

## 1.5 GOALS AND PLANNING PRINCIPLES

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The goals for the MCAS Tustin Specific Plan/Reuse Plan were formulated very early in the planning process as a vision for the Plan area. Adopted by the Base Closure Task Force, the Vision Statement identifies the most desirable qualities that will prevail when reuse of the site is completed. The Vision is intended to capitalize on the site's opportunities, and provide a source of inspiration and pride in the community. The Vision is a set of goals that shaped the Plan and how it is implemented. The goals may be thought of as an expression of community values or planning principles to be respected in the provisions of the Plan and the process of implementing it. Additionally, the Vision is the major link between the community-wide goals expressed in the Tustin General Plan (and, to the degree they influence the site, the City of Irvine and County of Orange General Plans) and the Specific Plan/Reuse Plan. The Vision is intended to provide a sustained direction over time, and is a fundamental reference point for future decision-making on this project.

### 1.5.1 Central Goal

A Plan that translates community values into the most important qualities or characteristics of the future uses and overall design; seeking to create results that are very special, worthy of the site's present and historical importance to the City of Tustin and the region.

### 1.5.2 Supporting Goals

- **Good Neighbor:** The new uses and design peacefully coexist with surrounding residences and businesses in Tustin and adjacent cities, minimizing impacts on noise, air quality, traffic, and other environmental features.
- **Coherent Setting:** The development pattern resembles a classical setting that offers a connectedness between buildings and uses, and has a strong sense of place through timeless architectural style and creative landscape design.
- **Self-Sufficient:** The mixture of uses enable people living or working on the site to choose to meet a significant part of their daily needs within the site.
- **Fiscally Sound:** The uses do not drain community resources - tax revenues generated by uses on the site offset the costs of public services.

- **Distinct Design:** The architecture, landscaping, signage, open space design, circulation patterns, and landscape patterns are of exceptional quality, distinct from surrounding areas, and not in competition with Old Town Tustin.
- **Valued Heritage:** The distinguished history of the Base is preserved in one or more locations on site and prominently displayed –and embraces the City of Tustin's theme: "Proud of its Heritage, Preparing for its Future".
- **Forward Looking:** The uses and institutions accommodate and attract 21st Century jobs and technologies.
- **Balanced Local and Regional Responsiveness:** The uses benefit the broader community's needs and are balanced with development that is compatible with the surrounding communities.
- **Sustainable Environment:** The land and water are clean and safe to use, now and in the future; and native plants and animals are selectively re-introduced into the design.
- **Civilian Transition:** A successful transition from military to civilian use that reasonably satisfies the public interests at local, countywide, regional, state and federal levels.
- **Foster Economic Development:** A means of documenting and implementing a balanced response to competing and conflicting demands for use of the property to ensure the community's need to foster economic redevelopment.
- **Strategic Phasing of Development:** Responsiveness to phasing requirements for hazardous material clean-up, infrastructure capacity, circulation, and market absorption.

## 1.6 AUTHORIZATION, CONSISTENCY AND ADOPTION

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### 1.6.1 The Reuse Plan

Federal regulations (32 CFR Parts 174 and 175) which implement the National Defense Authorization Act for fiscal year 1994 and the Base Closure Community Redevelopment and Homeless Assistance Act of 1994, require the LRA to prepare a comprehensive Redevelopment Plan (“Reuse Plan”) based on local needs and in response to specific reuse planning requirements and timelines. A variety of factors are involved in the preparation of a Reuse Plan for a federal facility that distinguish a Reuse Plan from traditional master planning. Reuse Plans required by the

Department of Defense are generally less definitive than other master plans, and more focused on the development of flexible strategies designed to respond to dynamic conditions. The federal government also does not require a Reuse Plan to be enforceable under state and local land use laws. For purposes of complying with federal requirements, portions of this Plan will be considered the required "Reuse Plan" (Chapters 1, 2, excluding Section 2.17, and Chapter 5). For purposes of this action, the federally recognized Reuse Plan holds the weight of "policy" only and shall not be considered a "project" under California law.

### **1.6.2 The Specific Plan**

California Government Code Section 65450 establishes the authority for cities to adopt specific plans either by resolution or by ordinance. Both Planning Commission and City Council hearings were required.

It is intended that portions of the MCAS Tustin Specific Plan/Reuse Plan adopted by ordinance will serve as zoning for the properties involved within the City of Tustin. Development plans, site plans, tentative parcel maps, tract maps, and use permits must be consistent with the Specific Plan/Reuse Plan. If a development agreement is sought, it must also be found to be consistent with this Specific Plan/Reuse Plan and the City of Tustin's General Plan. Specific plans are also required to be consistent with and implement a city's General Plan. The Specific Plan/Reuse Plan was prepared in response to a General Plan Amendment in the City of Tustin, and is consistent with the goals and policies of the Tustin General Plan, as amended. A General Plan Consistency Analysis has been prepared and is included in the Appendix.

The City of Irvine will need to amend their city's Zoning Code as necessary to implement regulations of the Specific Plan/Reuse Plan. Irvine may also need to amend their General Plan to be consistent with this Plan as it relates to territory within Irvine.

The Specific Plan/Reuse Plan will require amendment to the County of Orange General Plan's Master Plan of Arterial Highways.

## **1.7 CALIFORNIA ENVIRONMENTAL QUALITY ACT AND NATIONAL ENVIRONMENTAL POLICY ACT**

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The environmental documentation for the MCAS Tustin Specific Plan/Reuse Plan is a joint Environmental Impact Statement/Environmental Impact Report (EIS/EIR) in accordance with the requirements of the National Environmental Policy Act (NEPA) and the California Environmental Quality Act (CEQA).

A key function of the Specific Plan/Reuse Plan is to reduce the need for future detailed planning and environmental review procedures related to development and reuse of the Plan area. The Plan and accompanying joint EIS/EIR provides the necessary regulations and environmental documentation so that future development and reuse proposals in conformance with this Plan may proceed without a requirement for new or additional environmental documentation.

### **1.8 PLAN ORGANIZATION AND USE**

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The MCAS Tustin Specific Plan/Reuse Plan is organized into five chapters. Following Chapter 1, Introduction, is the Plan Description (Chapter 2) which identifies the intended land uses, community structure, urban design, infrastructure, and utilities for the Plan area. This chapter provides the framework and rationale for the development/reuse regulations and guidelines in Chapter 3.

The development/reuse requirements and design guidelines provided in Chapter 3 are presented for each Planning Area within the Plan. This enables the various users of the Plan to quickly focus on the parcels they are concerned with and understand the majority of the requirements and guidelines applicable to their site(s). Extensive cross-referencing is used in Chapter 3 to ensure that pertinent supplemental information elsewhere in the Plan is identified.

Chapter 4 specifies how the Plan provisions/requirements will be administered and how development/reuse projects will be processed. Chapter 5 of the Plan, is a Reuse Implementation Strategy which recommends a framework for managing, marketing, and financing reuse of the Plan. The final chapter (Chapter 6) is an Appendices that includes definitions of the terms used in the document, a General Plan consistency analysis, and relevant background information.

### **1.9 SUPPORTING DOCUMENTATION**

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Several supporting technical documents were produced during the MCAS Tustin Specific Plan/Reuse Plan preparation process. These documents provide substantial background information for the Plan. A number of these documents are referenced in the Final EIS/EIR.