

## TUSTIN MARINE BASE REDEVELOPMENT



### Project Overview

The Tustin Marine Base Redevelopment was a master-planned effort under a strategic partnership between the City of Tustin and Tustin Legacy Community Partners, LLC to develop approximately 820 acres as part of the overall Tustin Marine Base Redevelopment. The new community was designed to include single family residential, commercial, mixed use, master-planned parks, open space, new schools, and infrastructure improvements.

LOCATION:	Tustin, California
PROONENT:	Shea Homes
CONTACT:	Elizabeth Cobb Vice President 949-389-7286
START DATE:	January 2009
END DATE:	In-progress

### Strategic Planning

VCS provided strategic permitting direction for impacts to Waters of the U.S. and wetlands on the former Tustin Marine Base. Our firm successfully negotiated with the agencies to designate Lower Peters Canyon Channel as self-mitigating due to plans for reconstruction and widening of the channel, thus releasing the client from requirements for a Habitat Mitigation and Monitoring Plan (HMMP) and five-year monitoring. The project included approximately 16 acres of impacts to Waters of the U.S. and State, including approximately 14 acres of temporary impacts and 2 acres of permanent impacts. As described above, VCS worked successfully with the resource agencies to designate one of the main channels to be reconstructed as the mitigation for the project, along with a two-acre Arundo removal payment. The project permitting was completed on schedule and the cost was significantly less than estimated due to the favorable mitigation package negotiated by VCS.

### Environmental Services

- Secured a U.S. Army Corps of Engineers Section 404 Permit, a California Department of Fish and Game Section 1602 Streambed Alteration Agreement and Regional Water Quality Control Board Section 401 Water Quality Certification.
- Managed focus surveys for the pond turtle, nesting birds, and burrowing owl.
- Represented Shea Homes on the O.C. Nitrogen & Selenium Working Group.
- Provided strategic team coordination.