

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT****Human Resources and Educational Services**

To: Board of Trustees	Date: November 12, 2002
Re: Petition for Boundary Change	
Action: Request for Approval	

**BACKGROUND**

On February 28, 2002, the District entered into a settlement agreement with the City of Tustin, which awarded fifteen acres of land at the former MCAS Tustin to the District. That settlement agreement provided that this acreage would become part of the Rancho Santiago Community College District.

**ANALYSIS**

This acreage currently lies within the boundaries of the South Orange County Community College District (SOCCCD). In order to effect a boundary change between community college districts, a petition requesting the boundary change must be submitted to the Orange County Superintendent of Schools by the governing boards of both districts. Legal counsel has prepared the attached petition for approval by the board. This petition has also been transmitted to the SOCCCD and approval of that petition is pending.

**RECOMMENDATION**

It is recommended that the Board of Trustees adopt the Petition for a Boundary Change Between the Rancho Santiago Community College District and the South Orange County Community College District and authorize the Chancellor to transmit this petition to the Orange County Superintendent of Schools.

Fiscal Impact: None	Board Date: November 18, 2002
Item Prepared by: John Didion, Exec. Vice Chancellor, Human Res. & Educational Services	
Item Submitted by: John Didion, Exec. Vice Chancellor, Human Res. & Educational Services	
Item Recommended by: Dr. Edward Hernandez, Jr., Chancellor	

**RESOLUTION  
OF THE  
RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT**

**PETITION FOR A BOUNDARY CHANGE BETWEEN THE RANCHO SANTIAGO  
COMMUNITY COLLEGE DISTRICT AND THE SOUTH ORANGE COUNTY  
COMMUNITY COLLEGE DISTRICT**

WHEREAS, on February 28, 2002, the Rancho Santiago Community College District and the City of Tustin, California, entered into a settlement agreement whereby the City of Tustin, California agreed to convey to the Rancho Santiago Community College District fifteen(15) acres of land located at the former Marine Corps Air Station Tustin; and

WHEREAS, the acreage to be conveyed to the Rancho Santiago Community College District is currently within the boundaries of the South Orange County Community College District; and

WHEREAS, it is the intention of the Rancho Santiago Community College District to develop this acreage for educational purposes; and

WHEREAS, in order for the Rancho Santiago Community College District to appropriately develop this acreage, it is necessary for this acreage to be within the boundaries of the Rancho Santiago Community College District.

NOW, THEREFORE, BE IT RESOLVED, by a majority of the members of the Governing Boards of the Rancho Santiago Community College District and the South Orange County Community College District:

- (1) That this Petition is presented to the Orange County Superintendent of Schools for the annexation of certain territory from the South Orange County Community College District to the Rancho Santiago Community College District.
- (2) That the Orange County Superintendent of Schools proceed with the necessary steps to review, process, and transmit the Petition to the Orange County Committee on School District Organization for their review and approval.
- (3) That for the purposes of this Petition, the presidents of the Governing Boards of the Rancho Santiago Community College District and the South Orange County Community College District shall be designated as chief petitioners.

Dated this 18<sup>th</sup> day of November, 2002.

Ayes:

Noes:

Abstain:

Absent:

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Edward Hernandez, Jr., Chancellor

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT****BUSINESS OPERATIONS & FISCAL SERVICES**

To:	Board of Trustees	Date: June 13, 2005
Re:	Public Hearing and Proposed Adoption of a Negative Declaration – Public Safety Institute	
Action:	Request for Approval	

**BACKGROUND:**

The District intends to construct a 52,000 sq. ft. facility with related parking facilities for its Sheriff's Training Academy and Public Safety Institute, in the city of Tustin. As a result, certain environmental regulations need to be followed pursuant to the California Environmental Quality Act (CEQA). As required under CEQA, any proposed project must be reviewed by the lead agency (in this case, RSCCD) to determine if the project has any significant effect on the environment.

**ANALYSIS:**

After a thorough analysis of the project, the District's consultant, Sue Lamoureux of the Chambers Group, prepared an Initial Study and Draft Negative Declaration, thereby determining that this project would have no significant effect on the environment. Notice of the Initial Study and Draft Negative Declaration was published in the O.C. Register and was made available for a 30-day public review period from May 3 to June 1, 2005. In addition, copies of the Initial Study and Draft Negative Declaration were sent to the City of Tustin, County of Orange, and the State Clearinghouse.

All written comments received by the deadline are available in the record documents (attached), as well as responses to the comments. Both the comments and the responses shall become part of the Final Negative Declaration. A number of comments were received and The Chambers Group shall be available at the board meeting to respond to and advise the Board regarding those comments and any other public comments that may be received.

Following the public review period, the Board is required to hold a public hearing to receive any additional written and/or verbal comments.

**RECOMMENDATION:**

It is recommended that the Board of Trustees approve the attached Resolution No. 2005-04, thereby adopting a Negative Declaration for development of the facility and site in the City of Tustin for use as a Sheriff's Training Academy and Public Safety Institute.

Fiscal Impact:	None	Board Date: June 27, 2005
Prepared by:	Robert C. Partridge, Assistant Vice Chancellor of Facility Planning & District Support Services	
Submitted by:	Mark J. Zacovic, Ph.D., Vice Chancellor of Business and Fiscal Services	
Recommended by:	Edward Hernandez, Jr., Ed.D., Chancellor	

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT  
Santa Ana, California**

**RESOLUTION**

**ADOPTION OF A NEGATIVE DECLARATION  
FOR PUBLIC SAFETY INSTITUTE  
Former Tustin Marine Corps Air Station (MCAS) site  
PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act (CEQA); and

WHEREAS, an Initial Study has been prepared for the project and has been duly noticed by publication in the Orange County Register and has been available for public review from May 3, 2005, to June 1, 2005; and

WHEREAS, the Board of Trustees has evaluated the Initial Study and determined it to be adequate and complete;

NOW, THEREFORE, the Board of Trustees of the Rancho Santiago Community College District does hereby resolve as follows:

The Board of Trustees, pursuant to CEQA Guidelines, Section 15074(b), adopts a Negative Declaration and finds that the project will not have a significant effect on the environment.

I hereby certify the following to be a true and correct copy of a Resolution duly adopted by the Board of Trustees of the Rancho Santiago Community College District at a regular meeting of said Board at Rancho Santiago Center, Board Room, 2323 N. Broadway, Santa Ana, California, on June 27, 2005.

AYES:

NOES:

ABSENT:

ATTEST: \_\_\_\_\_

## **PUBLIC NOTICE**

### **NOTICE OF PUBLIC HEARING AND AVAILABILITY OF ENVIRONMENTAL DOCUMENT**

**PROJECT DESCRIPTION:** The RSCCD intends to construct a Public Safety Institute which consists of two (2) phases. The first phase is the Orange County Sheriff's Academy with proposed completion in 2006-07. The second phase is the Santa Ana College Fire Training Facility with proposed completion in 2010-11. This project is located in the former Tustin Marine Corps Air Station (MCAS) site, Tustin, California.

**PUBLIC HEARING:** Rancho Santiago Community College District will hold a public hearing on the proposed Negative Declaration/Initial Study on June 27, 2005, at 4:30 P.M. at:

**Rancho Santiago Community College District  
Board Room  
Rancho Santiago Center  
2323 N. Broadway, #107  
Santa Ana, CA  
92706-1640**

**CONTACT:** Robert C. Partridge, Assistant Vice Chancellor, Facility Planning @ (714) 480-7510.

**ENVIRONMENTAL DOCUMENT:** The proposed Negative Declaration/-Initial Study will be available for review from May 3, 2005, to June 1, 2005, in the Office of Facility Planning in Rancho Santiago Center, Room 112, and the Library at Santa Ana College, 1530 West 17<sup>th</sup> Street, Santa Ana, California 92706. Comments must be received by the Facility Planning Office by 5:00 PM, June 2, 2005.

**NEGATIVE DECLARATION FOR  
PUBLIC SAFETY INSTITUTE**

*Prepared for:*

**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT  
FACILITY PLANNING & DISTRICT SUPPORT SERVICES**

**Attn: Robert C. Partridge  
2323 North Broadway  
Santa Ana, California 92706-1640  
(714) 480-7510**

*Prepared by:*

**CHAMBERS GROUP, INC.  
17671 Cowan Avenue, Suite 100  
Irvine, California 92614  
(949) 261-5414**

**May 2005**



**RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT (RSCCD)**

**NOTICE OF INTENT TO ADOPT  
NEGATIVE DECLARATION (ND)**

**PROJECT TITLE:** Public Safety Institute

**PROJECT LOCATION:** Former Tustin Marine Corps Air Station (MCAS) site  
Tustin, California

**DIVISION/DEPARTMENT RESPONSIBLE FOR PROPOSED PROJECT:**

Rancho Santiago Community College District

**Address:** Facility Planning & District Support Services  
District Operations Center  
2323 North Broadway  
Santa Ana, California 92706-1640

**Contact:** Mr. Robert Partridge  
Assistant Vice Chancellor  
Tel: (714) 480-7510  
Fax: (714) 796-3910

**PROJECT DESCRIPTION:**

Orange County Sheriff's Academy

The Sheriff's Academy will be a ±57,149 gross square foot (GSF) single story building designed to accommodate the academy program requirements and to express the military academy nature of their approach to training. Five classrooms are the basis for academic training with a gymnasium and weight room for both physical training and situation training. The building will also include an administration suite, a large video production facility, locker/shower/toilet facilities for staff and cadets, and offices for class managers and physical training staff. Outdoor facilities will include an obstacle course, a multipurpose training area, a mockup street intersection, a running path, and parking for ±600 vehicles. A quad will serve as a formal outdoor place for flag raising ceremonies and inspections. Figure 4 is a Project Site Plan. Figures 5 and 6 are schematic Elevations and a Lobby Rendering.

Santa Ana College Fire Academy

The Fire Training Facility will be built as Phase II of the Public Safety Institute. Preliminary designs have not yet been prepared for this facility. However, the Fire Academy will also include administrative offices and classrooms in a ±20,000 GSF building plus outdoor training facilities.

**PUBLIC REVIEW:** In compliance with Section 15072 of the California Environmental Quality Act (CEQA) Guidelines, notification is hereby given that the RSCCD intends to adopt a Negative Declaration for the construction and operation of the Public Safety Institute project at the former MCAS, Tustin, California. The RSCCD invites you to comment on this Negative Declaration. Copies of the ND and reference documents are available for review at the office listed above.

The 30 day public review period for the Negative Declaration begins on **May 3, 2005** and ends on **June 1, 2005**. Written comments must be received by **5:00 p.m.** on the last day of the review period at the

following address: Mr. Robert Partridge, Assistant Vice Chancellor, Facility Planning & District Support Services, District Operations Center at 2323 North Broadway, Santa Ana, California 92706-1640.

**PUBLIC HEARING:** A public hearing on the ND for the Public Safety Institute project is scheduled for 4:30 PM on June 27, 2005. The public hearing will be held at the RSCCD, District Operations Center in Room 107, 2323 N. Broadway, Santa Ana, CA 92706.

**DATE: May 2, 2005**



## ENVIRONMENTAL CHECKLIST FORM

**1. Project Title:**

Public Safety Institute

**2. Lead Agency Name and Address:**

Rancho Santiago Community College District  
Facility Planning & District Support Services  
District Operations Center  
2323 North Broadway  
Santa Ana, California 92706-1640

**3. Contact Person and Telephone Number:**

Robert C. Partridge  
Assistant Vice Chancellor  
714 480-7510  
Fax 714 796-3910

**4. Project Location:**

Former Tustin Marine Corps Air Station (MCAS) site, Tustin, California

**5. Project Sponsor's Name and Address:**

Rancho Santiago Community College District  
Facility Planning & District Support Services  
District Operations Center  
2323 North Broadway  
Santa Ana, California 92706-1640

**6. General Plan Designation:**

Specific Plan (MCAS Tustin Specific Plan/Reuse Plan)

**7. Zoning:**

Neighborhood A (Learning Village) - MCAS Tustin Specific Plan/Reuse Plan

**8. Description of Project:**

The proposed project is the Public Safety Institute. There are two phases to the Public Safety Institute. The first phase is the Orange County Sheriff's Academy with proposed completion in 2006-2007. The second phase is the Santa Ana College Fire Training Facility with proposed completion in 2010-2011.

### **Project Background**

The proposed Public Safety Institute site is located within the City of Tustin on the former Tustin MCAS site. Tustin MCAS was identified for closure in accordance with the Defense Base Closure and Realignment Act of 1990. As part of this process, the City of Tustin was identified as the Lead Agency or Local Redevelopment Authority (LRA) for the preparation of a combined Specific Plan/Reuse Plan. This Plan was approved in 1999 and provides policies, regulations, and implementation guidelines and the

underlying zoning for the reuse and development of the former Tustin MCAS site. At the same time, the Department of the Navy and the City of Tustin jointly prepared the Environmental Impact Statement/Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of MCAS Tustin. The City certified the Final EIS/EIR in 1999.

The proposed Public Safety Institute occupies a 15-acre site that is master planned to accommodate both the Orange County Sheriff's Academy and the Santa Ana College Fire Training Facility. Both of these ongoing programs are currently housed elsewhere in the County and will be relocated to this site.

Rancho Santiago Community College and the Orange County Sheriff's Department jointly run a training academy for local law enforcement agencies. Cadets at the academy are new recruits and the academy offers basic law enforcement training only. The program has a strong military basis and learning is similar to a military academy. The existing Sheriff's Academy is currently located in Garden Grove in a leased building that the Academy has converted to serve as classrooms, physical training, the situation training, and warehousing.

The Santa Ana College Fire Training Program is the largest and oldest fire technology program in California. The County Fire Chiefs' Association administers this accredited program. This classroom portion of this program is located at Santa Ana College and the field training is located at the Joint Powers Training Center in Huntington Beach and several other training facilities in Orange County.

The Public Safety Institute is in conformance with the MCAS Tustin Specific Plan/Reuse Plan. The MCAS Tustin Specific Plan/Reuse Plan EIS/EIR certified in 1999 serves as a Program EIR from which subsequent CEQA environmental reviews for specific projects that implement the MCAS Tustin Specific Plan/Reuse Plan may be tiered.

*"Where an EIR has been prepared and certified for a program, plan, policy, or ordinance consistent with the requirements of this section, any lead agency for a later project pursuant to or consistent with the program, plan, policy, or ordinance should limit the EIR or negative declaration on the later project to effects which:*

- 1. Were not examined as significant effects on the environment in the prior EIR; or*
- 2. Are susceptible to substantial reduction or avoidance by the choice of specific revisions in the project, by the imposition of conditions, or other means."*

Therefore, the following environmental analysis for the proposed Public Safety Institute will be a second-tier document to the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. In accordance with CEQA Section 15168 (d), the following initial study addresses the specific project environmental effects not addressed in detail as part of the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. Rancho Santiago Community College District has reviewed Resolution No. 00-90 – "A Resolution of the Tustin City Council Certifying The Final Environmental Impact Report for the Reuse and Disposal of the Former MCAS Tustin as Complete and Adequate Pursuant to the California Environmental Quality Act." The District concurs with the mitigation measures identified in this document as appropriate to the District's project.

### **Project Location**

The project site is located in the City of Tustin on the former Tustin MCAS site. The majority of Tustin MCAS is located in the City of Tustin (about 1511 acres) and a portion is in the City of Irvine (about 95 acres). This ± 15-acre site is located in the southwestern quadrant of the former base at the northwestern corner of future Warner Avenue and future Armstrong Avenue. Figure 1 shows the regional setting and Figure 2 shows the site location on the MCAS Tustin Specific Plan/Reuse Plan Neighborhoods map. Figure 3 is an aerial map of the existing site.

<sup>1</sup> Section 15152(d) of the CEQA Guidelines



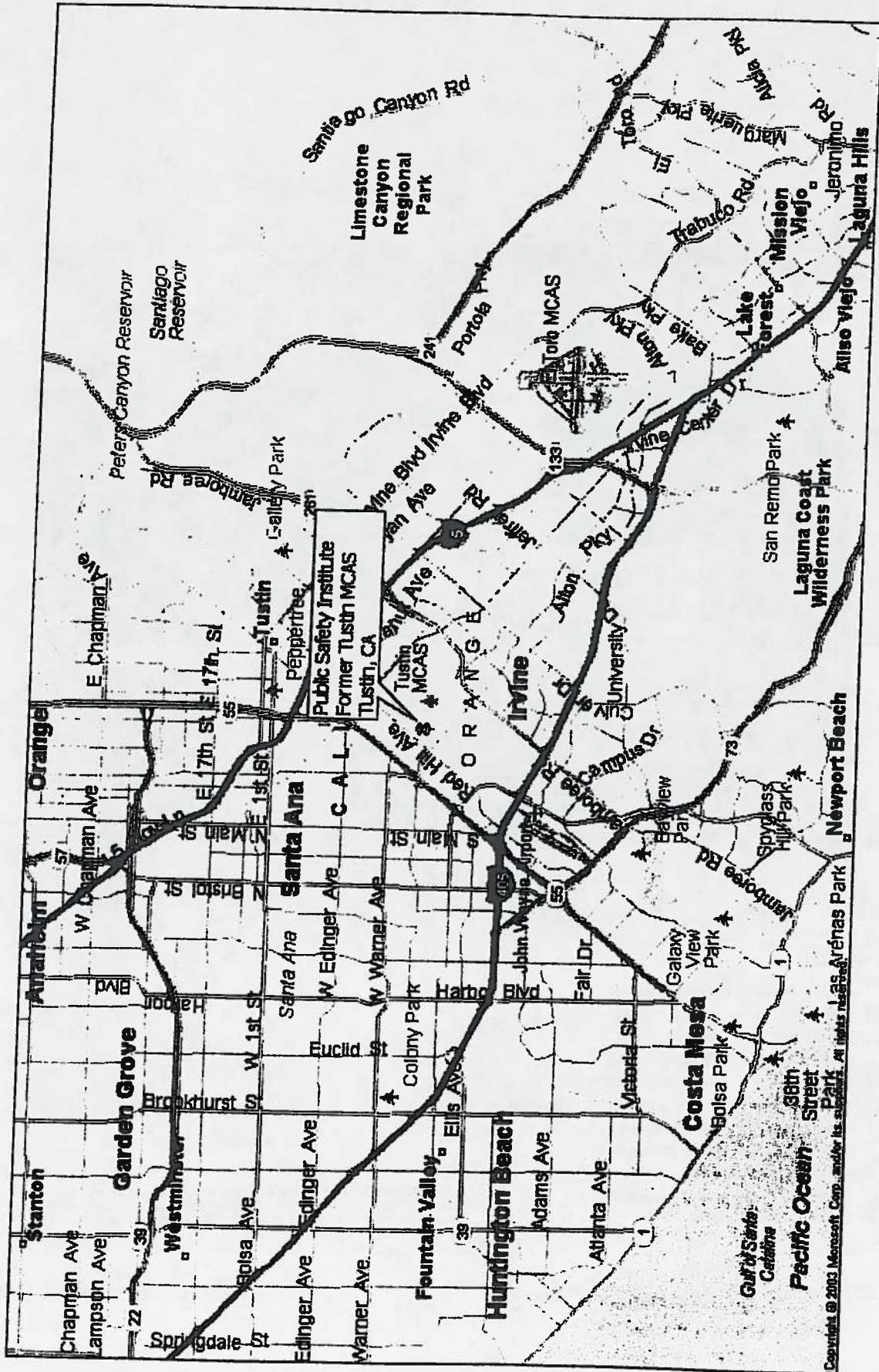
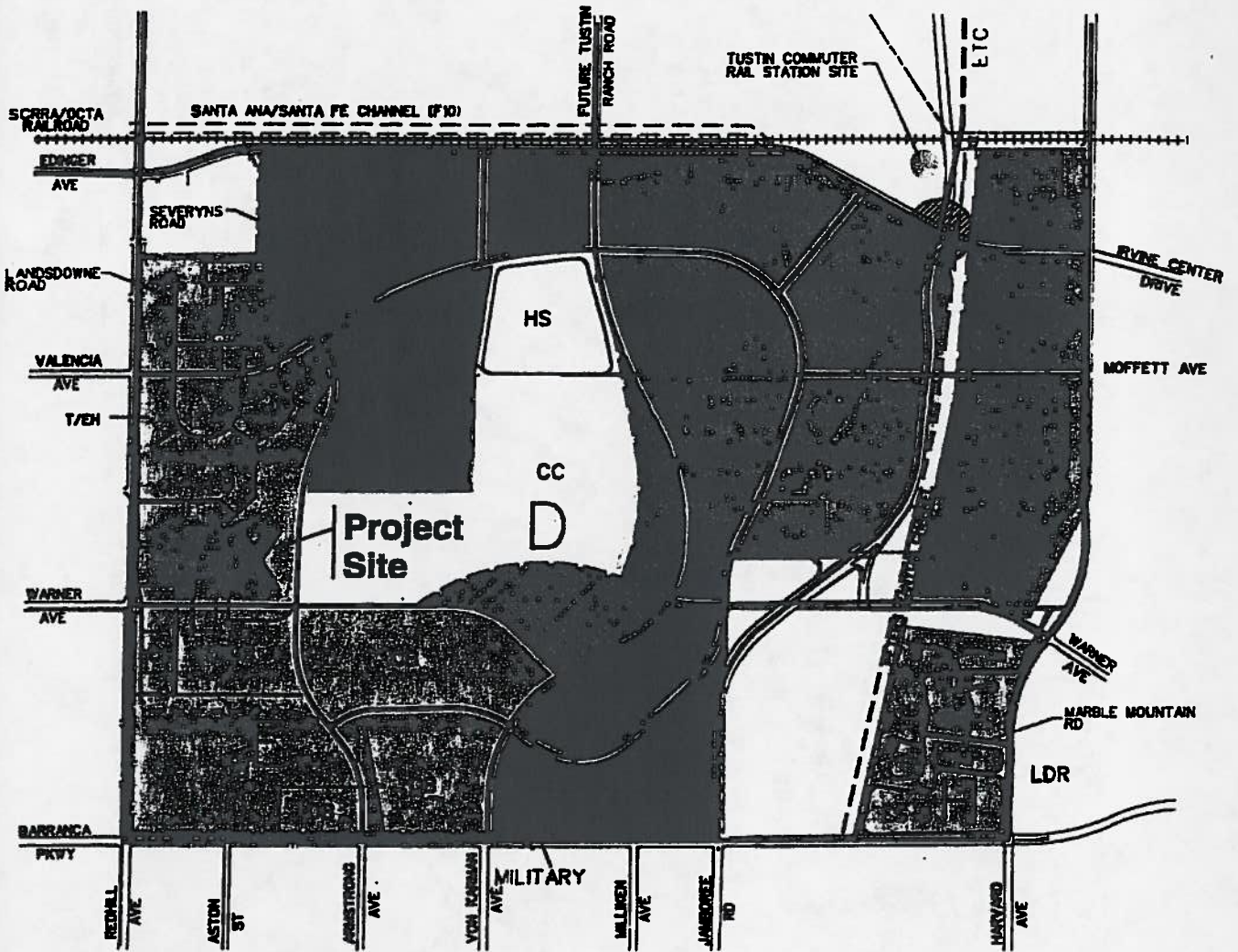


Figure 1. Regional Location



**LEGEND**

- NEIGHBORHOOD A - LEARNING VILLAGE
- NEIGHBORHOOD B - VILLAGE HOUSING
- NEIGHBORHOOD C - REGIONAL PARK
- NEIGHBORHOOD D - COMMUNITY CARE
- NEIGHBORHOOD E - EMPLOYMENT CENTER
- NEIGHBORHOOD F - REGIONALLY-ORIENTED COMMERCIAL DISTRICT
- NEIGHBORHOOD G - RESIDENTIAL CARE
- NEIGHBORHOOD H - IRVINE RESIDENTIAL
- MCAS TUSTIN BOUNDARY
- IRVINE/TUSTIN/SANTA ANA BOUNDARY
- SPECIFIC PLAN BOUNDARY

THIS IS A GRAPHIC REPRESENTATION OF A PLANNING/ENGINEERING CONCEPT. FINAL DESIGN SOLUTIONS (LOCATION AND BEING) WILL BE PROPOSED AND REVIEWED AS PART OF SUBSEQUENT APPROVALS NEEDED BY THE RESPECTIVE AGENCY WITH JURISDICTION

Source: MCAS Tustin Specific Plan/Reuse Plan

Figure 2. Local Setting





Source: Eagle Aerial, 2003

Figure 3. Site Aerial



## **Project Description**

### **Orange County Sheriff's Academy**

The Sheriff's Academy will be a ±57,149 gross square foot (GSF) single story building designed to accommodate the academy program requirements and to express the military academy nature of their approach to training. Five classrooms are the basis for academic training with a gymnasium and weight room for both physical training and situation training. The building will also include an administration suite, a large video production facility, locker/shower/toilet facilities for staff and cadets, and offices for class managers and physical training staff. Outdoor facilities will include an obstacle course, a multipurpose training area, a mockup street intersection, a running path, and parking for ±600 vehicles. A quad will serve as a formal outdoor place for flag raising ceremonies and inspections. Figure 4 is a Project Site Plan. Figures 5 through 7 show renderings of the Academy from different perspectives.

### **Santa Ana College Fire Training Facility**

This Facility will be built as Phase II of the Public Safety Institute. Preliminary designs have not yet been prepared for this facility. However, the Fire Training Facility will include administrative offices and classrooms in a ±20,000 GSF building.

## **9. Surrounding Land Uses and Setting:**

The project site is a 15-acre site located at the former MCAS Tustin site. The existing project site includes an ±800 SF building on the northern part of the site, an abandoned well, a transformer pad, grassland, earthen and cement-lined drainage ditches, and a portion of a former helicopter landing strip. These existing improvements will be removed prior to construction of the Public Safety Institute. The surrounding property consists of more of the former landing strip and airplane hangar buildings.

The site is located in Neighborhood A as identified in the MCAS Tustin Specific Plan/Reuse Plan. Neighborhood A is located on the western edge of the former base and is bounded by Red Hill Avenue on the West, Armstrong Avenue on the east, Warner Avenue on the south, and an existing business center on the north. Neighborhood A includes institutional and recreational uses: Learning Village on 128.0 acres; Community Park on 24.1 acres; and Urban Regional Park on 84.5 acres. The proposed project is identified as Planning Area 1-B.

The Learning Village designation provides a specialized education environment with a variety of public-serving uses with the following intent:<sup>2</sup>

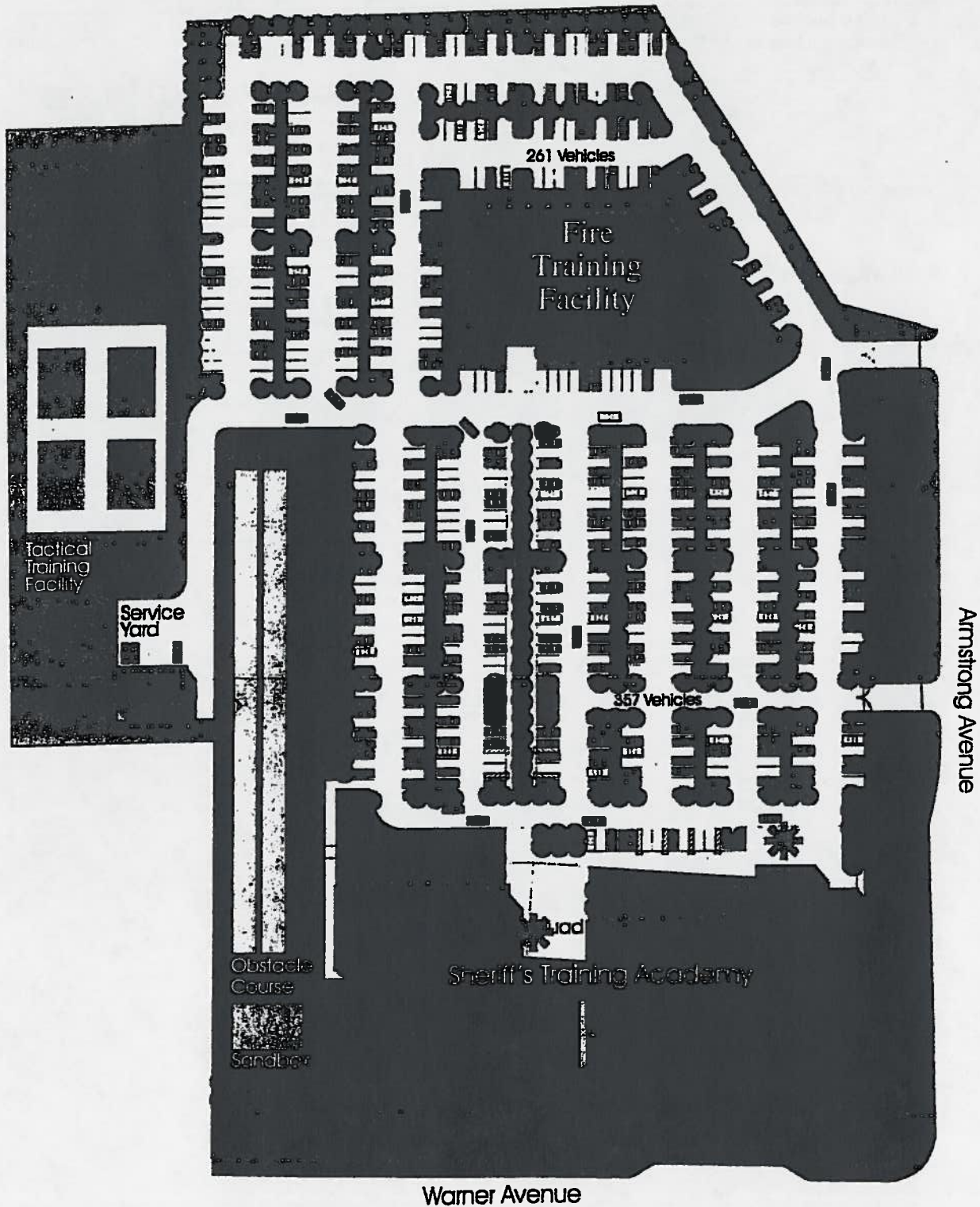
1. Maintain the walkable scale of existing base facilities and create a campus environment;
2. Provide a mix of educational, training, and other public uses with small scale support convenience commercial uses conducive with the village complex; and
3. Create a synergy of uses and services that will support employment uses elsewhere in the community....

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<sup>2</sup> MCAS Tustin Specific Plan/Reuse Plan, p. 2-10.

**10. Other Public Agencies Whose Approvals Are Required:**

<b>Agency</b>	<b>Permit or Approval</b>
State Department of General Services, Division of State Architect	Approval of Construction Plan
City of Tustin	Miscellaneous approvals of encroachment permits (i.e. site access, utility installation etc) and review of project grading and drainage plans.
Regional Water Quality Control Board (SA)	Notice of Intent to comply with terms of the general permit to discharge storm water associated with construction activity
State Water Resources Control Board	Notice of Intent to comply with terms of the general permit to discharge storm water associated with construction activity



Source: GKK Corp. and DLR Group, 2003

Figure 4. Project Site Plan





Source: GKK Corp. and DLR Group, 2003

Figure 5. Perspective Rendering Looking South



**Figure 6. Perspective Rendering Looking West**

**Source: GKK Corp. and DLR Group, 2003**





Source: GKK Corp. and DLR Group, 2003

Figure 7. Quad Rendering

**Environmental Factors Potentially Affected**

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

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Aesthetics            | <input type="checkbox"/> Hazards/Hazardous Materials | <input type="checkbox"/> Public Services                    |
| <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Hydrology/Water Quality     | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Air Quality           | <input type="checkbox"/> Land Use and Planning       | <input type="checkbox"/> Transportation/Circulation         |
| <input type="checkbox"/> Biological Resources  | <input type="checkbox"/> Mineral Resources           | <input type="checkbox"/> Utilities and Service Systems      |
| <input type="checkbox"/> Cultural Resources    | <input type="checkbox"/> Noise                       | <input type="checkbox"/> Mandatory Findings of Significance |
| <input type="checkbox"/> Geology and Soils     | <input type="checkbox"/> Population and Housing      |   |

**Determination**

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

R. C. Partridge  
Signature

4/20/05  
Date

Robert C. Partridge  
Printed Name

Rancho Santiago Community College District  
Agency



**I. AESTHETICS**

a) Would the project have a substantial adverse effect on a scenic vista?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site and surrounding area is not a scenic vista. The proposed project will be designed in conformance with the design guidelines of the MCAS Tustin Specific Plan/Reuse Plan. Visual impacts will be less than significant.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site does not have scenic resources and is not adjacent to a scenic highway. No impacts would occur.

c) Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is on the former Tustin MCAS site that is undergoing development in accordance with the MCAS Tustin Specific Plan/Reuse Plan. Also see response 1.a). No impacts would result.

d) Would the project create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

There are currently no sources of light and glare at the project site and surrounding area because of the vacant land uses. The proposed project would introduce additional night lighting to the project site. Light and glare impacts have been addressed in the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. Additional lighting would result in less than significant impacts.

**II. AGRICULTURE RESOURCES**

a) Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Approximately 530 acres of the 1,594 acres of the former base were used for agriculture, all of which were mapped as Prime Farmland. An additional 20-acre parcel in the southern corner was mapped as Farmland of Statewide Importance. None of these agricultural lands are located on the project site. All of

these agricultural lands were identified as residential, commercial, recreational, institutional, and other urban uses under the MCAS Tustin Specific Plan/Reuse Plan. The project site consists entirely of land developed for MCAS operations. Impacts to these agricultural resources were addressed in the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. No additional impacts would result.

b) Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The MCAS Tustin Specific Plan/Reuse Plan does not identify land uses for agricultural purposes. No impact on agricultural zones, resources, or operations in the region would result from the proposed Public Safety Institute. There is no portion of the project site that is under a Williamson Act contract. No impacts would result.

c) Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No agricultural land uses are located on or adjacent to the proposed site. There are no direct or indirect impacts related to farmland conversion.

### III. AIR QUALITY

a) Would the project conflict with or obstruct implementation of the applicable air quality plan?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The South Coast Air Quality Management District's (SCAQMD) Air Quality Management Plan (AQMP) is based on Southern California Association of Governments (SCAG) projections as well as the requirements and projections included in the General Plans for those communities located within the Basin. Therefore, a project is considered consistent with AQMP assumptions if it is consistent with a City's General Plan. The proposed project is in conformance with the City of Tustin's MCAS Tustin Specific Plan/Reuse Plan. The proposed Public Safety Institute is in conformance with this Plan. Any air quality impacts would be less than significant.

b) Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Site preparation, demolition, and construction activities would result in emissions of nitrogen dioxide (NO<sub>x</sub>), carbon dioxide (CO), sulfur dioxide (SO<sub>x</sub>), volatile organic compounds (VOCs), and suspended particulate matter (PM<sub>10</sub>). Sources of emissions during construction would include emissions from construction worker vehicle trips, construction equipment exhaust, and fugitive dust generated during soil excavation. Construction related air quality impacts will be reduced to a level of less than significant by conformance with current SCAQMD's rules and regulations for construction activities (i.e., Rule 403).

Operation of the proposed project would not directly result in a significant, long-term impact on air quality since it would not involve land uses that generate significant air pollutants. Long-term adverse impacts could occur as a result of vehicle emissions generated by users of the new facility. However, these adverse impacts would not result in a significant adverse impact.

c) Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state AAQS (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is in conformance with the MCAS Tustin Specific Plan/Reuse Plan and cumulative impacts have been addressed in the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. A less than significant impact would occur.

d) Would the project expose sensitive receptors to substantial pollutant concentrations?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project will be subject to current SCAQMD's rules and regulations for construction activities. Implementation of these measures will reduce project impacts to surrounding areas to below a level of significance.

e) Would the project create objectionable odors affecting a substantial number of people?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The only potential odors associated with the proposed project are from diesel exhaust during the construction period. These odors, if perceptible, would be of very limited duration. Therefore, any objectionable odor impacts would be considered less than significant.

**IV. BIOLOGICAL RESOURCES**

a) Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

There are no blue-line drainages on the site. There are two concrete-lined drainage ditches (Ditches A and A2). The U.S. Army Corps of Engineers (Corps) has taken jurisdiction of these drainages. Although there are no significant biological resources in these ditches, the Corps has requested "no net loss" of resources and has requested a replacement of acreage on a 1:1 basis. Therefore, RSCCD will provide a replacement of 0.075 and 0.15 acre respectively for Ditches A and A2. However, this is not categorized as mitigation because there are no adverse impact to significant biological resources. The concrete-lined drainage ditches do not meet the CDFG's definition of a streambed and these ditches do not support any



aquatic resources, including riparian vegetation.<sup>3</sup> The overall project site has ruderal vegetation, horticultural landscaping, hardscape (cement and asphalt), and buildings. The proposed project site is not known to contain sensitive plant or animal species, or habitat for sensitive animal species. Thus, no impact on sensitive plant and animal species would result from the construction and operation of the proposed Public Safety Institute. The proposed project would not adversely affect the habitat of any candidate, sensitive, or special status species. No impacts would result.

b) Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

See response to Section IV(a) above.

c) Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project site does not contain any wetland habitat or any designated blue line streams as discussed under Section IV(b). The nearest major watercourse is the San Diego Creek Channel, which runs nearly parallel to Jamboree Road approximately 1.2 miles southeast of the site. No impacts to federally protected wetlands would result.

d) Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site has ruderal vegetation, horticultural landscaping, hardscape (cement and asphalt), and buildings. Vegetation on the site and surrounding area consists of ruderal vegetation (non-native grasses and ornamental trees and shrubs). The site does not support native habitat and is not known to contain native resident or migratory fish or wildlife species. The proposed project would not interfere with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites. No impacts would result.

e) Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

No significant biological resources exist on, or adjacent to the site. The proposed project would be consistent with biological protection policies within the City of Tustin's General Plan and MCAS Tustin Specific Plan/Reuse Plan. Project landscaping would introduce vegetation to the area, including trees,

<sup>3</sup> "Letter Report for Preliminary Findings of U.S. Army Corps of Engineers and California Department of Fish and Game Jurisdiction for RSCCD site," dated revised February 14, 2005.

shrubs, and ground cover. As such, the project would not conflict with any local policies. No trees would be affected by a tree preservation policy or ordinance. No impacts would result.

<p>f) Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input type="checkbox"/></p>	<p>No Impact <input checked="" type="checkbox"/></p>
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There are no habitat conservation plans affecting the project site. No impacts would result.

**V. CULTURAL RESOURCES**

No paleontological, archaeological, or historical resources are known to exist on or around the proposed project site.

<p>a) Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input type="checkbox"/></p>	<p>No Impact <input checked="" type="checkbox"/></p>
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There are no historical resources on the project site. However, Tustin MCAS is noted for two historical blimp hangars. These hangars were constructed in 1942 and 1943 to support airships and personnel conducting anti-submarine patrols off the coast of southern California during World War II. Due to their historical association with World War II, the two blimp hangars are listed on the National Register of Historic Places as being historically significant. These hangars are located approximately 0.3 miles from the project site. The Public Safety Institute would not adversely affect views of the nearby blimp hangars. No impacts would result.

<p>b) Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input type="checkbox"/></p>	<p>No Impact <input checked="" type="checkbox"/></p>
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There are no known archaeological resources on the project site. No impacts would result from project implementation.

<p>c) Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input type="checkbox"/></p>	<p>No Impact <input checked="" type="checkbox"/></p>
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There are fossil-bearing formations underlying almost the entire Tustin MCAS site. However, the project site has been disturbed for over 60 years. Therefore, the potential for in-situ paleontological resources within the project site is unlikely. No impacts would result from project implementation.

d) Would the project disturb any human remains, including those interred outside of formal cemeteries?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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There are no known human remains on the project site. No impacts are expected.

**VI. GEOLOGY AND SOILS**

a) Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>

The project site is located in a seismically active region. The nearest faults to the Tustin MCAS site are:

- > Newport-Inglewood Fault (ten miles southwest)
- > Whittier Fault (14 miles north)
- > Elsinore Fault (14 miles east)

There is limited potential for ground rupture at the project site. The proposed project will be built in accordance with current State building and seismic codes. Impacts would be less than significant.

ii) Strong seismic ground shaking?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The project site would be exposed to ground shaking hazards associated with earthquake events in the region. The proposed project will be built in accordance with current State building and seismic codes. Impacts would be less than significant.

iii) Seismic-related ground failure, including liquefaction?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Per the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR, the former base has a high probability of liquefaction in the event of a major earthquake due to the presence of groundwater near the ground surface and loose soils. The proposed project will be built in accordance with current State building and seismic codes and site/project specific geotechnical studies. Impacts would be less than significant.



iv) Landslides?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The project site is flat and not located within an area subject to landslides. No impacts are expected.

b) Would the project result in substantial soil erosion or the loss of topsoil?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The project site has ruderal vegetation, horticultural landscaping, hardscape (cement and asphalt), and buildings. Project development will be subject to best management practices (BMPs) for erosion control, grading, and soil remediation. No significant impacts will occur.

c) Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in onsite or offsite landslide, lateral spreading, subsidence, liquefaction or collapse?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The soil type on the project site is Chino silty clay loam, drained. The proposed project will be built in accordance with current State building and seismic codes and site/project specific geotechnical studies. No significant impacts will occur.

d) Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Soils on the former base have a high to very high expansivity according to the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. The proposed project will be built in accordance with current State building and seismic codes and site/project specific geotechnical studies. No significant impacts will occur.

e) Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will rely on a planned sanitary system within the MCAS Tustin Specific Plan/Reuse Plan area. No impacts will occur.

## VII. HAZARDS AND HAZARDOUS MATERIALS

a) Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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Transport, use, and/or disposal of hazardous materials are regulated by the state and the transport of such materials to the site would be in compliance with all federal, state and local regulations. No significant impacts are expected.

b) Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The use of any hazardous materials would be in accordance with existing federal, state and local regulations. No significant impacts are expected to occur.

c) Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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A proposed high school may be located within one-quarter mile of the proposed project. However, the use of any hazardous materials would be in accordance with existing federal, state and local regulations. No significant impacts are expected to occur.

d) Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Hazardous materials were used at the former Tustin MCAS site from its inception in 1942 until its closure in 1999. A Phase I Environmental Site Assessment (ESA)<sup>4</sup> and a Limited Phase II ESA<sup>5</sup> have been performed for the project site (Parcel I-F-1 and Parcel II-F-2). The Limited Phase II ESA concluded:

- Building 254 was constructed after 1980. Therefore, no asbestos containing material (ACM) or lead-based paint (LBP) survey is required prior to demolition or renovation.
- Historical documentation for the project site showed that the Santa Ana Regional Water Quality Control Board (RWQCB) concluded that remediation of the former AST 194A/B site and its associated contamination was sufficient and no further action was necessary at this time.
- Soil samples did not indicate the presence of petroleum-impacted soil.

<sup>4</sup> "Phase I ESA, Parcel I-F-1 and the 'Exception No. 1' or 'Exception No. 1' or 'Parcel II-F-2' at the Former Tustin Marine Corps Air Station in Orange, California," prepared by Tetra Tech EM Inc., March 26, 2003

<sup>5</sup> "Limited Phase II ESA on Parcel I-F-1 and the 'Exception No. 1' or 'Parcel II-F-2,' at the Former Tustin Marine Corps Air Station, Orange, California," prepared by Tetra Tech EM Inc., July 3, 2003.



- Since groundwater wells are down gradient of the VOC extraction wells, it can be assumed that the plume migration does not pose a significant environmental concern.

No significant impacts are expected to occur.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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The nearest airport to the project site is John Wayne Orange County Airport. The project site is not less than 2.45 statute miles from the closest runway at the Airport<sup>6</sup>. The MCAS Tustin Specific Plan/Reuse Plan area is not included in the John Wayne-Orange County Airport Environs Land Use Plan (AELUP). The proposed project would not be exposed to airport hazards, affect aircraft operations, and would not create an airport safety hazard for uses of the Public Safety Institute. No significant impacts are expected to occur.

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project is not in the vicinity of a private airstrip. No impacts would result.

g) Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The proposed project is not located in or adjacent to an area designated as a critical facility or lifeline system. Therefore, the proposed project will not interfere with the implementation of any emergency plans. No impacts would result.

h) Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project site is located in a developed, urban area. There are no wildlands in proximity to the site or former base. No impacts would result.

<sup>6</sup> "Report on Distance to Nearest Airport Runway, Parcels I-F-1 and II-F-2, Former MCAS, Tustin, California," Psomas, February 11, 2003.

**VIII. HYDROLOGY AND WATER QUALITY**

<p>a) Would the project violate any water quality standards or waste discharge requirements?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input checked="" type="checkbox"/></p>	<p>No Impact <input type="checkbox"/></p>
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As part of Section 402 of the Clean Water Act, the U.S. EPA has established regulations under the National Pollutant Discharge Elimination System (NPDES) program to control storm water discharges. Construction activities disturbing one acre or more of land are required to comply with a general Construction NPDES Storm Water Permit from the State Water Resources Control Board (SWRCB). The project site is ±15 acres and will be subject to the NPDES program. The implementation of standard construction BMPs measures and compliance with the requirements of obtaining a general Construction NPDES Storm Water Permit would reduce project water quality impacts to below a level of significance.

<p>b) Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input type="checkbox"/></p>	<p>No Impact <input checked="" type="checkbox"/></p>
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The proposed project will be served by the Irvine Ranch Water District (IRWD). The MCAS Tustin Specific Plan/Reuse Plan EIS/EIR addressed water usage and determined that water supplies were adequate for the development of this Plan. No additional impacts would result.

<p>c) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or offsite?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input checked="" type="checkbox"/></p>	<p>No Impact <input type="checkbox"/></p>
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The proposed project will not alter existing drainage patterns in a manner that would result in substantial erosion or siltation on- or offsite. Runoff will be directed toward storm drainage basin that are planned along Armstrong Avenue. In accordance with the EIS/EIR, construction operations at the project site will be required to comply with the sediment total maximum daily load requirements for the San Diego Creek Water, which has an objective of reducing sediment loads by 50%. The proposed project will also comply with water quality standards and required BMPs in order to meet water quality standards and water discharge requirements. No significant impacts are expected to occur.

<p>d) Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or offsite?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input checked="" type="checkbox"/></p>	<p>No Impact <input type="checkbox"/></p>
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See response VIII.c) above. No significant impacts are expected to occur.

e) Would the project create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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See response VIII.c) above. No significant impacts are expected to occur.

f) Would the project otherwise substantially degrade water quality?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input checked="" type="checkbox"/>	No Impact <input type="checkbox"/>
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See response VIII.c) above. No significant impacts are expected to occur.

g) Would the project place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The proposed project is an institutional use. No impacts would result.

h) Would the project place within a 100-year flood hazard area structures that would impede or redirect flood flows?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project site is not located within a flood hazard area. No impact would result.

i) Would the project expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project site is not located within a dam inundation area. No impact.

j) Would the project expose people to inundation by seiche, tsunami, or mudflow?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Seiche, tsunami, or mudflows are not hazards in the project area. No impact.



**IX. LAND USE AND PLANNING**

a) Would the project physically divide an established community?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The MCAS Tustin Specific Plan/Reuse Plan governs the project site. This Plan is intended to guide the reuse of the former Tustin MCAS site. The proposed Public Safety Institute is in conformance with this Plan. The proposed project will not divide an established community. No impacts would result.

b) Would the project conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The MCAS Tustin Specific Plan/Reuse Plan governs the project site. This Plan is intended to guide the reuse of the former Tustin MCAS site. The proposed Public Safety Institute is in conformance with this Plan. No impacts would occur.

c) Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No habitat conservation or natural community conservation plans have been adopted for the project site or the former base. No impacts would result.

**X. MINERAL RESOURCES**

a) Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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There are no known mineral resources on the former base according to the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. No impacts would occur.

b) Would the project result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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There are no known mineral resources on the site or the former base. No impacts will occur.

**XI. NOISE**

<p>a) Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input checked="" type="checkbox"/></p>	<p>No Impact <input type="checkbox"/></p>
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The proposed project would generate noise from construction (short-term noise impacts) and vehicular operations (long-term noise impacts). The proposed project will conform to the construction hours identified in the City of Tustin Ordinance. The proposed project is not located adjacent to proposed noise sensitive land uses. The project is not expected to generate noise levels in excess of local standards. A less than significant impact would occur.

<p>b) Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input checked="" type="checkbox"/></p>	<p>No Impact <input type="checkbox"/></p>
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Noise impacts associated with construction activities at the project site are discussed above under XI.a). Lack of noise sensitive receptors near the site would result in less than significant noise levels.

<p>c) Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input checked="" type="checkbox"/></p>	<p>No Impact <input type="checkbox"/></p>
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The proposed project uses would not substantially increase ambient noise levels in the project vicinity. Impacts will be less than significant.

<p>d) Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input checked="" type="checkbox"/></p>	<p>No Impact <input type="checkbox"/></p>
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Construction of the proposed project will result in a temporary increase in ambient noise levels due to construction activities. The City of Tustin Noise Ordinance will control construction hours and noise levels. Impacts will be less than significant.

<p>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input type="checkbox"/></p>	<p>No Impact <input checked="" type="checkbox"/></p>
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The project site is located within the five-mile inner core of John Wayne-Orange County Airport and the aircraft pattern for along Red Hill Avenue. The closest runway is not less than 2.45 miles. The project site is not included in the John Wayne-Orange County Planning area and the AELUP does not show a 60 dB CNEL contour over the project site from airport operations. Any planned developments within the MCAS Tustin Specific Plan/Reuse Plan would not altar air traffic in the surrounding area. Therefore, the

proposed project will not expose people using the facilities to excessive noise levels. No significant impacts would result

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The project site is not located within the vicinity of a private airstrip. No impacts would result.

**XII. POPULATION AND HOUSING.**

a) Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The proposed project would not induce substantial population growth in the area because there are no homes proposed in this institutional project. No impacts would result.

b) Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The former MCAS Tustin residents were vacated prior to the air station's closure in 1999. The proposed project would not include the demolition or acquisition of any homes in the area. No impacts would result.

c) Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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No displacement impacts are expected from the proposed project.



**XIII. PUBLIC SERVICES**

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:  Fire Protection? Police Protection? Schools? Parks? Other public facilities?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Public services were addressed in the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. Public services have been planned for the proposed uses in the Plan. The proposed project is in conformance with the Specific Plan/Reuse Plan. Any impacts associated with public services will be less than significant.

**XIV. RECREATION**

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

The proposed project is an institutional use in accordance with the MCAS Tustin Specific Plan/Reuse Plan and would not increase the uses of parks or recreational facilities. No impacts would result.

b) Does the project include recreational facilities or require the construction or expansion or recreational facilities which might have an adverse physical effect on the environment?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project does not include recreational facilities nor require the construction or expansion of recreational facilities that might have an adverse effect on the environment. No impacts would result.

**XV. TRANSPORTATION/TRAFFIC**

<p>a) Would the project cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Less than Significant with Mitigation Incorporation</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input checked="" type="checkbox"/>	<p>No Impact</p> <input type="checkbox"/>
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The proposed project is in conformance with the MCAS Tustin Specific Plan/Reuse Plan and the circulation system has been designed to accommodate planned land uses. Traffic Impacts have been addressed in the EIS/EIR. Any project related impacts will be less than significant.

<p>b) Would the project exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Less than Significant with Mitigation Incorporation</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input type="checkbox"/>	<p>No Impact</p> <input checked="" type="checkbox"/>
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The proposed project is in conformance with the MCAS Tustin Specific Plan/Reuse Plan and the circulation system has been designed to accommodate planned land uses. Traffic Impacts have been addressed in the EIS/EIR. The proposed project would not exceed the level of service standards established in the MCAS Tustin Specific Plan/Reuse Plan. No impacts are expected.

<p>c) Would the project result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Less than Significant With Mitigation Incorporation</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input type="checkbox"/>	<p>No Impact</p> <input checked="" type="checkbox"/>
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The proposed project is not included in the John Wayne Airport planning area. The proposed project would not involve air transportation or affect air traffic at the John Wayne Airport. No impacts to air traffic patterns would occur.

<p>d) Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Less than Significant with Mitigation Incorporation</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input type="checkbox"/>	<p>No Impact</p> <input checked="" type="checkbox"/>
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The proposed project would not create a hazardous design feature and no incompatible uses are planned. No impacts will result.

<p>e) Would the project result in inadequate emergency access?</p>	<p>Potentially Significant Impact</p> <input type="checkbox"/>	<p>Less than Significant with Mitigation Incorporation</p> <input type="checkbox"/>	<p>Less than Significant Impact</p> <input type="checkbox"/>	<p>No Impact</p> <input checked="" type="checkbox"/>
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The proposed project will not impact emergency access to the site or project vicinity. No impacts will result.

f) Would the project result in inadequate parking capacity?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project provides over 600 parking spaces. No impacts will occur.

g) Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project will not conflict with alternative transportation policies, plans, or programs established in the MCAS Tustin Specific Plan/Reuse Plan. No impacts will result.

## XVI. UTILITIES AND SERVICE SYSTEMS

a) Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is in conformance with the MCAS Tustin Specific Plan/Reuse Plan Sanitary Sewer Plan and will not exceed wastewater treatment requirements of the Santa Ana Region of the Regional Water Quality Control Board. No impacts would result.

b) Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

The proposed project is in conformance with the MCAS Tustin Specific Plan/Reuse Plan Sanitary Sewer Plan. The IRWD has indicated that it has the capacity to provide water service to the former base. Therefore, the Plan and proposed project will not require new water or wastewater treatment facilities beyond those addressed in the Plan. No impacts will result.

c) Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Impact	No Impact
	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

The proposed project is in conformance with the MCAS Tustin Specific Plan/Reuse Plan and will not require new or expanded stormwater drainage facilities beyond those addressed in the Plan. No impacts would result.



d) Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The IRWD has indicated that it has the capacity to provide water service to development identified in the Plan. The proposed project will be served by existing water supplies from the IRWD. No impacts will result.

e) Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The proposed project is in conformance with the MCAS Tustin Specific Plan/Reuse Plan Sanitary Sewer Plan. The Orange County Sanitation District (OCSD) will serve the wastewater treatment needs of the proposed project. OCSD has made a determination that adequate capacity is available to service the Plan. No impacts will result.

f) Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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The Frank R. Bowerman Landfill will receive waste from the Specific Plan/Reuse Plan area. According to the EIS/EIR, this waste disposal facility has adequate capacity to accommodate solid waste generated by the Plan. No impacts will result.

g) Would the project comply with federal, state, and local statutes and regulations related to solid waste?	Potentially Significant Impact <input type="checkbox"/>	Less than Significant with Mitigation Incorporation <input type="checkbox"/>	Less than Significant Impact <input type="checkbox"/>	No Impact <input checked="" type="checkbox"/>
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Waste hauling for the City of Tustin is currently contracted to the Federal Disposal Service, a waste management operator based in Santa Ana. Landfill disposal is contracted to the Bowerman Landfill in Irvine. The proposed project would comply with federal, state, and local statutes and regulations relating to solid waste. No impacts will result.

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE**

<p>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input type="checkbox"/></p>	<p>No Impact <input checked="" type="checkbox"/></p>
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Impacts associated with the development of the former Tustin MCAS have been addressed in the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. The proposed project is in conformance with this Plan. The proposed project does not have the potential to degrade the quality of the environment and would not have a significant impact on any fish or wildlife or their habitat. There would be no changes to the groundwater basin and no cultural resources or examples of major periods of California history or prehistory would be impacted.

<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input checked="" type="checkbox"/></p>	<p>No Impact <input type="checkbox"/></p>
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Cumulative impacts associated with the development of the former Tustin MCAS have been addressed in the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. The proposed project is in conformance with this Plan. Any cumulative impacts will be less than significant.

<p>c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?</p>	<p>Potentially Significant Impact <input type="checkbox"/></p>	<p>Less than Significant with Mitigation Incorporation <input type="checkbox"/></p>	<p>Less than Significant Impact <input type="checkbox"/></p>	<p>No Impact <input checked="" type="checkbox"/></p>
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Impacts associated with the development of the former MCAS Tustin have been addressed in the MCAS Tustin Specific Plan/Reuse Plan EIS/EIR. The proposed project is in conformance with this Plan. Project implementation would not have any environmental effects that would cause substantial adverse effects on human beings.

## BIBLIOGRAPHY<sup>7</sup>

"Letter Report to Rancho Santiago Community College District re: Preliminary Findings of U. S. Army Corps of Engineers and California Department of Fish and Game Jurisdiction for the Subject Property," Glenn Lukos Associates, Revised February 14, 2005.

"Limited Phase II ESA on Parcel I-F-1 and the 'Exception No. 1' or 'Parcel II-F-2,' at the Former Tustin Marine Corps Air Station, Orange, California," prepared by Tetra Tech EM Inc., July 3, 2003.

"MCAS Tustin Specific Plan/Reuse Plan," City of Tustin, 1999.

"MCAS Tustin Specific Plan/Reuse Plan Environmental Impact Statement/Environmental Impact Report," Department of the Navy/City of Tustin, 1999.

"Phase I ESA, Parcel I-F-1 and the 'Exception No. 1' or 'Exception No. 1' or 'Parcel II-F-2' at the Former Tustin Marine Corps Air Station in Orange, California," prepared by Tetra Tech EM Inc., March 26, 2003.

"Report on Distance to Nearest Airport Runway, Parcels I-F-1 and II-F-2, Former MCAS, Tustin, California," Psomas, February 11, 2003.

"Schematic Design Package for Orange County Sheriff's Academy," GKK Corporation/DLR Group, June 12, 2003.

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<sup>7</sup> These documents may be reviewed at the RSCCD Facility Planning & District Support Services office at 2323 North Broadway, Santa Ana, CA 92706-1640, 714 480-7510.



## RESPONSES TO COMMENTS

Comment	Response

## RESPONSES TO COMMENTS

### NEGATIVE DECLARATION FOR THE PUBLIC SAFETY INSTITUTE SCH#2005051021 RANCHO SANTIAGO COMMUNITY COLLEGE DISTRICT JUNE 10, 2005

#### INTRODUCTION

On May 3, 2005, the Rancho Santiago Community College District (District or RSCCD) distributed to public agencies and the general public the Negative Declaration (ND) for the Public Safety Institute (Proposed Project). The ND contains the environmental analysis of potentially significant impacts of the Proposed Project. Together, the ND and this response to comments (RTC) document constitute the Final ND.

In accordance with the California Environmental Quality Act (CEQA) §21092 and State CEQA Guidelines §15073, a 30-day public review period for the ND was provided. The public review period ended on June 1, 2005. During the public review period, four letters were received from public agencies plus the letter from the State Clearinghouse. This document provides responses to the written comments in these letters.

The focus of the responses to comments is on the disposition of significant environmental issues that are raised in the comments, as specified by State CEQA Guidelines §15088(b).

#### WRITTEN COMMENTS RECEIVED ON THE NEGATIVE DECLARATION

All written comment letters received during the public review period for the ND are included in this document. Table 2-1 provides a list of commenting agencies. No comments were received from private individuals or groups.

**Table 2-1  
Commenting Agencies on the Negative Declaration**

LETTER NUMBER	AGENCY	CONTACT PERSON	DATE
1	California State Clearinghouse	Terry Roberts, Director	June 2, 2005
2	State of California Department of Transportation, District 12	Robert F. Joseph, Chief, IGR/Community Planning Branch	May 31, 2005
3	South Orange County Community College District	Raúl A. Villalba, Director/Facilities Planning & Purchasing	May 31, 2005
4	City of Tustin	Elizabeth A. Binsack, Community Development Director	June 1, 2005
5	California Department of Toxic Substances Control	John E. Scandura, Chief Southern California Operations Branch	June 1, 2005

Each comment letter is produced in its entirety. Responses to all comments follow the letters.



Arnold  
Schwarzenegger  
Governor

STATE OF CALIFORNIA

Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Sean Walsh  
Director

June 2, 2005

Robert C. Partridge  
Rancho Santiago Community College District  
2323 North Broadway, Suite 112  
Santa Ana, CA 92706-1640

Subject: Public Safety Institute  
SCH#: 2005051021

Dear Robert C. Partridge:

The State Clearinghouse submitted the above named Negative Declaration to selected state agencies for review. The review period closed on June 1, 2005, and no state agencies submitted comments by that date. This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act.

Please call the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process. If you have a question about the above-named project, please refer to the ten-digit State Clearinghouse number when contacting this office.

Sincerely,

Terry Roberts  
Director, State Clearinghouse





**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2005051021  
**Project Title** Public Safety Institute  
**Lead Agency** Rancho Santiago Community College District

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**Type** Neg Negative Declaration  
**Description** The proposed project is the Public Safety Institute. There are two phases to the Public Safety Institute. The first phase is the Orange County Sheriff's Academy with proposed completion in 2006-2007. The second phase is the Santa Ana College Fire Training Facility with proposed completion in 2010-2011.

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**Lead Agency Contact**

**Name** Robert C. Partridge  
**Agency** Rancho Santiago Community College District  
**Phone** (714) 480-7510 **Fax**  
**email**  
**Address** 2323 North Broadway, Suite 112  
**City** Santa Ana **State** CA **Zip** 92706-1640

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**Project Location**

**County** Orange  
**City** Tustin  
**Region**  
**Cross Streets** Future Warner Avenue / Future Armstrong Avenue  
**Parcel No.**  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways**  
**Airports** John Wayne Airport  
**Railways**  
**Waterways**  
**Schools**  
**Land Use** The General Plan Designation is from the Specific Plan (MCAS Tustin Specific Plan/Reuse Plan. The zoning is Neighborhood A (Learning Village) - MCAS Tustin Specific Plan / Reuse Plan.

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**Project Issues** Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

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**Reviewing Agencies** Resources Agency; Regional Water Quality Control Board, Region 8; Department of Parks and Recreation; Native American Heritage Commission; Office of Emergency Services; Department of Fish and Game, Region 5; Department of Water Resources; California Highway Patrol; Caltrans, District 12; Caltrans, Division of Aeronautics; Department of Toxic Substances Control

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**Date Received** 05/03/2005 **Start of Review** 05/03/2005 **End of Review** 06/01/2005

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**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12  
3337 Michelson Drive Suite 380  
Irvine, CA. 92612-9894



May 31, 2005

Mr. Robert C. Partridge  
Facility Planning & District Support Services  
Rancho Santiago Community College District  
2323 North Broadway  
Santa Ana, CA 92706

File: IGR/CEQA  
SCH#: 2005051100  
Log #: 1548  
SR: SR-241

**Subject: Public Safety Institute Negative Declaration**

Dear Mr. Partridge,

Thank you for the opportunity to review and comment on the Negative Declaration dated April 2005, for the Public Safety Institute. The project site is located in the City of Tustin on the former Tustin MCAS site. The project consists of Phase I — construction of administration, classroom and outdoor training facilities for the Orange County Sheriff's Academy. Phase II — consists of construction of administration and classrooms for the Santa Ana College Fire Training Facility.

1. Caltrans District 12 status is a reviewing agency on this project and has no comments at this time.

Please continue to keep us informed of this project and other future developments, which could potentially impact our transportation facilities. If you have any questions or need to contact us, please do not hesitate to call Maureen El Harake at (949) 724-2085.

Sincerely,

  
Robert F. Joseph, Chief  
IGR/Community Planning Branch

c: Terri Roberts, OPR  
Terry Pencovic, HQ IGR/Community Planning



**SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT**

28000 Marguerite Parkway • Mission Viejo • California • 92692-3635  
949/582-4999 • FAX 949/364-2726 • <http://www.socccd.org>

May 31, 2005

Mr. Robert C. Partridge  
Assistant Vice Chancellor  
Rancho Santiago Community College District  
2323 North Broadway  
Santa Ana, CA 92706

**SUBJECT: PUBLIC SAFETY INSTITUTE  
AT FORMER TUSTIN MCAS**

Dear Bob:

I reviewed the Negative Declaration prepared for the Public Safety Institute project at the site of the former Tustin MCAS and disagree with the findings contained in section VII, Hydrology and Water Quality, paragraphs c) and d).

The proposed project will alter existing drainage patterns, including the alteration of the course of the existing open drainage channel carrying water from the northwest portion of the MCAS site. The South Orange County Community College District is in receipt of your letter dated May 16, 2005, where you propose mitigation measures to resolve this alteration of drainage patterns and your request will be reviewed by the District's administration and eventually taken to the Board with a recommendation for action.

It is our District's position that, in the absence of an agreement regarding the diversion of existing drainage, the proposed Public Safety Institute project will have a significant impact on the environment. We are respectfully requesting that Rancho Santiago CCD postpone the adoption of Negative Declaration until such agreement is reached or equivalent mitigation measures implemented.

If you have questions, please call me at 949-582-4680.

Sincerely,

Raúl A. Villalba  
Director/ Facilities Planning & Purchasing

cc.: Dr. Raghu Mathur, Chancellor  
Dr. Robert Kopecky, ATEP Provost  
Gary Poertner, Deputy Chancellor  
Elizabeth Binsack, Community Development Director







Community Development Department

**City of Tustin**

300 Centennial Way  
Tustin, CA 92780  
714.573.3100

June 1, 2005

**Mr. Robert Partridge, Assistant Vice Chancellor  
Facility Planning & District Support Services  
District Operations Center  
2323 North Broadway  
Santa Ana, California 92706-1640**

**SUBJECT: NEGATIVE DECLARATION FOR PUBLIC SAFETY INSTITUTE**

Dear Mr. Partridge:

Thank you for providing the City of Tustin an opportunity to review the Rancho Santiago Community College District's (RSCCD) Initial Study and draft Negative Declaration documentation proposed to support the construction of the Public Safety Institute project at the former Marine Corps Air Station (MCAS) Tustin. The City of Tustin provides the following comments pertaining to the subject documents for your use and response:

1. **General Comment – The Department of Navy (DON) and City of Tustin have approved a joint Final Environmental Impact Statement/Environmental Impact Report (FEIS/FEIR) for the Disposal and Reuse of Marine Corps Air Station (MCAS) Tustin. The EIR portion of the document was prepared as a Program EIR consistent with Section 15168 of the California Environmental Quality Act (CEQA). The FEIS/FEIR was prepared to provide decision makers of responsible agencies (including the RSCCD) with information on the environmental impacts associated with the implementation of the approved Reuse Plan which includes the reuse of RSCCD property for educational purposes.**

Pursuant to State Regulations governing the California Environmental Quality Act (CEQA) [14 Cal. Code of Regulations, Section 15072], the RSCCD has prepared a Negative Declaration to identify and address any environmental impacts that could be associated with the proposed project. We recommend that RSCCD review the FEIS/FEIR. The Initial Study for the project should analyze whether the proposed project is different from the educational use previously considered for the site by the Reuse Plan and FEIS/FEIR.

The program FEIS/EIR has identified environmental impacts with overriding considerations; therefore, the Initial Study should evaluate all proposed development activities in light of any changes from the original FEIS/FEIR

and indicate the RSCCD's intent to follow and implement the required mitigation measures identified in the FEIS/EIR. If there are no changes or new impacts, the RSCCD should certify in the Initial Study and by Resolution that there are no changes that would impact the original analysis in the FEIS/EIR.

2. **General Comment – The Initial Study indicates that the proposed use is a Public Safety Institute that includes an educational campus in support of an Orange County Sheriff's Academy and a Santa Ana College Fire Training Facility. Surrounding land uses include noise-sensitive educational uses operated by the South Orange County Community College District, Tustin Unified School District, County of Orange, and City of Tustin. Although site development plans submitted to the City of Tustin currently identify a weapons firing range and tactical training area (assumed to potentially include explosive or weapons program activities), the Initial Study fails to describe or evaluate such uses. In addition, the Initial Study does not indicate that the Fire Training Facility would include buildings or facilities where fires could be set and fought for training purposes. According to the Initial Study, it must be concluded that the project does not include noise, air, hazardous materials, etc., environmental impacts that could affect persons at the site or located within neighboring properties. Therefore, it is assumed that the weapons firing range, tactical training facility (including weapons firing/explosions), the setting of fires (for fire training), or similar environmentally sensitive uses are not a part of the proposed project and that the development plans submitted to the City are incorrect. Any future determination by the RSCCD to introduce such uses at the site would require additional environmental analysis and mitigation and the circulation of appropriate environmental documentation to affected parties, including the City of Tustin.**
3. **Initial Study Section I (Aesthetics) – The FEIS/FEIR concluded that there is a potential for visual impacts if landscaping and urban design do not fully address aesthetic considerations. Mitigation Measure Vis-1 requires the provision of a distinct and cohesive architectural and landscape design, features and treatments, and harmony with the existing adjacent landscape. It should be noted that an architectural and landscaping design has not yet been prepared for the Fire Training Facility portion of the property, nor has the project proponent fully responded to all design concerns previously raised by the City of Tustin pertaining to the design of the Sheriff's Academy. Please address how the project will comply with FEIS/FEIR Aesthetics requirements.**
4. **Initial Study Sections IV (Biology) and VIII (Hydrology and Water Quality) – The RSCCD indicates that an existing storm water channel system will be**

removed from the site. Pursuant to the FEIS/FEIR, the RSCCD must comply with Mitigation Measure Bio-1 requirements necessitating District acquisition of a Regional Water Quality Control Board 401 certification, Section 404 permits from the United States Corps of Engineers, and Section 1601 or 1603 agreements from the California Department of Fish and Game. In addition, the City of Tustin requires compliance with Federal NPDES requirements with the City's Water Quality regulations prior to issuance of a grading permit for the site. The Initial Study does not fully indicate how the District intends to comply with those regulatory requirements. Also, the Initial Study does not describe what the RSCCD proposes to do with the existing on-site channels and where and how water entering the site will be redirected. It is the City of Tustin's understanding that the RSCCD is not proposing a privately owned temporary drain along the southerly property line but that the RSCCD intends to design and build the future public storm drain planned in Warner Avenue. The District must comply with on-site water retention requirements. Project related interim and permanent storm drain systems may not create an additional burden on the existing downstream drainage systems, including the Barranca Channel. Please describe how impacts to drainage and water quality will be addressed.

5. Initial Study Sections III (Air Quality), VII (Hazards and Hazardous Materials), and IX (Land Use and Planning) – As noted in General Comment #2 above, the project described in the Initial Study does not indicate that hazardous or air polluting activities are proposed land uses at the site (i.e., weapons firing, explosives, fire fighting, etc.). Site plans previously submitted to the City of Tustin indicate that a weapons firing range and tactical training facility will be included in the project. The FEIS/FEIR for the Disposal and Reuse of MCAS Tustin did not anticipate or evaluate the impacts of any such uses. Please clarify that the submitted site plans are in error. The City of Tustin reserves the right to review and provide additional comments on this information after the project is clearly defined.

Based upon the description included in the Initial Study, it must be assumed that the weapons firing range, tactical training facility (including weapons firing/explosions), the setting of fires (for fire training), or similar environmentally sensitive uses are currently not a part of the proposed project and will not occur at the site. Any future determination by the RSCCD to introduce such uses at the site would require prior circulation and approval of additional environmental analysis and mitigation.

In addition, the Initial Study should clarify the RSCCD's intention to implement FEIS/FEIR Mitigation Measures AQ-1 (construction control measures), AQ-2



(low VOC painting), AQ-3 (TDM measures, if applicable), and AQ-4 (non-TDM measures, if applicable).

6. Initial Study Section V (Cultural Resources) – The FEIS/FEIR concluded that there was a potential impact to buried archaeological resources uncovered during grading activities. Prior to the issuance of a grading permit by the City of Tustin, the RSCCD will be required to comply with Mitigation Measure Arch-2, Paleo-1 and Paleo-2 by contracting with a qualified archeologist to prepare the necessary PRMP and assess the significance of any buried resources found during grading. Please clarify that this measure is part of the project.
7. Initial Study Sections XI (Noise) - As noted in General Comment #2 above, the site plan presented in the Initial Study does not indicate that noise generating activities are proposed land uses at the site (i.e., weapons firing, explosives, fire fighting, etc.). Site plans submitted to the City of Tustin indicate that a firing range and tactical training facility will be included in the project. The FEIS/EIR for the Disposal and Reuse of MCAS Tustin did not evaluate the impacts of such uses. Therefore, it is assumed that the weapons firing range, tactical training facility (including weapons firing/explosions), the setting of fires (for fire training), or similar environmentally sensitive uses are not a part of the proposed project. Any future determination by the RSCCD to introduce such uses at the site would require additional environmental analysis and mitigation.

In addition, the Initial Study indicates that “the proposed project is not located adjacent to proposed noise sensitive land uses” and that it is “not expected to generate noise levels in excess of local standards.” Please correct the document to reflect the fact that all property abutting the project is currently proposed for noise sensitive educational uses, including uses proposed by the South Orange County Community College District (Advanced Technology Education Park), Tustin Unified School District (elementary school), County of Orange (abused children’s shelter and various educational uses within the nearby Urban Regional Park) and City of Tustin (child care facility). These planned educational uses would include noise sensitive occupants. Additionally, pursuant to the City’s Specific Plan, the proposed project is subject to the Tustin City Code which limits exterior noise to no greater than 55 dB(A). The Initial Study should provide an analysis of the potential noise created during training drills within the proposed use and, if required, identify mitigation measures intended to keep the project’s noise from disturbing planned adjacent uses.

8. **Initial Study Section XV (Transportation/Traffic)** - The District should include detailed descriptions of the Project operations to support the analyses and conclusions to be contained in the "Transportation/Traffic" section of the Initial Study which notes that the Project is in conformance with the "MCAS Tustin Specific Plan" and "FEIS/FEIR." The Initial Study should provide supporting trip generation information for the proposed Project and comparisons to the trip generation assumptions ("budgets") contained in the FEIS/EIR for the Disposal and Reuse of MCAS Tustin. The analyses will need to be based on the trip generation assumptions in the FEIS/FEIR for Planning Area 1-A and the Learning Village "LV" use.

In addition, the Initial Study needs to address Congestion Management Program ("CMP") issues that may be associated with the proposed Project. It is anticipated there will be significant volumes of other traffic entering/leaving the site during the peak Project operations and/or during peak street traffic conditions. The Initial Study needs to be revised to provide analyses to assure that adequate driveway and access designs are incorporated into the Project. If adequate driveway designs, turn lanes on the adjacent streets, etc. are not provided, there could be substantial impacts on circulation.

Also, the Initial Study concludes that the number of parking spaces provided on-site will automatically prevent parking impacts. The Initial Study needs to substantiate some relationship to the parking demands that are expected to be associated with the proposed Project. Any traffic and/or parking studies that are provided in support of the Initial Study analyses and conclusions need to be signed and stamped by a State of California registered Traffic and/or Civil Engineer.

9. **Initial Study Section XVI (Utilities and Service Systems)** - The Initial Study states that the project will comply with solid waste regulations based solely on a statement that Federal Disposal Service will be utilized to remove construction waste. The Initial Study needs to demonstrate that the District will comply with City regulations regarding the recycling of construction debris. To facilitate the District's compliance with such regulations, the Initial Study should describe a Project Recycling Plan; the plan will need to demonstrate recovery and recycling of at least 50 percent of the total waste generated by construction of the project. The plan should identify efforts which will be utilized to minimize the generation of construction waste during the project; provide an estimate of the total amount of waste and recyclable materials to be generated; identify recyclable material processing facilities which will be utilized to process materials generated by the project construction; demonstrate that no construction waste generated by the project will be sent directly to any landfill; and provide for a waste diversion tracking

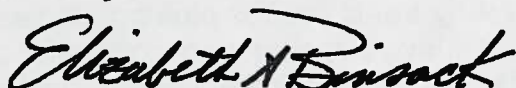
Mr. Robert Partridge  
Negative Declaration for Public Safety Institute  
June 1, 2005  
Page 6

system that the RSCCD can use for their records upon completion of the project.

10. Fair Share Contribution to Backbone Infrastructure – The FEIS/EIR requires private developers to pay a fair share contribution toward the cost of designing and constructing public roadways and infrastructure supporting redevelopment of the former MCAS Tustin. To facilitate public reuse at the site, the Tustin City Council has determined a policy that excludes public agencies and public uses of land from any fee program or CFD created to provide this fair share funding. However, please note that the current exemption would not apply should the RSCCD determine to privatize the site or lease it to a private entity.

Thank you again for the opportunity to review the draft Public Safety Institute Initial Study and proposed Negative Declaration. We look forward to receiving a revised Initial Study and proposed Negative Declaration or Mitigated Negative Declaration. Community Development and Public Works Department representatives are available to meet with you and/or District staff to answer any questions that might arise during your review of the City's comments. Please contact me at (714) 573-3127 if you have any questions or would like to schedule a meeting.

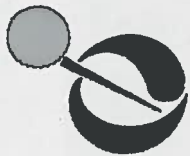
Sincerely,



Elizabeth A. Binsack  
Community Development Director

cc: Lois E. Jeffrey  
Tim Serlet  
Dana Ogdon  
Jim Draughon  
Doug Anderson  
Rick Yee  
Chad Ortlieb





Alan C. Lloyd, Ph.D.  
Agency Secretary  
Cal/EPA



## Department of Toxic Substances Control

5796 Corporate Avenue  
Cypress, California 90630



Arnold Schwarzenegger  
Governor

June 1, 2005

Mr. Robert C. Partridge  
Assistant Vice Chancellor  
Rancho Santiago Community College District  
Facility Planning & District Support Services  
District Operations Center  
2323 North Broadway  
Santa Ana, California 92706-1640

### COMMENTS ON THE NEGATIVE DECLARATION FOR THE PUBLIC SAFETY INSTITUTE (SCH# 2005051021)

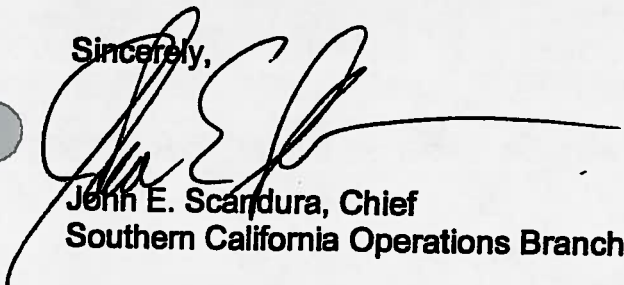
Dear Mr. Partridge:

The Department of Toxic Substances Control (DTSC) reviewed the Negative Declaration for the proposed Public Safety Institute at the Former Tustin Marine Corps Air Station dated May 2005.

In section VII on page 22 regarding Hazards and Hazardous Materials, it states that soil sampling did not indicate the presence of petroleum-impacted soil. In nearby locations imported fill material was found during previous site investigations that had concentrations of arsenic and hexavalent chromium above the United States Environmental Protection Agency Region 9 Preliminary Remediation Goals of 0.39 mg/Kg and 30 mg/Kg respectively. Any non-native soil found on the project site should be sampled and analyzed for heavy metals, including arsenic and chromium, using USEPA Method 6010B. Any heavy metals found above the Preliminary Remediation Goals should be remediated in accordance with California Health and Safety Code, Division 20, Chapter 6.8, section 25300 et seq.

If you have any questions, please contact Mr. Anantaramam Peddada, Remedial Project Manager, at (714) 484-5418.

Sincerely,

  
John E. Scandura, Chief  
Southern California Operations Branch



May 16, 2005

Mr. Gary Poertner  
Deputy Chancellor  
SOCCCD  
28000 Marguerite Parkway  
Mission Viejo, CA 92692

Dear Gary:

As you are aware, the RSCCD intends to construct a Sheriff's Training Academy on its property at Tustin Legacy. During the past eighteen (18) months, staff of the RSCCD Facility Planning Office have discussed modifications in area drainage that will facilitate the construction of this facility with Raul Villalba. A tentative verbal agreement has been reached which is indicated in the attached drawing. This agreement would allow RSCCD to divert existing drainage (green) from its path across the proposed building site into an existing open drainage channel (pink) on SOCCCD's property. Construction of a new section of open drainage channel (yellow) would be required. Upon leaving SOCCCD property, drainage would flow into an existing drainage ditch in the Warner Avenue right-of-way.

All costs of constructing new drainage channel segments and improvements to existing drainage channel segments would be RSCCD's responsibility. RSCCD would also be responsible for any required maintenance of the channels.

If this plan is acceptable, I will formalize an access and drainage easement agreement between our district for approval by our respective Boards.

Please contact me if you have any questions (714.480-7510).

Sincerely,



Robert C. Partridge  
Assistant Vice Chancellor  
Facility Planning & District Support Services

cc: Raul Villalba, SOCCCD  
Dr. Mark Zacovic

Board of Trustees

Alfredo M. Amezcua, J.D. • R. David Chapel, Ed.D. • Brian E. Conley, M.A. • John R. Hanna • Lawrence R. "Larry" Labrado • Lisa Woolery • Phillip E. Yarbrough

Chancellor

Edward Hernandez, Jr., Ed.D.



2323 North Broadway  
 Santa Ana, California  
 92706-1640  
 (714) 480-7300

June 15, 2005

Mr. Raul A. Villaiba  
 Director, Facilities Planning & Purchasing  
 SOCCCD  
 28000 Marguerite Parkway  
 Mission Viejo, CA 92692-3635

Dear Raul:

Our District received your letter of May 31, 2005, in which you indicated the South Orange County Community College District's (SOCCCD) opposition to the alteration of water drainage patterns from our site to an improved channel on the property of SOCCCD. The response of your District comes as a complete surprise based on discussions between our Districts for the past 9 months and a conceptual approval of the proposed plan. Obviously, had we been made aware of these concerns at an earlier date, we never would have pursued the matter.

However, in light of SOCCCD's opposition to the drainage alteration plan reflected in the Negative Declaration, our District has decided to abandon this proposal and will divert the water flow through the use of an underground pipe located entirely upon our site. The attached Exhibit depicts this revised plan. It should also be noted, for future planning of your adjacent site, that the SOCCCD shall not cause any increase in the downstream flow rates that might impact our revised drainage solution.

I believe the revised on-site drainage plan addresses and mitigates all SOCCCD concerns regarding hydrology and water quality (Section VIII of the Negative Declaration), noted in your letter of May 31, 2005. If you would provide me with written concurrence, it would be appreciated.

Sincerely,

Robert C. Partridge  
 Assistant Vice Chancellor  
 Facility Planning

cc: Dr. Mark Zaccovic, Vice Chancellor, RSCCD  
 Sue Lamoureux, The Chambers Group  
 Dr. Raghu Mathur, Chancellor, SOCCCD  
 Dr. Robert Kopecky, ATEP Provost, SOCCCD  
 Gary Poertner, Deputy Chancellor, SOCCCD  
 Elizabeth Binsack, Community Development Director, City of Tustin

Board of Trustees

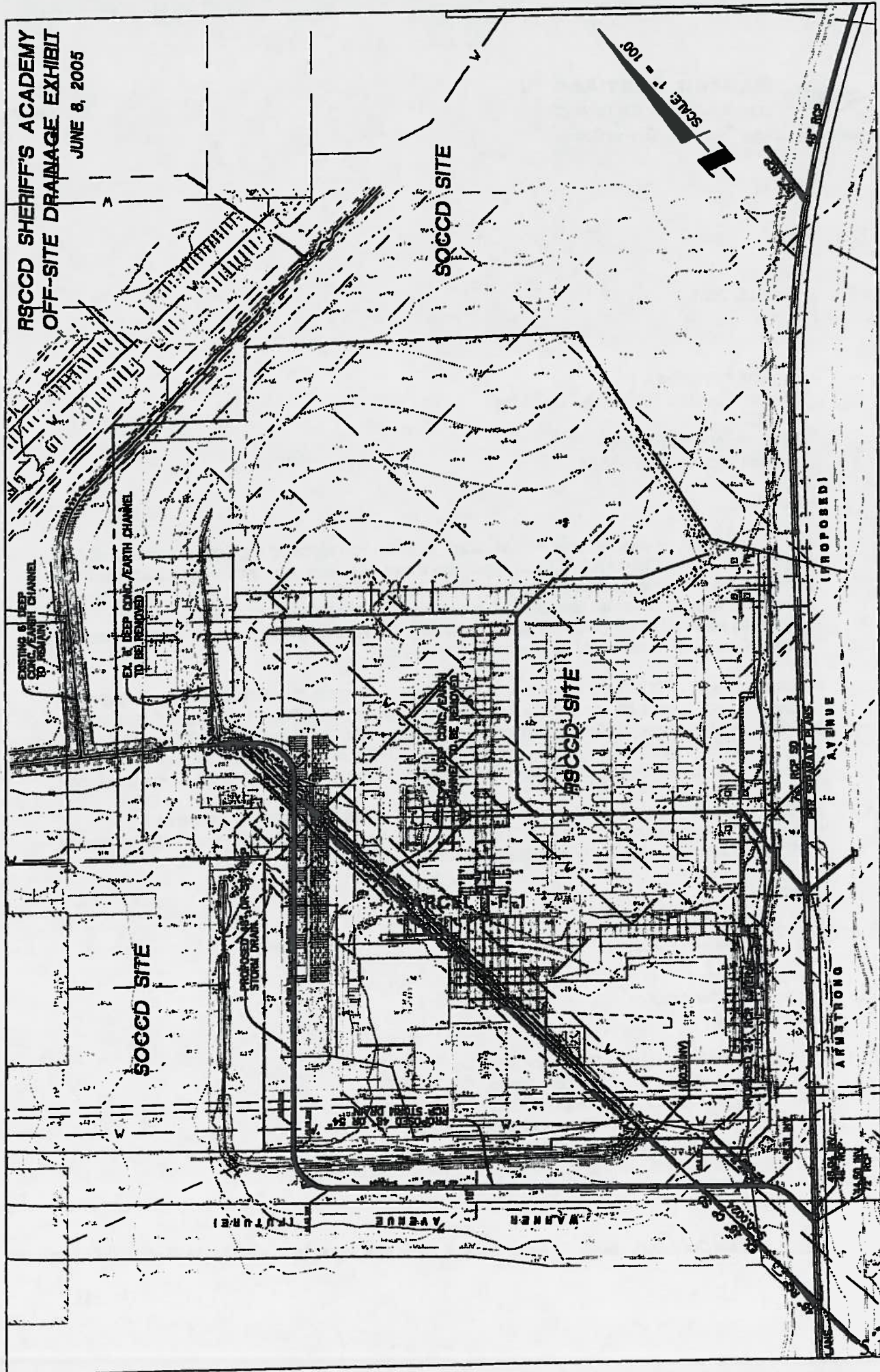
Alfredo M. Amescua, J.D. • R. David Chapel, Ed.D. • Brian E. Conley, M.A. • John R. Hanna • Lawrence R. "Larry" Labrado • Lisa Woolery • Phillip E. Yarbrough  
 Chancellor

Edward Hernandez, Jr., Ed.D.

FP1185.L



**RSCCD SHERIFFS ACADEMY  
OFF-SITE DRAINAGE EXHIBIT  
JUNE 8, 2005**



**SHERIFF'S TRAINING ACADEMY  
SANTA ANA COLLEGE**

**PARKING REQUIREMENTS**

	Occupants (Per CBC Table 10-A)	Parking Count Requirement (Per MCAS Table 3-8)
<b>STAFF</b>		
Administrative Offices	26	(1) space / every (2) members of Faculty and Employees
AV Offices	21	13
Reserves Offices	26	11
Criminal Justice Offices	21	13
Tactical Offices	16	11
ACT Offices	8	8
		4
		<b>Subtotal</b>
		<b>60</b>
<b>STUDENTS</b>		
Classrooms	# of rm. occupants	(1) space / every (3) members of Faculty and Employees
	4	
	80	
		107
		<b>Subtotal</b>
		<b>107</b>
		<b>TOTAL</b>
		<b>167</b>
		<b>364</b>
		<b>Parking spaces are required</b>
		<b>Parking spaces are provided</b>



## **RESPONSES TO COMMENTS**

This section includes a written response to all comments received on the Negative Declaration. The responses are provided in the order in which they are presented in Section 2.1.

### **LETTER 1 – CALIFORNIA STATE CLEARINGHOUSE, TERRY ROBERTS, DIRECTOR**

#### **Response to Comment 1-1**

This comment is an acknowledgement of receipt of the Negative Declaration by the State Clearinghouse and a Document Details Report stating the project description, project location, project issues, dates of the public review period, and listing of reviewing agencies. No response is required.

### **LETTER 2 – STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION, DISTRICT 12, IGR/COMMUNITY PLANNING BRANCH, ROBERT F. JOSEPH**

#### **Response to Comment 2-1**

This letter identifies Caltrans District as a Reviewing Agency under CEQA and states that Caltrans District 12 has no comments at this time. So noted; no response is required.

**B**

### **LETTER 3 – SOUTH ORANGE COUNTY COMMUNITY COLLEGE DISTRICT**

#### **Response to Comment 3-1**

The May 16, 2005 letter is attached for reference. As a result of concerns by SOCCCD, RSCCD has revised its drainage plans. Also attached is a letter from RSCCD to SOCCCD dated June 15, 2005 stating RSCCD will locate underground pipe entirely on the RSCCD site. The drainage plans for the Proposed Project are reflected in the attached RSCCD Sheriff's Academy Off-Site Drainage Exhibit dated June 8, 2005. The Exhibit shows that the two on-site concrete/earth channels will be removed and replaced within the Proposed Project boundaries by a 48" or 54" RCP Storm Drain. Therefore, there will be no impact to the SOCCCD property adjacent to the northwest boundary of the site.

### **LETTER 4 – CITY OF TUSTIN**

#### **Response to Comment 4-1**

The City comments that the Initial Study should analyze whether the Proposed Project is different from the educational use previously considered for the site by the Reuse Plan and FEIS/FEIR. The Proposed Project Site encompasses approximately 15 acres out of the 128-acre Learning Village. The Proposed Project (Phase I – Orange County Sheriff's Academy) was described in the City's MCAS Tustin Specific Plan/Reuse Plan as follows:

"The proposal would establish a small facility which would be educational in nature (no outdoor shooting, driving courses, etc.), including classroom training, office space, obstacle course, gym, locker and shower facilities, canine training, indoor pistol range, laser village and weapons storage....The proposal is to be strictly educational in nature and would not pose any negative impact upon surrounding uses."<sup>1</sup>

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<sup>1</sup> City of Tustin, MCAS Tustin Specific Plan/Reuse Plan, p. 2-26.



The project description in the Negative Declaration for the Sheriff's Academy does not include the canine training or indoor pistol range. It does include the laser village which is the tactical training facility shown on the Figure 4 – Project Site Plan.

The Proposed Project (Phase II – Santa Ana College Fire Academy) was not described in the MCAS Tustin Specific Plan/Reuse Plan. At that time, the Phase II site was part of the SOCCCD parcel of the Learning Village. Subsequently, a portion of the SOCCCD Learning Village property was transferred to the RSCCD. The remaining SOCCCD property is adjacent to the northwest boundary of the Proposed Project site. The SOCCCD plans for their portion of the Learning Village are unknown by RSCCD at this time. The Learning Village description for the SOCCCD in the MCAS Tustin Specific Plan/Reuse Plan was as follows:

“...creation of a unique educational opportunity involving advance education (extension and advance degree opportunities) vocational training, business incubators, etc.”<sup>2</sup>

The Phase II Santa Ana Fire Training Facility project description in the Negative Declaration describes a classroom/training facility without fire fighting training activities.

#### **Response to Comment 4-2**

The City comments that the Public Safety Institute will be surrounded by other noise-sensitive land uses. The City would like clarification regarding any potential adverse noise sources such as a weapons firing range and tactical training area (explosive or weapons activities) and fire fighting activities associated with the Public Safety Institute. See Response to Comment 4-1.

#### **Response to Comment 4-3**

The City comments that there may be aesthetics impacts if Mitigation Measures Vis-1 in the FEIS/EIR is not followed. The District's architect and landscape architect are following the Specific Plan/Reuse Plan's Design Guidelines. The District has been sharing conceptual architectural plans with the City. Proposed architectural and landscape architectural plans have not been finalized.

#### **Response to Comment 4-4**

The City comments that the District must comply with Mitigation Measure Bio-1 requirements regarding permitting. The District will comply with all permitting requirements of the regulatory agencies. At this time, it is anticipated that a RWQCB 401 certification and Section 404 permit will be necessary. A CDFG Section 1602 may not be necessary. The City also commented on project details regarding the removal of two on-site channels. Attached please find an exhibit entitled RSCCD Sheriff's Academy Off-Site Drainage Exhibit dated June 8, 2005. The exhibit identifies the two concrete/earth channels that will be removed. These channels will be replaced by an underground 48" or 54" RCP storm drain as shown on the exhibit. Per discussions with Doug Anderson, City of Tustin Public Works, the District will design and build this public storm drain in Warner Avenue and the City will ultimately reimburse the District. It is acknowledged that the District must comply with all on-site water retention requirements and the project-related storm drain system will not create an additional burden on the existing downstream drainage systems.

#### **Response to Comment 4-5**

The Proposed Project does not include any hazardous or air polluting activities such as weapons firing, explosives, fire fighting, etc. Proposed Project uses are compatible with the Tustin MCAS Specific Plan/Reuse Plan as discussed in Response to Comment 4-1.

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<sup>2</sup> MCAS Tustin Specific Plan/Reuse Plan, p. 2-27.

The District will implement FEIS/FEIR Mitigation Measure AQ-1 (construction control measures), AQ-2 (low VOC painting, AQ-3 (TDM measures, if applicable), and AQ-4 (non TDM measures, if applicable).

#### **Response to Comment 4-6**

The District will comply with Mitigation Measure Arch-2, Paleo-1, and Paleo-2 in their Construction Bid Contracts.

#### **Response to Comment 4-7**

The Proposed Project does not have noise generating activities such as weapons firing, explosives, fire fighting, etc. as discussed in Response to Comment 4-1. There is tactical training facility for laser tag activities. Laser tag equipment does not generate high noise levels. It is acknowledged that the Proposed Project will have surrounding noise sensitive uses. It is acknowledged that the Proposed Project will be subject to the Tustin City Code which limits exterior noise to no greater than 55 dB(A) for Noise Zone 4. All special properties such as hospitals, convalescent homes, public and institutional schools, libraries and churches.

#### **Response to Comment 4-8**

The Proposed Project will provide 4 classrooms with a capacity for 80 students (320) plus staff. The architect designed parking for 364 cars. The attached Table illustrates the parking requirements for Phase I, the Sheriff's Training Academy. In summary, per the MCAS Tustin Specific Plan<sup>3</sup>, the parking requirements for the Sheriff's Training Academy (schools) would be 167 required spaces. The site plan provides 364 spaces.

Two driveways are planned to facilitate ingress and egress. Regular students will attend the Academy from 8 AM to 5 PM, Monday through Friday. Reserve Academy students will attend evening classes. No weekend classes are planned. A project-specific traffic analysis was not performed because the Proposed Project is in conformance with the land uses specified for the Learning Village in the MCAS Tustin FEIS/EIR. The Proposed Project does not result in any Congestion Management Program (CMP) issues that were not already addressed in the FEIR/EIR. Proposed Project AM and PM traffic generation will be in conformance with the traffic/circulation analysis presented in the FEIS/EIR. The District will also participate in any of the applicable traffic/circulation mitigation measures listed in the City's Mitigation Monitoring and Reporting Program for the Final Joint EIS/EIR for the Disposal and Reuse of MCAS Tustin (Resolution No. 00-90).

#### **Response to Comment 4-9**

Federal Disposal Service provides a construction and demolition recycling program as part of its overall construction waste management program. The District will comply with all applicable recycling requirements for both construction/demolition and operational activities.

#### **Response to Comment 4-10**

The District does not intend to privatize the site or lease it to a private entity. Comment so noted.

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<sup>3</sup> MCAS Tustin Specific Plan, Table 3-6 "Schools", p. 3-181.

**LETTER 5 – STATE OF CALIFORNIA DEPARTMENT OF TOXIC SUBSTANCES CONTROL, JOHN E. SCANDURA, CHIEF, SOUTHERN CALIFORNIA OPERATIONS BRANCH – CYPRESS OFFICE**

**Response to Comment 5-1**

DTSC suggests that any non-native soil should be sampled and analyzed for heavy metals using USEPA Method 8010B. The U. S. Government conveyed the project site to the District in full compliance with the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as amended, including a Government covenant that all remedial action for unrestricted use under Federal law has been taken.<sup>4</sup> In addition, the City of Tustin has agreed "to obtain environmental insurance to protect the District as an additional named insured in a City-obtained environmental insurance policy and as of the date of conveyance of the Property, against the discovery of contaminants and hazardous materials on or under the Property that are unknown as of the date of conveyance and on account of which Federal law requires remediation to attain the level of unrestricted use..."<sup>5</sup> Both a Phase I Environmental Site Assessment (ESA)<sup>6</sup> and Limited Phase II ESA<sup>7</sup> have been performed on the project site. Eleven soils boring were conducted on the site. The soil analytical results did not detect any heaving medals.<sup>8</sup>

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<sup>4</sup> Settlement Agreement Between the City of Tustin, California, and the Rancho Santiago Community College District, January 28, 2002, p. 2.

<sup>5</sup> Ibid.

<sup>6</sup> "Phase I Environmental Site Assessment, Parcel I-F-1 and the 'Exception No. 1' or 'Parcel II-F-2' at the Former Tustin Marine Corps Air Station in Orange, California," Tetra Tech EM Inc., March 26, 2003.

<sup>7</sup> "Limited Phase II Environmental Site Assessment on Parcel I-F-1 and the 'Exception No. 1' or 'Parcel II-F-2' at the Former Tustin Marine Corps Air Station, Orange California," Tetra Tech EM Inc., July 3, 2003.

<sup>8</sup> Ibid., p. 3.