and provide complementary uses and amenities.

**Planning Factor 6:** Since Tustin, particularly in this area, is mostly a “built out” community, economic development and revitalization of Red Hill Avenue should optimize the potential of quality infill development within the Specific Plan area.

**Planning Factor 7:** Future development should consider employment-generating uses balanced with residential and community-supportive uses such as open space and gathering places along with sought-after amenities.

**Planning Factor 8:** The Specific Plan area’s proximity to Interstate 5 provides a key gateway opportunity. Improvements along the freeway entrance and exit ramps in the Specific Plan area are important to enhance the vibrancy of this area and reinforce its unique character.

**Planning Factor 9:** There are significant opportunities to improve the aesthetics and streetscape environment along Red Hill Avenue. Improvements may include, but are not limited to, signage, enhanced sidewalks, street furniture, appropriate building location and massing, enhanced medians, , pavement treatments, lighting, public art and pedestrian gathering spaces.

**Planning Factor 10:** Smooth traffic flow without congestion is a goal along Red Hill Avenue; therefore, improved traffic signalization and other traffic standards and mitigation measures should be considered as part of future development based on environmental review.

**Planning Factor 11:** Public investment in renewed streetscape should encourage an environment that creates a distinct identity for the Specific Plan area while complementing the character of Tustin. Future public improvements should encourage a positive identity, branding opportunities and serve as a catalyst for private investment.

**Planning Factor 12:** The infrastructure system affected by the Specific Plan area must be adequate to support future development. Therefore, land use growth assumptions for the Specific Plan area must consider the need for corresponding infrastructure improvements.

**Planning Factor 13:** Interstate 5 bisects the Specific Plan area and creates a potential disconnect between the northern and southern portions of the Specific Plan area. Efforts to connect these two areas along Red Hill Avenue should be encouraged as part of future development.

**Planning Factor 14:** Parking has been identified as a challenge in residential areas adjacent to the Specific Plan area and beyond. Future development needs to ensure parking needs do not affect the adjacent neighborhoods. Opportunities exist to optimize the future supply of parking through strategic management, such as the promotion of shared/joint-use parking, and other parking management programs. The design of parking areas should also consider pedestrian safety and aesthetics.

## 2.5 Specific Plan Goals and Objectives

A successful Specific Plan should accommodate and adapt to the desires and values of the community. Goals and objectives are used to provide a framework for the implementation of the RHASP.

**Specific Plan Goals** – Statements concerning an aspect of the City’s desired ultimate physical, social, and/or economic environment in this planning area. These goals serve as benchmarks for the analysis of future development proposals and design concepts to determine if they are consistent with the spirit and intent of this Specific Plan.

**Specific Plan Objectives** – Statements about the types of action that are necessary to achieve the stated goals and promote the overall spirit and intent of the RHASP.

**Goal 1** – Enhance streetscape, landscape, and public amenities throughout the Specific Plan area.

Objective 1-1: Establish a streetscape program using landscaping, signage, street furniture, entry statements, and other visual amenities compatible with the character of Tustin to achieve a distinct identity for the area.

Objective 1-2: Develop coordinated gateway design treatments that establish entry statements and a “sense of place” at key locations within the Specific Plan area.

Objective 1-3: Encourage a “sense of place” within the Specific Plan area through quality site design, architectural design, and public improvements as part of future development.

Objective 1-4: Coordinate a bus shelter and transit stop improvement program to ensure that all bus stops have the appropriate amenities.

**Goal 2** – Improve visual and functional connections and linkages between Red Hill Avenue, surrounding residential neighborhoods, adjacent public and institutional uses, and Interstate 5.

Objective 2-1: Identify ways to improve and enhance linkages and connections between new development in the Specific Plan area and surrounding neighborhoods.

Objective 2-2: Develop design criteria that encourage optimal building configuration and design, parking strategies, signage, pedestrian amenities, landscaping, and appropriate, timeless architectural styles.

# RED HILL AVENUE SPECIFIC PLAN



**Goal 3** – Balance flexible and diverse land uses that foster economic development opportunities and support housing opportunities. Land use in the Specific Plan area will allow for residential opportunities along with neighborhood-serving retail, office and commercial uses.

Objective 3-1: Establish a land use program that encourages a mix of land uses responsive to market demands and Tustin community priorities.

Objective 3-2: Refine allowable land uses within the area to encourage the desired development envisioned by the Specific Plan.

Objective 3-3: Establish development standards for future land uses that are compatible with the surrounding area and preserve the small town feel and community character.

Objective 3-4: Develop land use standards that focus on retention and enhancement of commercial development, but supports integrated mixed-use development, sidewalk-adjacent development, parking behind building frontages and pedestrian activity.

**Goal 4** – Streamline processes to support future development in the Specific Plan area.

Objective 4-1: Adopt a program-level environmental clearance document to utilize in subsequent development proposals within the RHASP area.

Objective 4-2: Establish a tiered environmental review process, as described in Chapter 1, *Executive Summary and Introduction*, for discretionary development application review to streamline the approval process.

Objective 4-3: Establish development incentives such as tailored development standards or streamlined review processes, to encourage new development that fulfills the vision of the Specific Plan.

Objective 4-4: Identify local, State, and Federal grant and other funding opportunities that can provide business assistance and offer the City the means to upgrade the area.

**Goal 5** – Improve pedestrian and bike accessibility and vehicular circulation to minimize potential conflicts between different users and improve mobility throughout the Specific Plan area and connectivity with the greater community.

Objective 5-1: Improve and enhance pedestrian connections and facilities, particularly in areas that contain large, expansive parking lots. At these locations, accessible pedestrian connections from the sidewalk to building entrances should be encouraged.

Objective 5-2: Minimize curb cuts or driveways onto arterial roads and collector streets.

Objective 5-3: Promote and develop a transportation system which includes provisions for public transportation, bikes, and pedestrians.

**Goal 6** – Implement parking standards that reflect verifiable demand and consider future land uses in the area.

Objective 6-1: Promote the development and maintenance of adequate parking facilities commensurate with parking demand.

Objective 6-2: Monitor parking supply and utilization to identify deficiencies or conflicts with the movement of traffic as new development occurs.

**Goal 7** – Coordinate existing and future development with infrastructure capacity.

Objective 7-1: Ensure infrastructure capacity within the Specific Plan area meets future demands.

Objective 7-2: Coordinate future land use planning with sustainable transportation and infrastructure planning.

**Goal 8** – Ensure development within the Specific Plan area is sensitive to and compatible with surrounding land uses.

Objective 8-1: Ensure that the form, scale, and design of new development, including new construction, renovations, or additions, does not negatively impact the existing surrounding uses and structures.

Objective 8-2: Implement “four-sided architecture” principles that consider the aesthetic quality of development from all sides, whether visible from the public R.O.W. or not.

# RED HILL AVENUE SPECIFIC PLAN

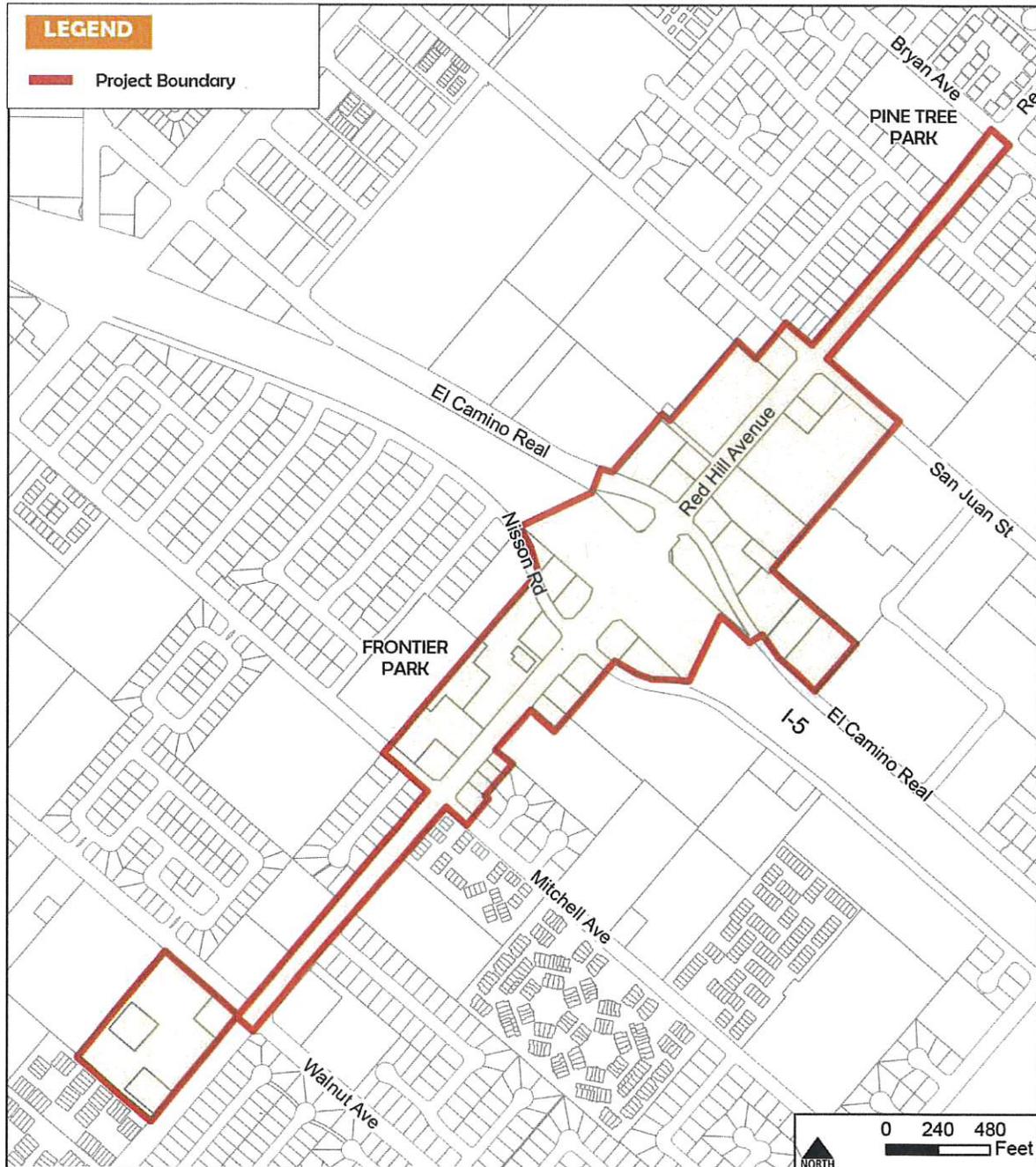


Exhibit 1-2 Specific Plan Area

# RED HILL AVENUE SPECIFIC PLAN

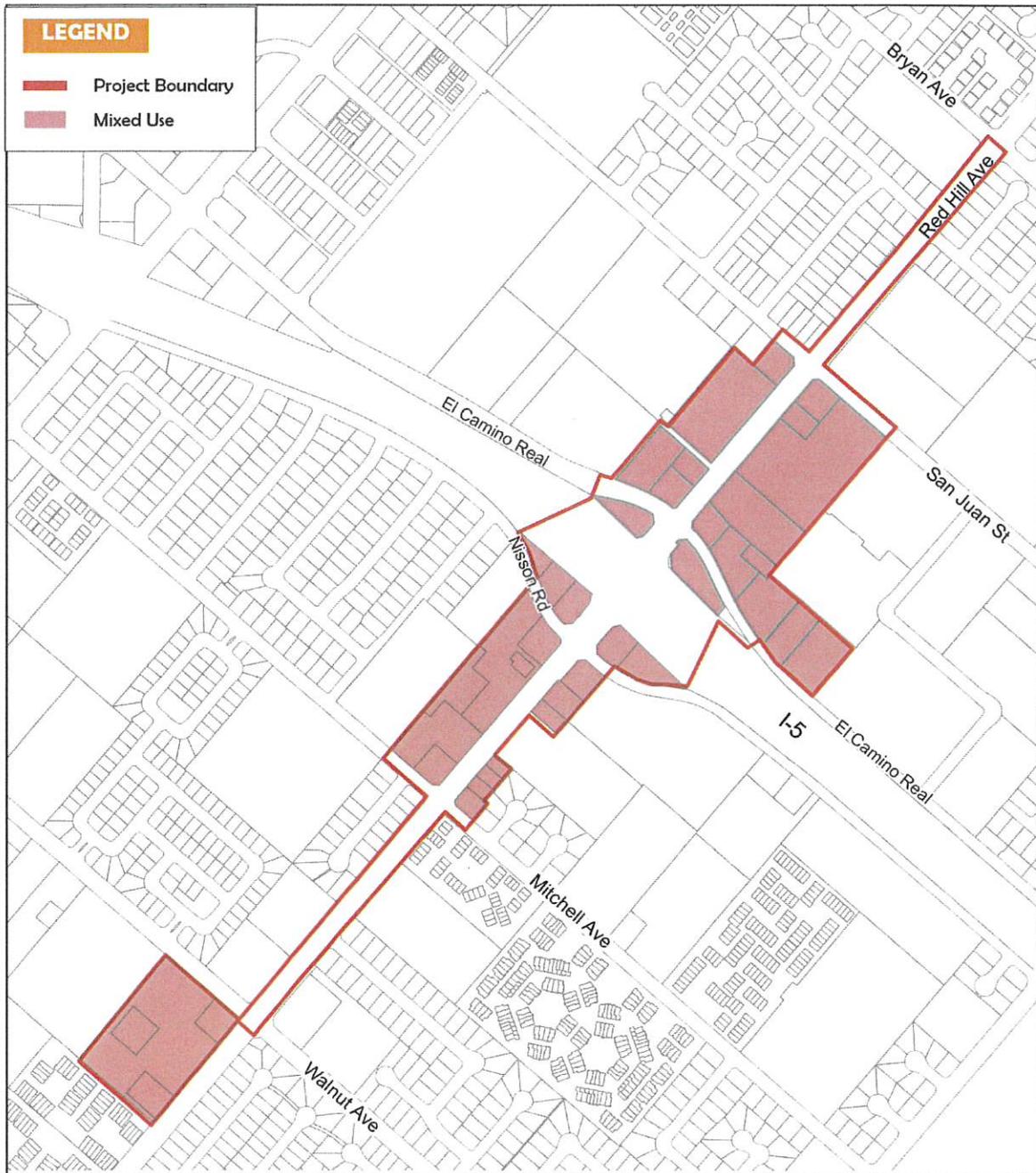


Exhibit 3-1 Land Use Plan

**EXCERPTS FROM**

**4** LAND USE AND DEVELOPMENT  
STANDARDS

## 4.3.2 Permitted Land Uses

This section describes the permitted land uses and activities in the Specific Plan area. Table 4-1, *Permitted Land Use and Activities*, identifies the permitted land uses and activities exclusive to the RHASP.

### A. Determination of Uses

As described in Section 6.6, *Administration and Enforcement*, the Community Development Director or his or her designee shall have the authority to interpret if a land use or activity that is not explicitly listed in Table 4-1, *Permitted Land Use and Activities*, is a permitted, conditionally permitted or prohibited use.

### B. Land Use and Activities

If a use or activity is not explicitly stated in this section, it is deemed a prohibited use.

**Table 4-1 Permitted Land Use and Activities**

**Permitted land uses.** The land uses and activities permitted by this Specific Plan, and the land use permit required to establish each use.

**Prohibited land uses.** Any table cell indicated with an "N" symbol indicates that the listed land use is prohibited. Any use not listed may be determined by the Community Development Director to be permitted, conditionally permitted or prohibited.

**Notes.** Where the last column in the table states ("See standards in Section") it includes a Section number, any applicable regulations in the referenced section apply to the use; however, provisions in other sections of this Specific Plan or applicable section of the TCC may also apply.

**"P" = Permitted Use "C" = Conditionally Permitted "R" = Residential Use Permit "N" = Not Permitted**

Land Use or Activity	RHASP Planning Area	Notes
<b>Retail Uses</b>		
Alcohol Sale (off-site)	C	Within a building and permitted business with at least 15,000 square feet of gross floor area and where the alcoholic beverage sales area within the building occupies no more than 10 percent of the gross floor area
Alcohol Sale (on-site) (for purchase and consumption on-site)	C	
Antiques and Curios	P	
Art Galleries	P	
Bicycle Shops (including repairs w/in enclosed building)	P	
Books and Stationery	P	

# RED HILL AVENUE SPECIFIC PLAN



Table 4-1 Permitted Land Use and Activities

**Permitted land uses.** The land uses and activities permitted by this Specific Plan, and the land use permit required to establish each use.

**Prohibited land uses.** Any table cell indicated with an "N" symbol indicates that the listed land use is prohibited. Any use not listed may be determined by the Community Development Director to be permitted, conditionally permitted or prohibited.

**Notes.** Where the last column in the table states ("See standards in Section") it includes a Section number, any applicable regulations in the referenced section apply to the use; however, provisions in other sections of this Specific Plan or applicable section of the TCC may also apply.

"P" = Permitted Use "C" = Conditionally Permitted "R" = Residential Use Permit "N" = Not Permitted

Land Use or Activity	RHASP Planning Area	Notes
Ceramics (not including commercial-scale on-site molding, casting or manufacturing by any process)	P	
Clothing, Shoes & Accessories Stores	P	
Convenience Stores	P	For alcohol sales, see standards in TCC Section 9271, <i>Specific Provisions</i>
Department Stores	P	
Drug Stores (including general retail and pharmacy)	P	For alcohol sales, see standards in TCC Section 9271, <i>Specific Provisions</i>
Drive-Thru, Drive-In and Drive-Up Facilities	C	See criteria in RHASP Section 5.4
Flexible Format Retail Stores	P	See criteria in RHASP Section 5.4
Florist Shops	P	
Food Service (including bakeries, confectioners, food markets, supermarkets, specialty food markets, etc.	P	
Furniture Sales	P	
General Retail Stores (including drug stores and pharmacies)	P	For alcohol sales see standards in TCC Section 9271, <i>Specific Provisions</i>
Hardware Stores	P	
Jewelry Stores	P	
Music Stores	P	

# RED HILL AVENUE SPECIFIC PLAN

**Table 4-1 Permitted Land Use and Activities**

**Permitted land uses.** The land uses and activities permitted by this Specific Plan, and the land use permit required to establish each use.

**Prohibited land uses.** Any table cell indicated with an "N" symbol indicates that the listed land use is prohibited. Any use not listed may be determined by the Community Development Director to be permitted, conditionally permitted or prohibited.

**Notes.** Where the last column in the table states ("See standards in Section") it includes a Section number, any applicable regulations in the referenced section apply to the use; however, provisions in other sections of this Specific Plan or applicable section of the TCC may also apply.

**"P" = Permitted Use "C" = Conditionally Permitted "R" = Residential Use Permit "N" = Not Permitted**

Land Use or Activity	RHASP Planning Area	Notes
Liquor Stores	C	For alcohol sales see standards in TCC Section 9271, <i>Specific Provisions</i>
Office Supplies	P	
Paint and Wallpaper Stores	P	
Restaurants (not including Drive-Throughs)	P	
Reverse Vending Machines	C	See standards in TCC Section 9271, <i>Specific Provisions</i>
Secondhand Sales without Pawn	P	
Sporting Goods (not including onsite marine and motor sales)	P	
Variety Stores/Gift Shops	P	
Vendor Cart and Outdoor Commercial Kiosks	C	See standards in TCC Section 9271, <i>Specific Provisions</i>
<b>Services</b>		
Animal Hospitals/Clinics (including boarding – indoor only)	C	
Assisted Living (including independent living and memory care)	C	
Automated Teller Machines (ATM) (accessory use to primary business only)	P	

# RED HILL AVENUE SPECIFIC PLAN



Table 4-1 Permitted Land Use and Activities

**Permitted land uses.** The land uses and activities permitted by this Specific Plan, and the land use permit required to establish each use.

**Prohibited land uses.** Any table cell indicated with an "N" symbol indicates that the listed land use is prohibited. Any use not listed may be determined by the Community Development Director to be permitted, conditionally permitted or prohibited.

**Notes.** Where the last column in the table states ("See standards in Section") it includes a Section number, any applicable regulations in the referenced section apply to the use; however, provisions in other sections of this Specific Plan or applicable section of the TCC may also apply.

**"P" = Permitted Use "C" = Conditionally Permitted "R" = Residential Use Permit "N" = Not Permitted**

Land Use or Activity	RHASP Planning Area	Notes
Alternative Fuels and Recharging Facilities (ancillary use only)	P	
Banks, Financial Institutions, Credit Unions (w/out drive-through)	P	
Barber, Beauty and Nail Salons	P	
Body Art Facilities	P	As defined in TCC Section 3141, <i>Definitions</i> and Article 4, Chapter 1, Part 4, <i>Body Art Facilities</i> for standards. See standards in TCC Article 3, Chapter 6 Part 5, <i>Body Art</i> and Sections and Article 4 Chapter 1 Part 4 <i>Body Art Facilities</i>
Day Care Centers (child or elder care)	C	See standards in TCC Section 9271, <i>Specific Provisions</i>
Dry Cleaning or Laundry Services (pick-up, drop-off, and delivery only)	P	
Health and Athletic Clubs, Gyms (indoor only)	C	
Home Occupations	P	See standards in TCC Section 9271, <i>Specific Provisions</i>
Insurance Agencies	P	
Instructional Studios (including visual art, music, tutoring)	P	
Land/Property Management	P	
Laundromats (non-commercial self-service only)	C	

# RED HILL AVENUE SPECIFIC PLAN

**Table 4-1 Permitted Land Use and Activities**

**Permitted land uses.** The land uses and activities permitted by this Specific Plan, and the land use permit required to establish each use.

**Prohibited land uses.** Any table cell indicated with an "N" symbol indicates that the listed land use is prohibited. Any use not listed may be determined by the Community Development Director to be permitted, conditionally permitted or prohibited.

**Notes.** Where the last column in the table states ("See standards in Section") it includes a Section number, any applicable regulations in the referenced section apply to the use; however, provisions in other sections of this Specific Plan or applicable section of the TCC may also apply.

**"P" = Permitted Use "C" = Conditionally Permitted "R" = Residential Use Permit "N" = Not Permitted**

Land Use or Activity	RHASP Planning Area	Notes
Locksmith	P	
Massage Establishments	P	See standards in TCC Section 3668, <i>Massage Establishments - Operations</i>
General Office	P	As defined in TCC Section 9297, <i>Definitions</i>
Professional Office (includes medical offices uses)	P	
Pet Store, Supplies and Grooming	P	
Pet Services (including veterinarian, pet daycare or overnight boarding – indoor only)	C	
Photography Studio	P	
Print and Reprographics Shops	P	
Restaurants (not including Drive- Throughs)	P	
Seamstress, Tailor and Alterations Shops	P	
Shoe or Luggage Repair	P	
Skilled Nursing, Extended Care, convalescent/rehabilitation hospitals	C	
Tanning Studios/Salons	P	

# RED HILL AVENUE SPECIFIC PLAN



Table 4-1 Permitted Land Use and Activities

**Permitted land uses.** The land uses and activities permitted by this Specific Plan, and the land use permit required to establish each use.

**Prohibited land uses.** Any table cell indicated with an "N" symbol indicates that the listed land use is prohibited. Any use not listed may be determined by the Community Development Director to be permitted, conditionally permitted or prohibited.

**Notes.** Where the last column in the table states ("See standards in Section") it includes a Section number, any applicable regulations in the referenced section apply to the use; however, provisions in other sections of this Specific Plan or applicable section of the TCC may also apply.

"P" = Permitted Use "C" = Conditionally Permitted "R" = Residential Use Permit "N" = Not Permitted

Land Use or Activity	RHASP Planning Area	Notes
<b>Hospitality and Entertainment</b>		
Bowling Alley	C	
Indoor Amusement/Entertainment/ Recreation Centers/Arcades	C	
Hotels, Motels, and Extended/Long-Term Stay Hotels	C	Refer to Section 4.3.1 of this Specific Plan for definition of extended stay
Theatres (cinema or performance)	C	
<b>Residential and Mixed-use</b>		
Flexible Format Retail	P/R	See provision for allocation of residential uses.
Mixed-Use Developments	P/R	Residential Use Permit required for all residential uses. Freestanding residential uses are not permitted at the ground floor frontage along Red Hill Avenue.
<b>Civic, Cultural and Public Uses</b>		
Art Galleries/Museums (non-retail)	P	
Community/Recreational Center	C	
Government Enterprises (local, State, or Federal)	P	
Cultural Facilities	P	
Performing Arts Theaters, Auditoriums, Meeting Halls (Not including adult entertainment)	C	
Parking Lots/Structures, Public	P	
Parks, Public	P	
Places of Worship/Assembly Uses	C	

# RED HILL AVENUE SPECIFIC PLAN

**Table 4-1 Permitted Land Use and Activities**

**Permitted land uses.** The land uses and activities permitted by this Specific Plan, and the land use permit required to establish each use.

**Prohibited land uses.** Any table cell indicated with an "N" symbol indicates that the listed land use is prohibited. Any use not listed may be determined by the Community Development Director to be permitted, conditionally permitted or prohibited.

**Notes.** Where the last column in the table states ("See standards in Section") it includes a Section number, any applicable regulations in the referenced section apply to the use; however, provisions in other sections of this Specific Plan or applicable section of the TCC may also apply.

**"P" = Permitted Use "C" = Conditionally Permitted "R" = Residential Use Permit "N" = Not Permitted**

Land Use or Activity	RHASP Planning Area	Notes
Publicly-Owned Facilities and Structures	P	
Schools (includes private schools, vocational or training schools)	C	
Temporary Uses	P	Subject to the granting of a Temporary Use Permit in compliance with TCC Article 9, <i>Land Use</i> .
<b>Medical</b>		
Acute Care Rehabilitation Facilities	C	
Medical - Office	P	
Medical Services – Laboratories and Clinics	P	
Medical Services	P	
<b>Automotive and Auto Related</b>		
Automobile Service Stations	C	
Car Wash (including full & self-service drive-through)	C	
Motor Vehicle Parts and Supplies (retail only) and Sales (no onsite repairs)	C	
Minor Motor Vehicle Repair and Maintenance (must be conducted within an enclosed building)	C	
Tire Installation, Smog Check and Oil Change Facilities (must be conducted within an enclosed building – excludes bodywork)	C	

# RED HILL AVENUE SPECIFIC PLAN

**Table 4-2 Major Prohibited Land Uses and Activities**

"N" = Not Permitted

Land Use or Activity	RHASP Planning Area	Notes
Sexually-Oriented Businesses	N	
Donation Centers and Donation Boxes	N	
Storage (includes mini-storage, vehicle and recreational vehicle storage, personal storage or self-storage)	N	
Single Family Residential	N	
Hazardous Materials Storage	N	
Motor Vehicle Sales and Service (new and/or used)	N	
Schools (includes public K-12 schools)	N	
Manufacturing	N	
Industrial	N	

## C. Temporary Uses and Activities

Temporary uses or activities such as grand openings, promotional events, fundraising events, and similar special events may occur occasionally in the Specific Plan area. The Specific Plans vision for a vibrant, pedestrian-scaled mixed-use environment encourages any reasonable and safe activity or event that promotes the success of business(es) in the Red Hill area. All Special Events and Temporary Uses and Activities shall be subject to the granting of a Special Event and/or Temporary Use Permit in compliance with Article 9 of the TCC.

### 4.4 Development Standards

This section provides standards and provisions for the use of land within the Specific Plan area. The standards contained within this Chapter shall govern all land uses and activities in the Specific Plan area. In addition, the standards and provisions of the TCC shall also apply. When a conflict exists between the provisions of the TCC and the Specific Plan, the Specific Plan shall take precedence.

# RED HILL AVENUE SPECIFIC PLAN



## 4.4.1 Development Standards Table

New land uses, activities, structures, and alterations to existing land uses and structures, shall be designed, constructed, and/or established in compliance with the requirements in Table 4-3, *General Development Standards & Requirements* and Exhibits 4-1 and 4-2, below:

Table 4-3 General Development Standards & Requirements (Standards shown are minimums unless specified)			
	Development Standards	Commercial (1)	Mixed-Use (2)
A	Minimum Required Street Frontage/Lot Width	70 feet	<ul style="list-style-type: none"> <li>• 100 feet</li> </ul>
B	Maximum Building Height	50 feet	<ul style="list-style-type: none"> <li>• 4 Stories and 50 feet</li> </ul>
Setbacks			
C	Front Yard (Building)	None	<ul style="list-style-type: none"> <li>• None with required pedestrian accessible amenities (3)</li> <li>• 5-foot (aggregate) setback above the second story;</li> <li>• Additional upper story setbacks may be imposed during design review process;</li> </ul>
D	Side Yard (Interior)	None 10 feet from an adjoining residential lot or mixed-use lot that contains residential uses;	<ul style="list-style-type: none"> <li>• 10 feet;</li> <li>• 5 feet aggregate setback at the third story;</li> <li>• Additional upper story setbacks may be imposed during design review process.</li> </ul>
E	Side Yard (Corner/Street Side)	None	<ul style="list-style-type: none"> <li>• None with required pedestrian accessible amenities (3);</li> <li>• 5-foot aggregate setback above the second story;</li> <li>• Additional upper story setbacks may be imposed during design review process.</li> </ul>
F	Rear Yard	None 10 feet from an adjoining residential lot or mixed-use lot that contains residential uses	<ul style="list-style-type: none"> <li>• 10 feet</li> <li>• Additional upper story setbacks may be imposed during design review process</li> </ul>

# RED HILL AVENUE SPECIFIC PLAN



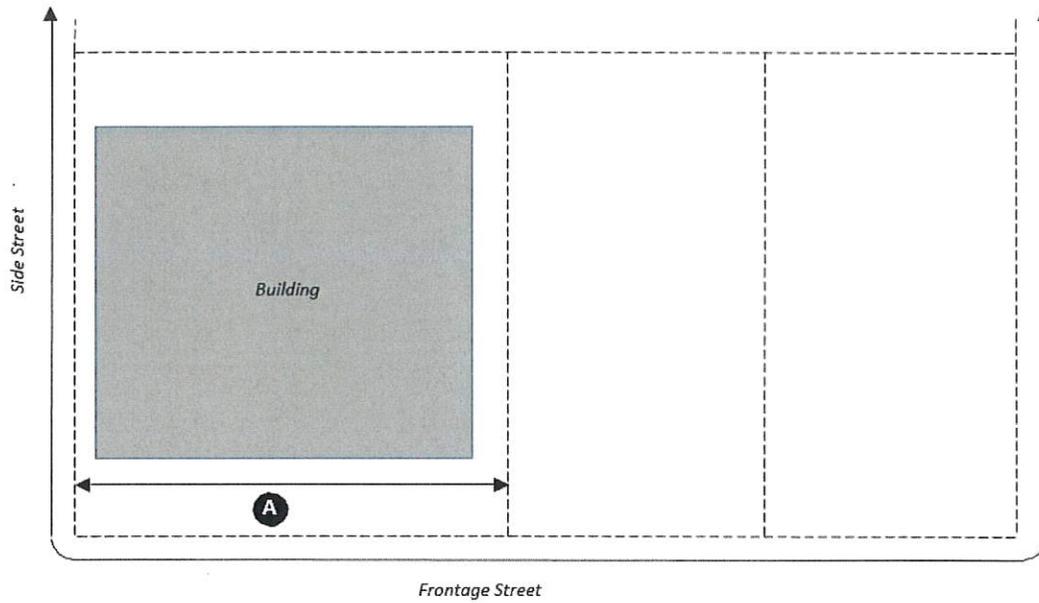
Table 4-3 General Development Standards & Requirements (Standards shown are minimums unless specified)			
	Development Standards	Commercial (1)	Mixed-Use (2)
<b>G</b>	Building Separation (freestanding buildings containing residential and adjacent building(s))	N/A	<ul style="list-style-type: none"> <li>• 10 Feet <sup>5</sup></li> </ul>
<b>H</b>	Open Space (4) Private Common	N/A N/A	<ul style="list-style-type: none"> <li>• 100 sf per unit</li> <li>• 200 sf per unit</li> </ul>
<b>I</b>	Landscaping Requirements	Refer to Tustin City Code for landscaping requirements	<ul style="list-style-type: none"> <li>• See Section 5 (Design Criteria) for mixed-use landscaping requirements.</li> </ul>

Notes:

- (1) Commercial references stand-alone commercial/office uses, without a residential component. This may be a commercial center or smaller commercial or office building(s).
- (2) Mixed-Use references an integrated horizontal or vertical combination of commercial/office uses with a residential component. Residential units are subject to the Residential Allocation Reservation process.
- (3) Pedestrian accessible amenities may include outdoor seating, outdoor dining (subject to a City license as specified in TCC Section 9277), public art, plaza space or architectural features that allow for additional pedestrian activity.
- (4) Refer to the Open Space standards in Chapter 4, Section 4.4.3 (Mixed-Use Development) for additional requirements.
- (5) A minimum distance of 10 feet shall separate exterior walls of separate buildings containing dwelling units on the same lot. The windows or window/doors of any dwelling unit shall not face the windows or window/doors of another dwelling unit unless separated by a distance of 10 or more feet.

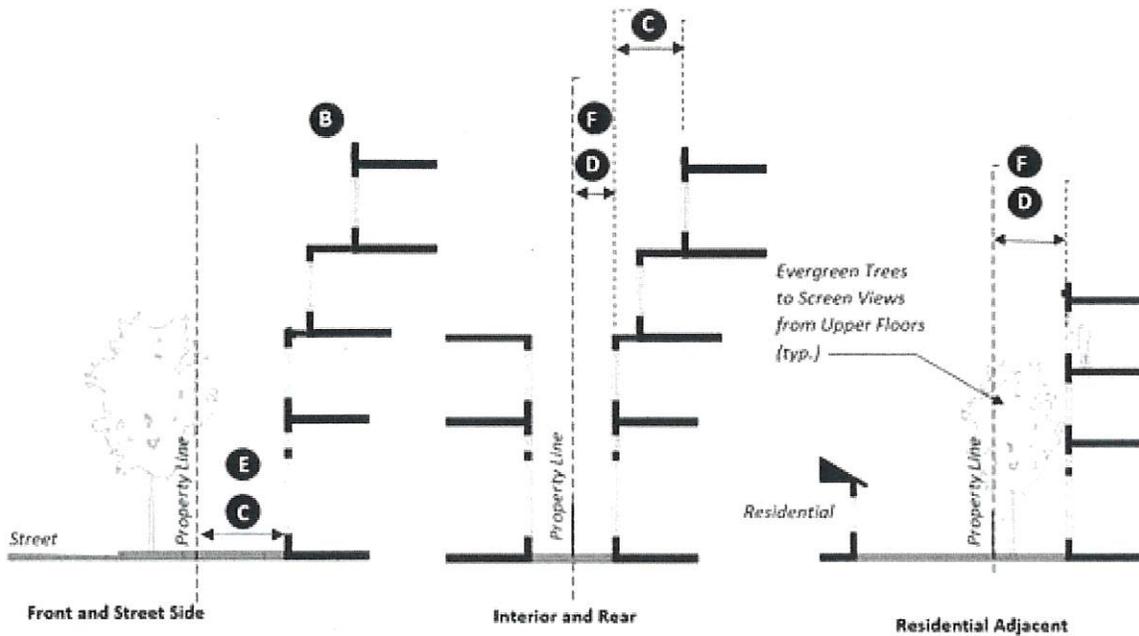
N/A – Not Applicable

# RED HILL AVENUE SPECIFIC PLAN



**Exhibit 4-1 Frontage/Lot Width Requirements**

*(refer to Table 4-3)*



**Exhibit 4-2 General Development Standards**

*(refer to Table 4-3)*

**EXCERPTS FROM**

**5** DESIGN CRITERIA

- Illustrations and photographs are provided as general guidance and are not intended to indicate required or preferred design.

## 5.2 Design Principles

### 5.2.1 Purpose

This section provides the basic framework for project design and the goals that each project is expected to achieve. New construction projects typically have greater opportunities to address the design principles more completely, while projects that involve renovations or additions to existing buildings are typically more limited in their ability to address each specific principle. For renovations or enlargements of existing buildings, the Design Criteria should be followed to the greatest extent feasible based on the area and magnitude of work being conducted. For example, a façade rehabilitation project or major exterior alternation should, at minimum, follow guidance on architectural imagery, detailing, colors and materials. For a façade rehabilitation project, the limited area of the project may not allow for the provision of new gathering spaces or other site amenities. Conversely, full redevelopment of a site should incorporate amenities, landscaping, etc., as the scope of work allows the project to integrate such items into the design. For this reason, the requirement of substantial conformance is a finding of approval for any project.

The following design principles contribute to future development and redevelopment ensuring that development activity is integrated, sensitive to surrounding neighborhoods, provides positive imagery, and creates an inviting environment for residents and visitors, meeting the intent of the Specific Plan.

#### **Design Principle 1: Provide for High Quality Development**

The RHASP area is anticipated to redevelop over an extended period, thus development should not be thought of as temporary. Building materials and landscaping should be chosen for their ability to be maintained in a cost-effective manner at the same high quality as when they were originally constructed and installed. Planning and design of buildings should consider longevity and adaptability to future conditions and trends.

#### **Design Principle 2: Promote a Sense of Place within the Specific Plan area**

New development and redevelopment within the Specific Plan area should create an inviting environment that encourages people to enjoy public spaces and patronize shops and businesses. Public gathering spaces, cohesive architecture, landscaping and signage can all contribute to creating a sense of place.

#### **Design Principle 3: Provide Development that is Human Scale**

The RHASP area has traditionally been oriented towards the automobile. Development in the area should be inviting and scaled for its users, while acknowledging the importance of safety for both pedestrians and vehicles along with access and mobility through pedestrian connectivity, public transit and bikes. The extension of human-scale character throughout the area is a design principle to be

addressed by all projects. In addition, new architecture should be designed with elements which are scaled to the pedestrian, such as awnings, store-front windows, and first-floor design elements.

#### **Design Principle 4: Create Linkages between the Specific Plan area and Surrounding Neighborhoods**

The Specific Plan area is adjacent to existing residential neighborhoods and public/institutional uses (parks, including Pine Tree and Frontier Parks, and schools). Development should demonstrate sensitivity to these existing uses while providing access to new amenities, employment areas and shopping. Linkages should consider different types of transportation modes, including vehicles, bicycles, and pedestrians.

#### **Design Principle 5: Create Cohesive Thematic Elements**

The RHASP area is bisected by Interstate 5, creating a potential disconnect between the northern and southern areas of the plan. New development and redevelopment should provide thematic elements that create a cohesive environment. Elements can include; consistent and cohesive streetscape; strong relationships between buildings, sidewalks, and other outdoor spaces; comprehensive signage and wayfinding; gateway elements; and pedestrian and bicycle connections.

### **5.3 General Area-Wide Design Criteria**

The following Design Criteria apply to all development within the Specific Plan area and should be used as a guide for new development or improvements to existing development.

#### **5.3.1 Architectural Style**

The architectural criteria and guidelines have been prepared to provide the framework for high quality design for development projects within the Specific Plan area. The architectural criteria and guidelines express the desired character of future development, and address architectural character and site planning. These criteria will encourage community identity and sense of place within the Specific Plan area. The guidelines are not intended to limit innovative design, but rather provide clear direction.

In order to maintain a development pattern that is consistent with the surrounding environs, buildings should evoke a suburban character in form and function, reflect straightforward geometry and show an expression of floor levels and structure. As described in the following sections of this document, buildings should follow sound design principles by incorporating massing and proportion, structure, simple roof forms, fenestration, balconies, accent elements, high quality materials and colors into a unified architectural expression. Within the Specific Plan area, architecture may draw inspiration from such locally relevant traditional styles as Spanish/Mediterranean, Modern Craftsman (in certain applications) and agriculturally-based styles such as Farmhouse/Agricultural style expressed as a contemporary interpretation. Building design and execution should be sensitive to current construction practices and should not attempt to literally replicate historic styles. Ornate and heavily themed styles, such as Tudor, Victorian and Beaux Arts are not allowed.

# RED HILL AVENUE SPECIFIC PLAN



**Architectural Style:**  
Spanish/Mediterranean

**Characteristics:**

- Stucco with brick or stone accents
- Terracotta roof tiles
- Light, earth-tone colors
- Curvilinear shapes and arches
- Tower-like chimneys/vertical elements
- Arcades and balconies
- Tile accents, decorative vents, and/or ironwork

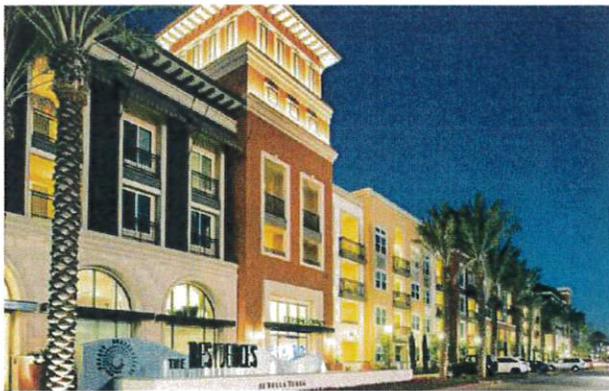


Exhibit 5-1 Examples of Spanish/Mediterranean Architectural Style

# RED HILL AVENUE SPECIFIC PLAN

## Architectural Style:

Modern Craftsman

## Characteristics:

- Flat or low-pitched, multiple gable roof
- Heavy use of wood, brick, and stone materials
- Exposed roof rafters and decorative beams
- Strong, clean lines
- Decorative window trim and details (i.e. transom, repetition)



Exhibit 5-2 Examples of Modern Craftsman Architectural Style

# RED HILL AVENUE SPECIFIC PLAN

## Architectural Style:

Farmhouse/Agricultural

## Characteristics:

- Use of visually strong materials like wood, stone, steel
- Warm, vibrant color palettes
- Exposed awnings
- Iconic farmhouse elements (grain silo, windmill, water tower)
- Flat or low-pitched roof
- Strong lines and minimal decorative detailing

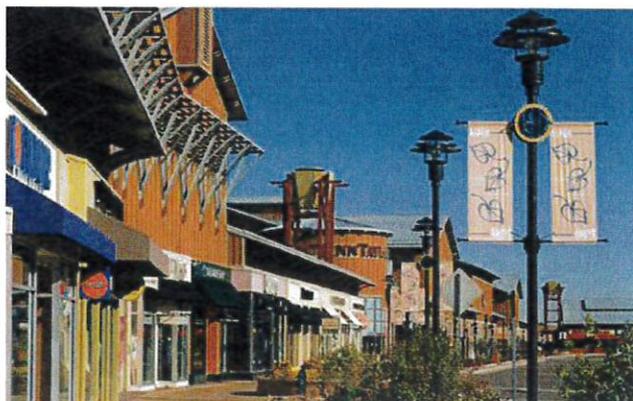


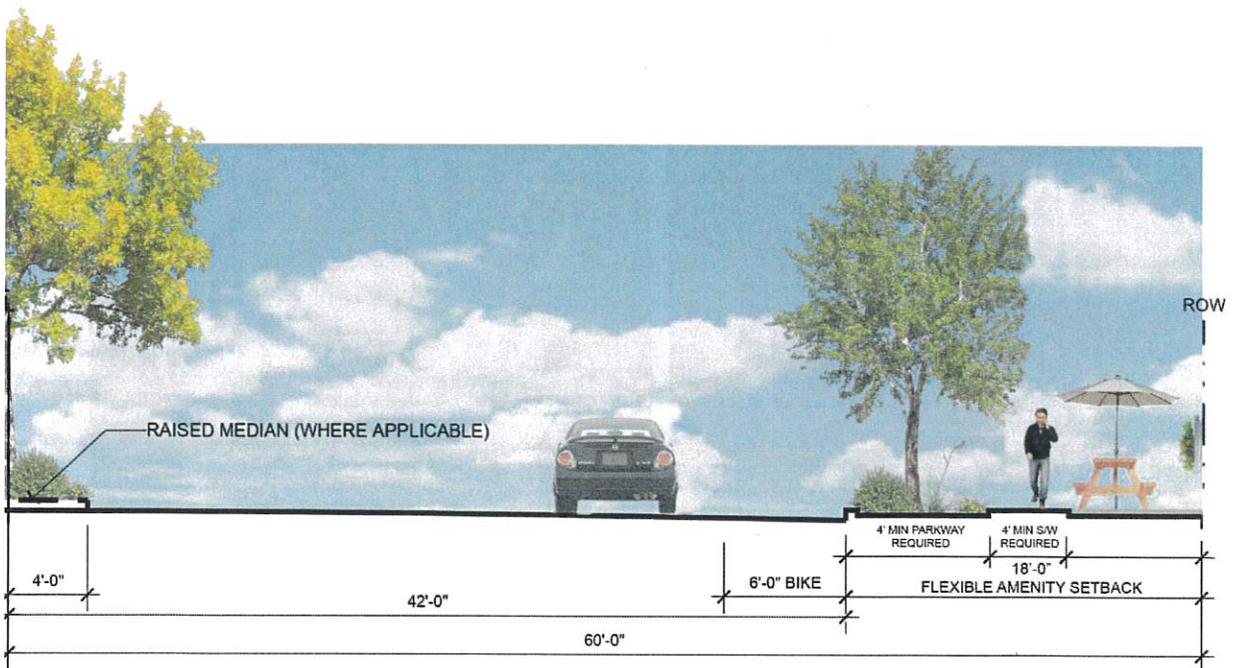
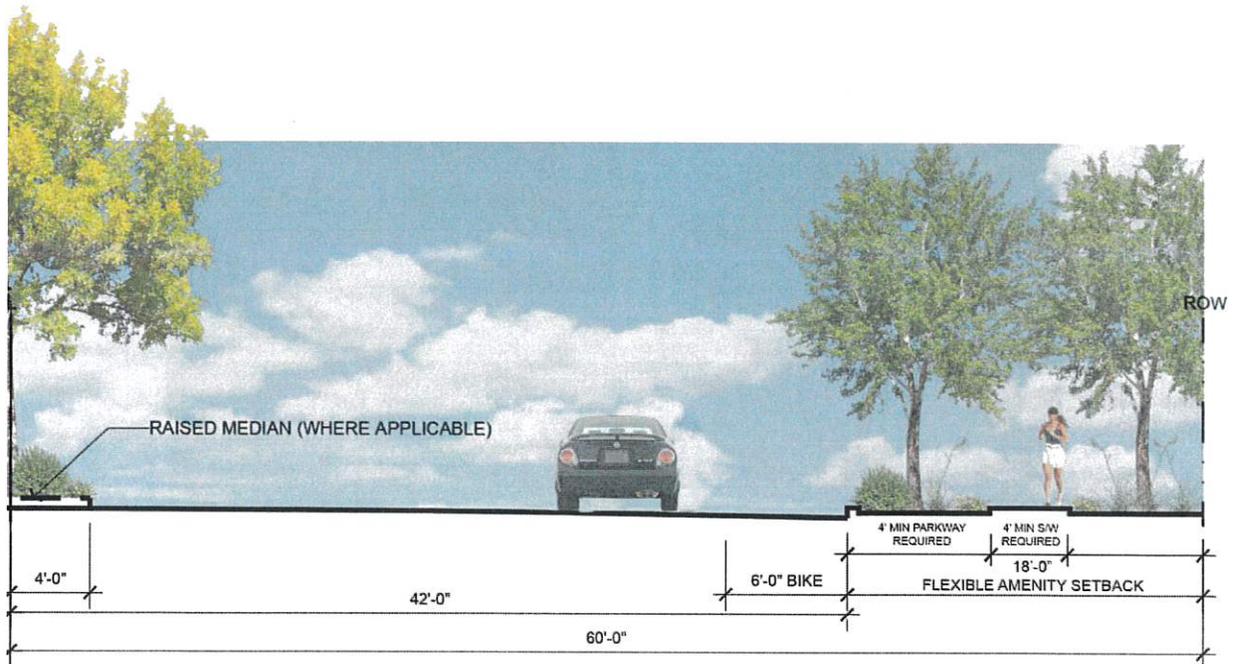
Exhibit 5-3 Examples of Farmhouse/Agricultural Style

## B. Pedestrian Connectivity and the Flexible Amenity Setback

The Flexible Amenity Setback is a component of the public right-of-way that adjoins private development in areas that have or will be required to dedicate the full 60-foot half-width right-of-way for Red Hill Avenue. Because the driving surface (curb-to-curb width) of the roadway will not change as part of this Specific Plan, additional right-of-way may be used for a variety of pedestrian-oriented purposes in the interim of use of full right-of-way: additional walkway width, additional landscaping, seating areas or plaza spaces, or outdoor dining (with a license from the City) (see Exhibit 5-6, *Flexible Amenity Setback Options*).

- (R) Provide ample width and design for ADA access along sidewalks and pathways.
- (R) Design sidewalks and pathways as unifying elements throughout the Specific Plan area and from and between adjacent parcels.
- (R) Outdoor dining areas within the Flexible Amenity Setback must be kept at the same grade as the adjacent pedestrian walkway.
- (G) Locate pathways to promote continuity, connecting with the public sidewalks on adjacent streets.
- (G) Encourage new development that extends existing circulation patterns and connects important centers of activity.
- (G) Introduce shading elements to improve pedestrian access and comfort such as landscaping, umbrellas, awnings, etc.

# RED HILL AVENUE SPECIFIC PLAN



# RED HILL AVENUE SPECIFIC PLAN



**Gathering Space  
 (Plaza, outdoor seating)**

**Walkway  
 (4' min)**

**Parkway  
 (4' min)**

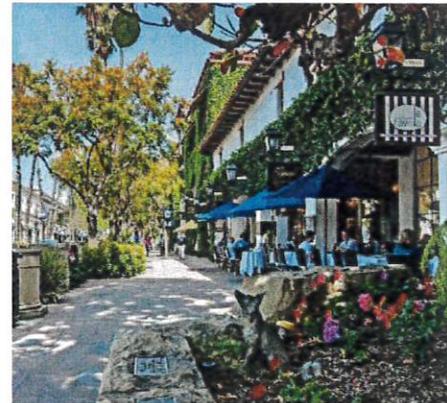
*The Flexible Amenity Setback may include a number of pedestrian-oriented uses within the 18-foot setback area: seating, plaza space, outdoor dining, additional landscaping, and/or widened walkways.*

*In all cases a minimum four-foot wide sidewalk and four-foot wide planted parkway are required. Where possible the parkway should be expanded to six feet.*



*Examples of pedestrian-oriented uses in the Flexible Amenity Setback*

# RED HILL AVENUE SPECIFIC PLAN



*Flexible  
Amenity  
Setback  
Options*



**Exhibit 5-6 Flexible Amenity Setback Options**

**SAMPLE WORKFORCE TABLE WITH INSTRUCTIONS**

(5) ↓
(6) ↓
(9) ↙  
**Requested Base Units = 88    Site Acreage = 4.5    [19.5 du/ac]**

Check Option Choice	Workforce Housing Option*	(7) Percentage by Income Level*	(1) Number of Affordable Units	(8) Percentage Density Bonus	(2) Number of Density Bonus Units	(3) Total Units	(4) Resulting Density (dwelling units/acre)
	15 % (6% VL, 4.5% L and 4.5% M)	6 VL 4.5 L 4.5 M	5 4 <u>4</u> <i>13</i> ← (10)	22.5	20	108	24
	12.5% (7.5% VL and 5% M)	7.5 VL 5 M	7 <u>4</u> <i>11</i> ← (10)	25	22	110	24.4
	5% VL, or 10% L, and pay in-lieu fee	5 VL or 10 L	4 Or 9	20  20	18	106	23.5
	To achieve 35% density bonus	11 VL or 20 L	10 Or 18	35  35	31	119	26.4

\* VL – Very Low income  
L – Low income  
M – Moderate income

- ① Each calculation is taking the base unit count (5) multiplied by each respective Percentage by Income Level (7). The number in italics (10), is a total of the above affordable unit counts.
- ② Each calculation is taking the base unit count (5) multiplied by the respective density Percentage bonus (8).
- ③ Each calculation is the base unit count (5) plus the Number of Density Bonus Units (2).
- ④ Each calculation is the Total Units (3) divided by the site acreage (6).
- ⑨ The calculation is the base unit count (5) divided by the site acreage (6).

Shaded columns are provided

# Red Hill Avenue Specific Plan

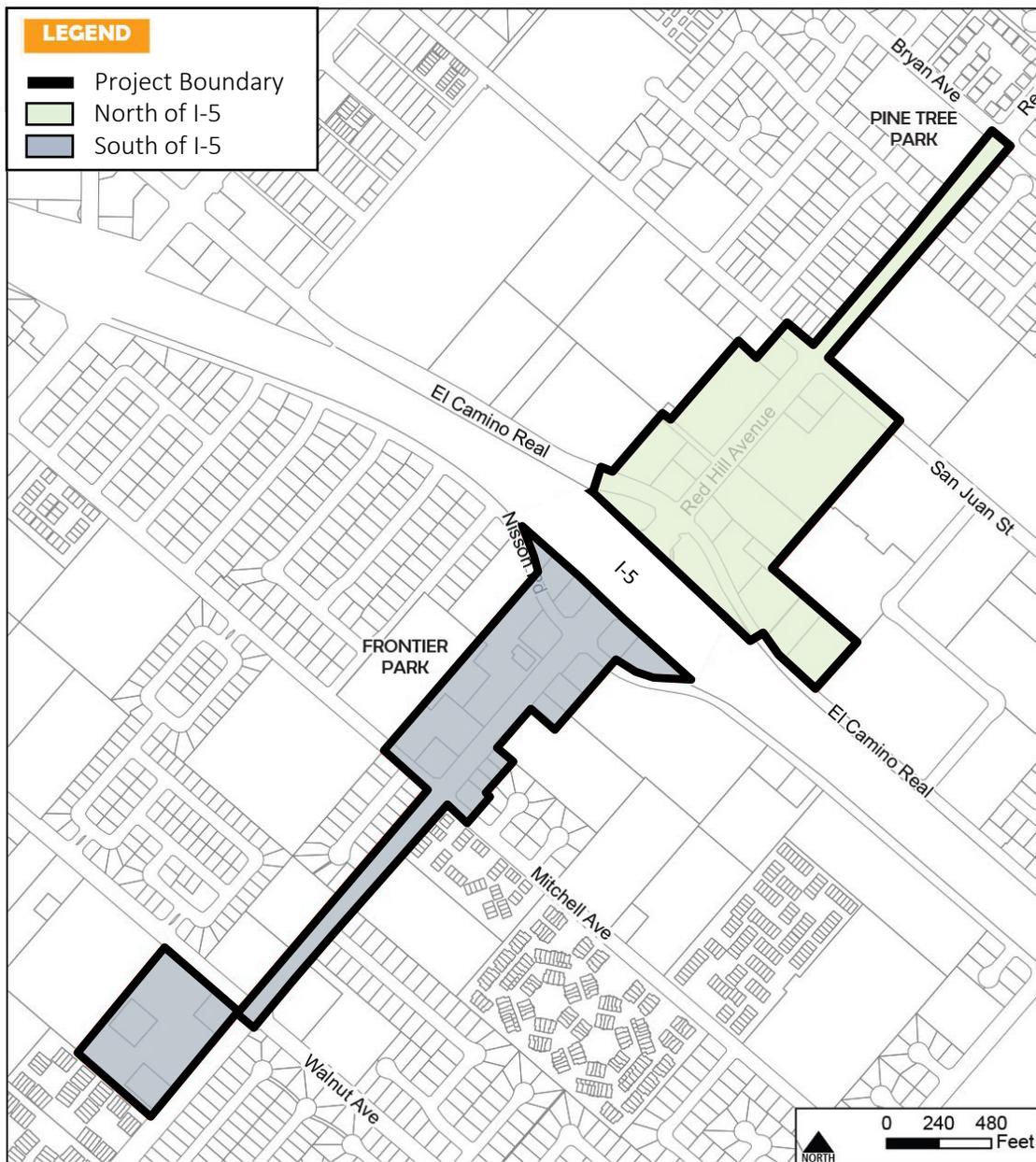
## Residential Bank Allotment Tracker

SUMMARY RESIDENTIAL BANK ALLOTMENT TRACKER Red Hill Avenue Specific Plan Area			
PLANNING AREA	INITIAL BANK ALLOTMENT OF DWELLING UNITS	UPDATED BANK ALLOTMENT WITH TRANSFER AND CONVERSION ADJUSTMENTS <sup>1</sup>	REMAINING UNITS AVAILABLE FROM BANK ALLOTMENT
NORTH OF I-5	395	395	395
SOUTH OF I-5	105	105	105
TOTAL <sup>2</sup>	500	500	500

Data as of August 4, 2020

1. Of note, the maximum number of units that may be transferred as part of the RAR entitlement process (without requiring Planning Commission approval) is 25% of the original unit allocation.

2. At no time shall the number of new units approved under the Specific Plan exceed 500 units, unless by separate action of the Tustin City Council.



MITIGATION MONITORING  
AND REPORTING PROGRAM

RED HILL AVENUE SPECIFIC PLAN  
ENVIRONMENTAL IMPACT REPORT  
SCH NO. 2017041031

Prepared for

City of Tustin  
300 Centennial Way  
Tustin, California 92780

Prepared by

Kimley-Horn and Associates, Inc.  
765 The City Drive, Suite 200  
Orange, California 92868

Date

October 2018

## 1.1 PROJECT LOCATION AND DESCRIPTION

The Red Hill Avenue Specific Plan area extends along Red Hill Avenue to Bryan Avenue to the northeast, and Walnut Avenue to the southwest. Interstate 5 (I-5) bisects the Specific Plan area creating the northern and southern portions of the Specific Plan.

The Red Hill Avenue Specific Plan provides planning policies and regulations that connect General Plan policies with future project-level development within the Specific Plan area. The purpose of the Specific Plan is to guide future change, promote high-quality development, and implement the community's vision for the Specific Plan area. The Specific Plan provides goals and objectives, a land use plan, regulatory standards, Design Criteria, and administration and implementation programs to encourage high-quality development.

The Specific Plan would allow for an additional 325,000 square feet of non-residential development and 500 additional dwelling units. The total development in the Specific Plan area anticipated with the buildout potential of the Specific Plan is 521 dwelling units and 621,446 square feet of non-residential development, inclusive of existing and proposed uses. Red Hill Avenue would be restriped within the paved width of the street to include on-street bike lanes, reduced lane widths, turn pockets, and landscaped medians where feasible.

## 1.2 PURPOSE OF MITIGATION MONITORING AND REPORTING PROGRAM

The California Environmental Quality Act (CEQA) requires that all public agencies establish monitoring and/or reporting procedures for mitigation adopted as conditions of approval in order to mitigate or avoid significant environmental impacts. This Mitigation Monitoring and Reporting Program (MMRP) has been developed to provide a vehicle by which to monitor Standard Conditions (SCs) and mitigation measures (MMs) outlined in the Red Hill Specific Plan Final Environmental Impact Report (EIR), State Clearinghouse No. SCH NO. 2017041031. The Red Hill Specific Plan MMRP has been prepared in conformance with Section 21081.6 of the Public Resources Code and City of Tustin Monitoring Requirements. Specifically, Section 21081.6 states:

- (a) When making findings required by paragraph (1) of subdivision (a) of Section 21081 or when adopting a mitigated negative declaration pursuant to paragraph (2) of subdivision (c) of Section 21080, the following requirements shall apply:
  - (1) The public agency shall adopt a reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment. The reporting or monitoring program shall be designed to ensure compliance during project implementation. For those changes which have been required or incorporated into the project at the request of a responsible agency or a public agency having jurisdiction by law over natural resources affected by the project, that agency shall, if so requested by the lead or responsible agency, prepare and submit a proposed reporting or monitoring program.

- (2) The lead agency shall specify the location and custodian of the documents or other material which constitute the record of proceedings upon which its decision is based.

CEQA Guidelines Section 15097 provides clarification of mitigation monitoring and reporting requirements and guidance to local lead agencies on implementing strategies. The reporting or monitoring program must be designed to ensure compliance during project implementation. The City of Tustin is the Lead Agency for the Red Hill Specific Plan Project and is therefore responsible for ensuring the implementation of the MMRP. The MMRP has been drafted to meet the requirements of Public Resources Code Section 21081.6 as a fully enforceable monitoring program.

The MMRP is comprised of the Mitigation Program and includes measures to implement and monitor the Mitigation Program. The MMRP defines the following for each SC and MM identified in Table 1, *Mitigation Monitoring Requirements*:

- **Definition of Mitigation (SC, MM).** The mitigation measure contains the criteria for mitigation, either in the form of adherence to certain adopted regulations or identification of the steps to be taken in mitigation.
- **Responsible Party or Designated Representative.** Unless otherwise indicated, an applicant would be the responsible party for implementing the mitigation, and the City of Tustin or a designated representative is responsible for monitoring the performance and implementation of the mitigation measures. To guarantee that the mitigation will not be inadvertently overlooked, a supervising public official acting as the Designated Representative is the official who grants the permit or authorization called for in the performance. Where more than one official is identified, permits or authorization from all officials shall be required.
- **Time Frame.** In each case, a time frame is provided for performance of the mitigation or the review of evidence that mitigation has taken place. The performance points selected are designed to ensure that impact-related components of project implementation do not proceed without establishing that the mitigation is implemented or ensured. All activities are subject to the approval of all required permits from agencies with permitting authority over the specific activity.

The numbering system in Table 1 corresponds with the numbering system used in the EIR. The last column of the MMRP table will be used by the parties responsible for documenting when implementation of the mitigation measure has been completed. The ongoing documentation and monitoring of mitigation compliance will be completed by the City of Tustin. The completed MMRP and supplemental documents will be kept on file at the City of Tustin Community Development Department, Planning & Zoning Division.

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<b>AIR QUALITY</b>				
<p><b>SC 4.2-1: Dust Control.</b> During construction of the future development with the Specific Plan area, project applicants shall require all construction contractors to comply with South Coast Air Quality Management District's (SCAQMD's) Rules 402 and 403 in order to minimize short-term emissions of dust and particulates. SCAQMD Rule 402 requires that air pollutant emissions not be a nuisance off site. SCAQMD Rule 403 requires that fugitive dust be controlled with Best Available Control Measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. This requirement shall be included as notes on the contractor specifications. Table 1 of Rule 403 lists the Best Available Control Measures that are applicable to all construction projects. The measures include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>▪ <b>Clearing and grubbing:</b> Apply water in sufficient quantity to prevent generation of dust plumes.</li> <li>▪ <b>Cut and fill:</b> Pre-water soils prior to cut and fill activities and stabilize soil during and after cut and fill activities.</li> <li>▪ <b>Earth-moving activities:</b> Pre-apply water to depth of proposed cuts; re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction; and stabilize soils once earth-moving activities are complete.</li> <li>▪ <b>Importing/exporting of bulk materials:</b> Stabilize material while loading to reduce fugitive dust emissions; maintain at least six inches of freeboard on haul vehicles; and stabilize material while transporting to reduce fugitive dust emissions.</li> <li>▪ <b>Stockpiles/bulk material handling:</b> Stabilize stockpiled materials; stockpiles within 100 yards of off-site occupied buildings must not be greater than 8 feet in height, must have a road bladed to the top (refers to a road to the top of the pile) to allow water truck access, or must</li> </ul>	<p>Applicant Construction Contractor</p>	<p>Prior to issuance of Grading and Building Permits Monitor during grading and construction</p>	<p>Community Development Department – Building Division</p>	

Table 1-1. Mitigation Monitoring Requirements

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>have an operational water irrigation system that is capable of complete stockpile coverage.</p> <ul style="list-style-type: none"> <li>▪ <b>Traffic areas for construction activities:</b> Stabilize all off-road traffic and parking areas; stabilize all haul routes; and direct construction traffic over established haul routes.</li> </ul> <p>Rule 403 defines large operations as projects with 50 or more acres of grading or with a daily earth-moving volume of 5,000 cubic yards at least 3 times in 1 year. Future development within the Specific Plan would potentially be considered a large operation. Large operations are required to implement additional dust-control measures (as specified in Tables 2 and 3 of Rule 403); provide additional notifications, signage, and reporting; and appoint a Dust Control Supervisor. The Dust Control Supervisor is required to:</p> <ul style="list-style-type: none"> <li>▪ Be employed by or contracted with the Property Owner or Developer;</li> <li>▪ Be on the site or available on site within 30 minutes during working hours;</li> <li>▪ Have the authority to expeditiously employ sufficient dust mitigation measures to ensure compliance with all Rule 403 requirements; and</li> <li>▪ Have completed the AQMD Fugitive Dust Control Class and have been issued a valid Certificate of Completion for the class.</li> </ul>				
<p><b>SC 4.2-2: Architectural Coatings.</b> Architectural coatings shall be selected so that the VOC content of the coatings is compliant with SCAQMD Rule 1113. This requirement shall be included as notes on the contractor specifications.</p>	Applicant Construction Manager	Identify in contractor specifications During building plan check and construction	Community Development Department – Building Division	
<p><b>MM 4.2-1: Electric Vehicle (EV) Charging Stations.</b> Prior to the issuance of building permits, the City's Building Official shall confirm that project plans and specifications designate that vehicle parking spaces developed within the Specific Plan area shall be EV ready to encourage EV use and appropriately size electrical panels to accommodate future expanded EV use.</p>	Applicant	Prior to issuance of Building Permits	Community Development Department – Building Division	

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p><b>MM 4.2-2: Vanpool/Rideshare Programs.</b> Prior to the issuance of occupancy permits, the City's Building Official shall confirm that future commercial uses within the Specific Plan area include Codes, Covenants, and Restrictions (CC&amp;Rs) that provide for a voluntary vanpool/shuttle and employee ridesharing programs for which all employees shall be eligible to participate. The voluntary ride sharing program could be achieved through a multi-faceted approach, such as designating a certain percentage of parking spaces for ride-sharing vehicles, designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles, and/or providing a web site or message board for coordinating rides. This measure is not applicable to residential uses.</p>	Applicant	Prior to the issuance of Occupancy Permits	Community Development Department – Building Division	
<p><b>MM 4.2-3: Operational Emissions Reductions.</b> Prior to the issuance of building permits, the City's Planning Official shall confirm that project plans and specifications consider and mitigate the impacts on regional air quality and GHG emissions when reviewing proposals for new development. Impacts shall be evaluated in accordance with SCAQMD recommended methodologies and procedures. Recommended mitigation measure may include, but are not limited to, the following:</p> <ul style="list-style-type: none"> <li>▪ Install heat transfer modules in all furnaces;</li> <li>▪ Install solar panels for water heating systems for residential and other facilities;</li> <li>▪ Incorporate renewable energy sources in the project design (e.g., solar photovoltaic panels).</li> <li>▪ Include passive solar cooling/heating design elements in building designs;</li> <li>▪ Include design elements that maximize use of natural lighting in new development;</li> <li>▪ Include provisions to install energy efficient appliances and lighting in new development.</li> <li>▪ Install higher efficacy public street and exterior lighting.</li> </ul>	Applicant	Prior to the issuance of Building Permits	Community Development Department – Planning & Zoning Division	

Table 1-1. Mitigation Monitoring Requirements

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<ul style="list-style-type: none"> <li>▪ Increase project density.</li> <li>▪ Incorporate design measures that promote bicycle, pedestrian, and public transportation use.</li> <li>▪ Provide preferential parking spaces for alternatively-fueled vehicles.</li> <li>▪ Incorporate measures that reduce water use and waste generation.</li> <li>▪ Provide informational materials on low ROG/VOC consumer products, cleaners, paints, and other products, as well as the importance of recycling and purchasing recycled material. Informational materials shall be provided to residential and commercial occupants through CC&amp;R requirements.</li> <li>▪ Incorporate measures and design features that promote ride sharing and consistency with the commute-reduction requirements of SCAQMD Rule 2202 (On-Road Motor Vehicle Mitigation Options).</li> </ul>				
<p><b>MM 4.2-4: Toxic Air Contaminants/Health Risk Assessment.</b> A project-specific Health Risk Assessment shall be conducted for future residential development proposed within 500 feet of the Interstate 5 right-of-way, pursuant to the recommendations set forth in the CARB <i>Air Quality and Land Use Handbook</i>. The Health Risk Assessment shall evaluate a project per the following SCAQMD thresholds:</p> <ul style="list-style-type: none"> <li>▪ <i>Cancer Risk:</i> Emit carcinogenic or toxic contaminants that exceed the maximum individual cancer risk of 10 in one million.</li> <li>▪ <i>Non-Cancer Risk:</i> Emit toxic contaminants that exceed the maximum hazard quotient of one in one million.</li> </ul> <p>The SCAQMD has also established non-carcinogenic risk parameters for use in HRAs. Noncarcinogenic risks are quantified by calculating a “hazard index,” expressed as the ratio between the ambient pollutant concentration and its toxicity or Reference Exposure Level (REL). An REL is a concentration at or below which health effects are not likely to occur. A hazard index less than one (1.0) means that adverse health effects are not expected. If projects are found</p>	Applicant	Site Specific CEQA Phasing	Community Development Department – Planning & Zoning Division	

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
to exceed the SCAQMD's Health Risk Assessment thresholds, mitigation shall be incorporated to reduce impacts to below SCAQMD thresholds.				
<b>CULTURAL RESOURCES AND TRIBAL CULTURAL RESOURCES</b>				
<p><b>SC 4.3-1:</b> California Health and Safety Code Section 7050.5, CEQA Section 15064.5, and Public Resources Code Section 5097.98 mandate the process to be followed in the event of an accidental discovery of any human remains in a location other than a dedicated cemetery. California Health and Safety Code Section 7050.5 requires that in the event that human remains are discovered within the Specific Plan area, disturbance of the site shall be halted until the coroner has conducted an investigation into the circumstances, manner and cause of death, and the recommendations concerning the treatment and disposition of the human remains have been made to the person responsible for the excavation, or to his or her authorized representative, in the manner provided in Section 5097.98 of the Public Resources Code. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes or has reason to believe the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission.</p>	<p>Qualified Archeologist Native American Heritage Commission (NAHC) (as necessary)</p>	<p>County Coroner: within 24 hours of a discovery</p>	<p>Community Development Department – Planning &amp; Zoning Division  Community Development Department – Building Division</p>	
<p><b>MM 4.3-1:</b> The State CEQA Guidelines (14 CCR §15126.4[b][3]) direct public agencies, wherever feasible, to avoid damaging historical resources of an archaeological nature, preferably by preserving the resource(s) in place. Preservation in place options suggested by the State CEQA Guidelines include (1) planning construction to avoid an archaeological site; (2) incorporating the site into open space; (3) capping the site with a chemically stable soil; and/or (4) deeding the site into a permanent conservation easement.</p> <p>Prior to issuance of a grading permit for grading of 2 feet or more in depth below the natural or existing grade, the applicant/developer shall provide written evidence to the City Planning Division that a qualified archaeologist has been retained by the applicant/developer to respond on an as-needed basis to address unanticipated archaeological discoveries and any archaeological requirements (e.g., conditions of approval) that are applicable to the project. The applicant/developer is encouraged to conduct a field</p>	<p>Applicant Qualified Archeologist Native American monitor, if needed</p>	<p>Retention of archaeologist: Prior to issuance of Grading Permit and/or action that would permit site disturbance (whichever occurs first)  Recommended attendance of archaeologist at pre-grade meeting</p>	<p>Community Development Department – Planning &amp; Zoning Division</p>	

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>meeting prior to the start of construction activity with all construction supervisors to train staff to identify potential archaeological resources. In the event that archaeological materials are encountered during ground-disturbing activities, work in the immediate vicinity of the resource shall cease until a qualified archaeologist has assessed the discovery and appropriate treatment pursuant to CEQA Guidelines Section 15064.5 is determined.</p> <p>If discovered archaeological resources are found to be significant, the archaeologist shall determine, in consultation with the City and any local Native American groups expressing interest following notification by the City, appropriate avoidance measures or other appropriate mitigation. Per CEQA Guidelines Section 15126.4(b)(3), preservation in place shall be the preferred means to avoid impacts to archaeological resources qualifying as historical resources. Consistent with CEQA Guidelines Section 15126.4(b)(3)(C), if it is demonstrated that confirmed resources cannot be avoided, the qualified archaeologist shall develop additional treatment measures, such as data recovery, reburial/ relocation, deposit at a local museum that accepts such resources or other appropriate measures, in consultation with the implementing agency and any local Native American representatives expressing interest in prehistoric or tribal resources. If an archaeological site does not qualify as an historical resource but meets the criteria for a unique archaeological resource as defined in Section 21083.2, then the site shall be treated in accordance with the provisions of Section 21083.2.</p>		<p>Identify requirements in approved grading and construction plans</p>		

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p><b>MM 4.3-2:</b> Prior to issuance of any grading or building permits for any development projects under the Red Hill Avenue Specific Plan, the applicant shall provide a letter to the City of Tustin Community Development Department, or designee, from a paleontologist selected from the roll of qualified paleontologists maintained by the County of Orange, stating that the applicant has retained this individual and that the paleontologist shall provide on-call services in the event resources are discovered. The paleontologist shall be present at the pre-grading conference to establish procedures for paleontological resource surveillance. If paleontological resources are discovered during any development project within the Red Hill Avenue Specific Plan area, ground-disturbing activity within 50 feet of the area of the discovery shall cease.</p> <p>If the find is determined by paleontologists to require further treatment, the area of discovery will be protected from disturbance while qualified paleontologists and appropriate officials, in consultation with a recognized museum repository (e.g., National History Museum of Los Angeles County), determine an appropriate treatment plan.</p>	Applicant Qualified Paleontologist	Retention of paleontologist: Prior to issuance of Grading Permits and/or action that would permit site disturbance  Identify requirements in approved grading and construction plans  Attendance of paleontologist at pre-grade meeting	Community Development Department – Planning & Zoning Division	
<b>GEOLOGY AND SOILS</b>				
<p><b>SC 4.4-1:</b> Projects are required to comply with Tustin City Code, Chapter 9, Grading and Excavation. Prior to the issuance of any grading permits, the grading plans shall be accompanied by geological and soils engineering reports and shall incorporate all information as required by the City. Grading plans shall indicate all areas of grading. Grading plans shall provide for temporary erosion control on all graded sites scheduled to remain unimproved for more than 30 days.</p>	Applicant Registered Geotechnical Engineer	Prior to the issuance of Grading Permits  Identified in approved grading and construction plans	Community Development Department – Building Division	

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p><b>SC 4.4-2:</b> A specific geotechnical survey shall be prepared by a certified geotechnical engineer to confirm/refine engineering design parameters regarding site preparation, grading, and foundation design, to assure design criteria are responsive to specific development site soils and potential effects of differential settlements resulting from ground shaking, as well as effects of subsidence, lateral spreading, and collapse potential. All geotechnical recommendations shall be noted on individual site development plans and implemented prior to issuance of an occupancy permit.</p> <p>Project-specific geotechnical measures shall be developed, as needed, based on the design-level geotechnical report and depicted on plans prepared by the geotechnical engineer of record or on plan sheets included within final grading plans, and subject to the approval by the City of Tustin Building Division and/or the Public Works Department.</p>	<p>Applicant Registered Geotechnical Engineer</p>	<p>Prior to the issuance of Grading and Building Permits Identified in approved grading and construction plans</p>	<p>Community Development Department – Building Division and/or the Public Works Department</p>	
<p><b>SC 4.4-3:</b> Future developments shall limit grading to the minimum area necessary for construction. Final grading plans shall include best management practices (BMPs) to limit on-site and off-site erosion and a water plan to treat disturbed areas during construction and reduce dust. The plans shall be submitted to the City of Tustin Building Division and/or the Public Works Department for review and approval prior to the issuance of a grading permit.</p>	<p>Applicant Registered Geotechnical Engineer</p>	<p>Prior to issuance of Grading and Building Permits</p>	<p>Community Development Department – Building Division and/or the Public Works Department</p>	
<b>HAZARDS AND HAZARDOUS MATERIALS</b>				
<p><b>MM 4.6-1:</b> Prior to issuance of grading permits, a human health risk evaluation shall be prepared by a qualified environmental professional in consultation with Orange County Health Care Agency, Environmental Health Division (OCHCA-EH) for any individual site application proposed on a site with a current or former hazardous materially regulated facility to determine if there is a contamination risk to the proposed land use. Remedial activities, if necessary, may be required, in consultation with OCHCA-EH.</p>	<p>Applicant Qualified Environmental Professional</p>	<p>Prior to issuance of Grading and Building Permits</p>	<p>Community Development Department – Building Division</p>	

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<b>HYDROLOGY AND WATER QUALITY</b>				
<p><b>SC 4.7-1:</b> Prior to the issuance of grading permits for any development projects under the Red Hill Avenue Specific Plan that would disturb more than one acre, the project applicant shall submit to the Department of Public Works an approved copy of the Storm Water Pollution Prevention Plan (SWPPP) and Notice of Intent (NOI) to comply with the General Permit for Construction Activities, confirming to the Current National Pollutant Discharge Elimination System (NPDES) requirements. The SWPPP shall be made part of the construction program. This SWPPP shall detail measures and practices that would be in effect during construction to minimize the individual project's impact on water quality and stormwater runoff volumes. The plan shall incorporate all necessary Best Management Practices (BMPs) and other City requirements to eliminate polluted runoff until all construction work for the future development is completed. The SWPPP shall include treatment and disposal of all dewatering operation flows and for nuisance flows during construction.</p>	Applicant	Prior to issuance of Grading and Building Permits	Public Works Department	
<p><b>SC 4.7-2:</b> Prior to issuance of grading permits for any development projects under the Red Hill Avenue Specific Plan, the project applicant shall prepare and submit a Water Quality Management Plan (WQMP) for the project, subject to the approval of the Department of Public Works. The WQMP shall include appropriate BMPs and low impact development (LID) techniques to ensure project runoff is adequately treated.</p>	Applicant	Prior to issuance of Grading and Building Permits	Public Works Department	
<p><b>SC 4.7-3:</b> Projects within the Specific Plan area would be subject to conditions imposed by the City of Tustin Community Development Department and the Public Works Department in accordance with Section 4902 (Control of Urban Runoff) of the Tustin City Code which requires the project applicant to provide all drainage facilities necessary for the removal of surface water from a site and to protect off-site properties from a project's water runoff. The storm drain system must be designed in accordance with the standards of the Orange County Flood Division.</p>	Applicant	During grading and construction	Community Development Department and the Public Works Department	

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<b>MM 4.7-1:</b> Prior to issuance of any grading or building permits for any development projects under the Red Hill Avenue Specific Plan, the project applicant shall prepare and submit to the Department of Public Works a hydrology and hydraulics analysis demonstrating that the existing condition flow rates are not exceeded by the proposed project flow rates.	Applicant	Prior to issuance of Grading and Building Permits	Public Works Department	
<b>MM 4.7-2:</b> Prior to issuance of any grading or buildings permits for any development projects under the Red Hill Avenue Specific Plan that do not have a direct connection to the City's existing storm drain system, shall provide to the Department of Public Works hydraulic analyses of the downstream storm drain system that demonstrate no significant impacts to the City storm drain infrastructure.	Applicant	Prior to issuance of Grading and Building Permits	Public Works Department	
<b>NOISE</b>				
<b>SC 4.9-1:</b> To ensure compliance with Tustin City Code, grading and construction plans shall include a note indicating that loud noise-generating project construction activities (as defined in Section 4616(2) and Section 4617(e) of the Tustin City Code) shall take place between the hours of 7:00 AM and 6:00 PM on weekdays and from 9:00 AM to 5:00 PM on Saturdays. Loud, noise-generating construction activities are prohibited outside of these hours and on Sundays and City observed Federal holidays.	Applicant Construction Manager	Condition of Grading and Building Permits Monitor during grading and construction	Community Development Department – Building Division	
<b>SC 4.9-2:</b> Development projects are required to meet or exceed the 65 dBA CNEL exterior noise level standard, as defined by Table N-3 of the City of Tustin General Plan Noise Element, and the 45 dBA CNEL interior noise level standard of the City of Tustin General Plan Noise Element, and by Title 24, Part 2, of the California Building Code.	Applicant Construction Manager	Prior to issuance of Grading and Building Permits	Community Development Department – Building Division	
<b>MM 4.9-1: Construction Noise.</b> Prior to approval of grading plans, the City of Tustin Building Division shall ensure that plans include Best Management Practices to minimize construction noise. Construction noise Best Management Practices may include the following: <ul style="list-style-type: none"> <li>Construction contractors shall equip all construction equipment, fixed or mobile, with properly operating and maintained mufflers, consistent with manufacturers' standards, and all stationary construction</li> </ul>	Applicant Construction Manager	Prior to issuance of Grading and Building Permits Identify in approved grading and construction plans	Community Development Department – Planning and Building Divisions	

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>equipment shall be placed so that emitted noise is directed away from the noise sensitive use nearest the construction activity.</p> <ul style="list-style-type: none"> <li>▪ The construction contractor shall locate equipment staging in areas that will create the greatest distance between construction-related noise sources and noise-sensitive receiver nearest to the construction activity.</li> <li>▪ The construction contractor shall limit haul truck deliveries to the same hours specified for construction equipment by Tustin City Code Article 4, Chapter 6, Section 4617. The contractor shall design delivery routes to minimize the exposure of sensitive land uses to delivery truck noise.</li> <li>▪ Construction activity within 50 feet of occupied noise sensitive uses shall reduce construction noise levels exceeding 85 dBA Leq at nearby sensitive land uses by one or more of the following methods to reduce noise to below 85 dBA Leq:               <ol style="list-style-type: none"> <li>1. Install temporary construction noise barriers within the line of site of occupied sensitive uses for the duration of construction activities that could generate noise exceeding 85 dBA Leq. The noise control barrier(s) must provide a solid face from top to bottom and shall:                   <ol style="list-style-type: none"> <li>a. Provide a minimum transmission loss of 20 dBA and be constructed with an acoustical blanket (e.g. vinyl acoustic curtains or quilted blankets) attached to the construction site perimeter fence or equivalent temporary fence posts;</li> <li>b. Be maintained and any damage promptly repaired. Gaps, holes, or weaknesses in the barrier or openings between the barrier and the ground shall be promptly repaired; and</li> <li>c. Be removed and the site appropriately restored upon the conclusion of the construction activity.</li> </ol> </li> </ol> </li> </ul>		<p>Monitor during grading and construction</p>		

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p>2. Install sound dampening mats or blankets to the engine compartments of heavy mobile equipment (e.g. graders, dozers, heavy trucks). The dampening materials must be capable of a 5-dBA minimum noise reduction, must be installed prior to the use of heavy mobile construction equipment, and must remain installed for the duration of the equipment use.</p>				
<p><b>MM 4.9-2: Construction Vibration.</b> The following measures shall be implemented by applicants for development within the Red Hill Avenue Specific Plan area to reduce construction vibration at nearby receptors:</p> <ul style="list-style-type: none"> <li>a. Avoid impact pile-driving where possible.</li> <li>b. In areas where project construction is anticipated to include pile drivers in close proximity to schools or historic structures, conduct site-specific vibration studies to determine the area of impact and to present appropriate vibration reduction techniques that may include the following: <ul style="list-style-type: none"> <li>▪ Develop a vibration monitoring and construction contingency plan to identify structures where monitoring should be conducted, set up a vibration monitoring schedule, define structure-specific vibration limits, and address the need to conduct photo, elevation, and crack surveys to document before and after construction conditions.</li> <li>▪ Identify construction contingencies for when vibration levels approach the standards.</li> <li>▪ At a minimum, conduct vibration monitoring during pile-driving activities. Monitoring results may indicate the need for more or less intensive measurements.</li> <li>▪ When vibration levels approach standards, suspend construction and implement contingencies to either lower vibration levels or secure the affected structures.</li> </ul> </li> </ul>	Applicant Construction Manager	Prior to issuance of Grading and Building Permits  Identify in approved grading and construction plans  Monitor during grading and construction	Community Development Department – Building Division  Public Works – Traffic Engineer	

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<ul style="list-style-type: none"> <li>▪ Conduct a post-survey on any structures where either monitoring has indicated high levels or complaints of damage has been made. Make appropriate repairs or compensation where damage has occurred as a result of vibration.</li> </ul>				
<b>PUBLIC SERVICES</b>				
<p><b>SC 4.11-1:</b> Prior to the issuance of any grading or building permits for any development project under the Red Hill Avenue Specific Plan, the applicant shall submit a Fire Master Plan to the Orange County Fire Authority for review. Payment of fees and Fire Master Plan approval shall be obtained prior to the issuance of grading or building permits.</p>	Applicant	Prior to issuance of Grading and Building Permits	Community Development Department – Building Division	
<p><b>SC 4.11-2:</b> Pursuant to Section 65995 of the California Government Code, prior to the issuance of building permits for any development projects under the Red Hill Avenue Specific Plan, the applicant shall pay developer fees to the Tustin Unified School District; payment of the adopted fees would provide full and complete mitigation of school impacts.</p>	Applicant	Prior to the issuance of Building Permits	Community Development Department – Planning & Zoning Division	
<p><b>SC 4.11-3:</b> New development under the Red Hill Avenue Specific Plan shall be subject to the same General Obligation bond tax rate as already applied to other properties within the Tustin Unified School District for Measure G (approved in 2008) based upon assessed value of the residential and commercial uses.</p>	Applicant	Prior to the issuance of Building Permits	Community Development Department – Planning & Zoning Division	
<b>RECREATION</b>				
<p><b>SC 4.12-1:</b> Prior to the approval of the final map for subdivisions under the Red Hill Avenue Specific Plan, applicants shall comply with the City of Tustin Subdivision Code (Article 9, Chapter 3, Part 3, Section 9331 of the Tustin City Code). Developers may dedicate land or pay a fee in lieu or a combination of both. The value of the amount of such fee shall be based upon the fair market value of the amount of land which would otherwise be required for dedication. Dedication of land may be required by the City for a condominium, stock cooperative, or community apartment project which exceeds 50 dwelling units.</p>	Applicant	Condition of approval of Tentative Tract Map Land dedication at final map recordation In lieu fees prior to issuance of Building Permits	Community Development Department – Planning & Zoning Division	

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p><b>MM 4.12-1:</b> For residential projects not subject to City of Tustin Subdivision Code (Article 9, Chapter 3, Section 9331 of the Tustin City Code), prior to the issuance of building permits, applicants shall dedicate parkland or pay a park fee, on a per unit basis, reflecting the value of land required for park purposes. The amount of land which would otherwise be required for dedication shall be computed by multiplying the number of proposed dwelling units by 0.003 acre per person and 2.24 persons per dwelling unit. The parkland in-lieu fee shall be computed by multiplying the amount of land required for dedication by \$2,500,000 per acre.</p>	Applicant	Prior to the issuance of Building Permits	Community Development Department – Planning & Zoning Division	
<b>TRAFFIC AND TRANSPORTATION</b>				
<p><b>MM 4.13-1:</b> Red Hill Avenue at Interstate 5 Southbound Ramps: Re-stripe the eastbound approach (the off-ramp) to convert from a shared left-through lane and one dedicated right-turn lane to one dedicated left-turn lane and a shared left-through-right lane. This improvement would provide additional capacity for the heavy eastbound left-turn volume. With this improvement, the intersection would operate at Level of Service D or better during both peak hours. The California Department of Transportation' (Caltrans) approval and cooperation would be required to implement this improvement.</p>	Applicant	Prior to issuance of Grading and Building Permits	Public Works – Traffic Engineer	
<b>UTILITIES AND SERVICE SYSTEMS</b>				
<p><b>SC 4.14-1:</b> Future development within the Specific Plan area would comply with Article 4, Chapter 10, Section 4952 of the Tustin City Code which seeks to reduce water consumption through (1) permanent water conservation requirements during non-shortage conditions and (2) four levels of water supply shortage response actions to be implemented within the City during times of declared water shortage. The program would prevent waste or unreasonable use of water; maximize the efficient use of water; and ensure a reliable and sustainable minimum supply of water for public health, safety, and welfare.</p>	Applicant	Prior to the issuance of Building Permits	Community Development Department – Building Division	

**Table 1-1. Mitigation Monitoring Requirements**

Standard Condition (SC) and Mitigation Measure (MM)	Responsibility for Implementation	Timing	Responsibility for Monitoring	Monitor (Signature; Date of Compliance)
<p><b>SC 4.14-2:</b> Future development within the Specific Plan area would comply with Article 9, Chapter 7, Section 9704 of the Tustin City Code which establishes procedures and standards for the design, installation, and maintenance of water-efficient landscapes in conjunction with new construction projects within the City to promote the conservation and efficient use of water and to prevent the waste of available water resources.</p>	Applicant	Prior to the issuance of Building Permits	Community Development Department – Building Division	
<p><b>SC 4.14-3:</b> Applicants shall prepare and obtain approval of a Construction and Demolition Waste Management Plan (CDWMD) for a project. The CDWMD shall list the types and weights or volumes of solid waste materials expected to be generated from construction. The CDWMD shall include options to divert from landfill disposal, nonhazardous materials for reuse or recycling by a minimum of 65 percent of total weight or volume (or requirements in place at the time of project entitlement).</p>	Applicant	Prior to issuance of Grading and Building Permits	Community Development Department – Building Division	