

Building Our Future Honoring Our Past



Presented by



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Good Things Are Happening in Tustin

Building Our Future, Honoring Our Past

The City of Tustin has always been a place of entrepreneurs and innovators. Over time, as our young City grew, we welcomed families and businesses who embraced tree-lined streets along with historic districts and business centers. In September 2017, the City of Tustin will celebrate 90 years of incorporation. Tustin has enjoyed years of continued growth and prosperity, and the future continues to look bright for our hometown, Tustin.

What Can Tustin Offer Your Business?

Tustin's location and amenities provide businesses with quick and easy access to major entertainment and education centers inside and outside of the City. Tustin is easily accessible by plane, train, or car. Tustin boasts outstanding entertainment options located within the City, and is also minutes from other major entertainment centers in Orange County.

Easy access to:

- ▶ Major freeways
 - I-5, 55Frwy, 22Frwy, 405Frwy, 73 Toll Rd, 261 Toll Road
- ▶ Airports
 - John Wayne (2 miles)
 - Long Beach (24 miles)
 - Ontario (40 miles)
 - Los Angeles (40 miles)
- ▶ Mass Transit
 - Metrolink (Tustin Station)
 - Amtrak (4 miles)

Thriving Business Environment

- ▶ One-stop shop for development processing
- ▶ One of the lowest business license tax in Orange County
- ▶ Low development fees
- ▶ Expedited permit and plan review processing
- ▶ Site location assistance
- ▶ Demographic research
- ▶ Active Chamber of Commerce
- ▶ Construction and infrastructure improvements
- ▶ Various financing opportunities

Honoring Our Past

Old Town Tustin

The City of Tustin is currently developing a planning document which will facilitate a greater understanding and sense of place for the traditional center of Tustin. The Downtown Commercial Core Plan includes defining strategies to enhance Old Town; attract new businesses; create a vibrant area with an active, dynamic economy and experience; and an engaged, interwoven community with great design. Another goal of the plan is to create a walkable, bikeable destination with strong transit and auto access.

“ Tustin has a small town feel with big city amenities, and a great sense of community. I have found that people who grew up here and moved away, often come back to raise their families. ”

- Mayor Dr. Allan Bernstein

Improvements for Main Street within Old Town are intended to create a more pedestrian- and bicycle-friendly environment with traffic calming features, and to create a strong entrance into Old Town with the inclusion of a gateway entry sign. This project also includes proposed improvements

on El Camino Real at various locations to facilitate outdoor gatherings and events. Currently in the environmental approval phase, construction is expected to begin in 2018.

Building Our Future

Development Opportunities at Tustin Legacy

Built on a legacy at the former Marine Corp. Air Station Tustin and defined by service, entrepreneurial spirit and innovation, Tustin Legacy is a new master planned community that will bring about the best of living, working and enjoying it all at the heart of Orange County. Tustin Legacy is now home to exciting new restaurants and retail, a variety of neighborhoods, open space and parks, historic memorials and plans for dynamic forward-thinking business environments.

Today, there are still hundreds of acres to be developed.

The future of Tustin Legacy is exciting. It will be driven by an opportunity to connect business and people to neighborhoods and pathways, open space and bike trails, as well as educational centers and history.

Creative Work Environment

Discover the new and exciting building design concepts and work environment amenities only available at Tustin Legacy.

Lincoln Properties is developing Flight at Tustin Legacy, an 870,000-square-foot

creative office campus which invites collaborative, non-traditional workspaces. Flight will feature several amenities, including a market food hall with chef-driven food and beverage concepts, a 6,000-square-foot conference center for meeting and special events, and direct access to Tustin Legacy Park creating a dynamic indoor/outdoor environment. Tustin Legacy Park, a passive park with trails and open space areas, will connect all of Tustin Legacy from the Metrolink Station to the corner of Red Hill Avenue and Barranca Avenue.

New Commercial Development

Regency Centers is currently developing the Village at Tustin Legacy. The 22-acre retail commercial center will be comprised of two major components:

- ▶ A retail center including a Blue Ribbon Stater Bros., CVS, Bank of America, Chipotle, Dunkin’ Donuts and more
- ▶ A medical plaza with a medical center and an acute care hospital/rehabilitation facility

“ On the 90th anniversary of this great City, we honor our past, present and future. ”
 - Jeff Parker, City Manager

Hoag Memorial Hospital Presbyterian is building a new 60,000-square-foot medical office building at The Village at Tustin Legacy. Named Hoag Health Center Tustin, the community-based center will be part of the 22-acre retail center The Village at Tustin Legacy, which is currently being developed by Regency Centers. Hoag Health Center Tustin will join our existing network of Hoag Health Centers, which are important access points for residents seeking health care services from the St. Joseph Hoag Health network.

Top Tustin Employers

Tustin has a very diverse workforce. The top employers in Tustin are vital to the City’s continued growth as a key employment center within Orange County.

- ▶ SchoolsFirst Federal Credit Union
- ▶ Tustin Unified School District
- ▶ Kaiser Foundation Hospitals
- ▶ Young’s Market Co.
- ▶ Costco Wholesale Corp.
- ▶ New American Funding
- ▶ Logomark Inc.
- ▶ Toshiba America Medical Systems
- ▶ Ricoh Electronics Inc.
- ▶ Vita Best Nutrition Inc.
- ▶ Balboa Water Group

“ The City is in very good financial shape, the best it has been in the last 10 years. We are projecting a reserve of 36% for FY 2017/18. In the meantime, the quality of services to the City’s residents and property owners continues to grow. ”
 - John Buchanan,
 Economic Development Director/Finance Director

Parks and Open Space

Parks provide a great benefit to citizens, both those who live nearby and tourists. In addition to their many environmental benefits, including decreasing air pollution and water filtration, parks create an economic benefit to a business community. Companies often choose to locate in communities that offer amenities such as parks as a means of attracting and retaining top-level workers.

Tustin is proud of its extensive park system comprised of numerous passive and active parks. Tustin parks boast a variety of amenities including water feature play areas, a lemon tree orchard, hilltop gazebos, outdoor fitness equipment, sand and grass volleyball courts, and hiking trails in beautiful Peter’s Canyon Regional Park. Future parks coming to Tustin include Tustin Legacy Veterans Sports Park and Legacy Park.

Tustin Legacy Veterans Sports Park – currently in design, the 33-acre sports park will include lighted ball fields and soccer fields and lighted tennis, basketball and pickleball courts, as well as children play areas. Grading is anticipated to begin late 2017.

Legacy Park – The first phase construction of the Tustin Legacy linear park, consisting of approximately 30 acres between the corner of Red Hill Avenue and Barranca Parkway and Armstrong Avenue has begun. It will eventually continue through Tustin Legacy and connect near the corner of Jamboree Road and Edinger Avenue, adjacent to the Tustin Metrolink Station.

Educational Opportunities

Tustin has historically been a center of education in Orange County, and today continues its bright heritage with a wide variety of educational opportunities and institutions. Tustin boasts a topnotch school district that serves all of Tustin and portions of Irvine, Santa Ana and unincorporated North Tustin.

South Orange County Community College District has developed the Advanced Technology & Education Park (ATEP) on the former Marine Corps Air Station-Tustin.





ATEP's focus is on advanced technology, career technical and workforce development training programs to support high-demand industries.

Rancho Santiago Community College District's Santa Ana College, in partnership with the Orange County Sheriff's Department, constructed the Orange County Sheriff's Regional Training Academy in Tustin Legacy. The facility provides Peace Officer Standards on Training certified instruction through its Law Enforcement Basic Academy, as well as advanced officer training.

“ The City of Tustin has continually nurtured our local businesses from the smaller shops of Old Town Tustin to the new development at Tustin Legacy, and all businesses in between. That steady effort over the years has provided this exciting time of business growth. The Tustin Chamber of Commerce would like to thank the City of Tustin for its efforts and bid congratulations on the City's 90th birthday! ”

*- Bill McInerney, Chairman,
Tustin Chamber of Commerce*

Shops, Dining, Services and Entertainment

Tustin is home to a wide variety of dining, shopping and entertainment amenities.

Old Town Tustin OCFB Certified Farmers' Market – With a dedicated site at the corner of 3rd Street and El Camino Real, in the heart of Old Town Tustin, the Farmers' Market has been going strong for more than 20 years. Held on Wednesdays from 9 a.m. to 1 p.m., this is a perfect drop in market with plenty of parking. The market is small enough to shop around in less than 30 minutes and there is diversity among the vendors. The Tustin Farmers' Market is open rain or shine.

Destinations and Entertainment Options

- ▶ The District at Tustin Legacy
- ▶ The Market Place
- ▶ Enderle Center
- ▶ Old Town Tustin – Restaurants, shops, historic residential neighborhoods
- ▶ Tustin Sports Park
- ▶ Peter's Canyon Regional Park
- ▶ Tustin Auto Center

Nearby Amenities

- ▶ Segerstrom Center for the Arts
- ▶ Disneyland Resort
- ▶ Angel Stadium of Anaheim
- ▶ Honda Center
- ▶ University of California, Irvine
- ▶ Newport Beach

Annual City Events

- ▶ Hangar Half Marathon through the Tustin Hangar
- ▶ Easter Egg Hunt
- ▶ Street Fair and Chili Cook-off
- ▶ Mayor's State of the City Address
- ▶ Tustin Police Department's Open House
- ▶ July 4th Firework Celebration
- ▶ Volunteer Community Fair
- ▶ Concerts in the Park
- ▶ Movies in the Park
- ▶ Tustin Tiller Days Parade and Carnival
- ▶ Halloween Howl
- ▶ Christmas Tree Lighting

Highly Regarded Public Safety System

The City of Tustin is proud to provide the highest level of police services to a dynamic and diverse Tustin community. The men and women of the Tustin Police Department honorably serve the residents, business owners, and visitors of Tustin.

As a nationally accredited police agency through the Commission on Accreditation for Law Enforcement Agencies (CALEA), the Tustin Police Department is one of three agencies in Orange County and one of 20 agencies in California to have met stringent national standards for professional excellence.

Housing

Tustin has a diverse housing stock for buyers to consider. The City boasts brand new development in Tustin Legacy, newer suburban development in Tustin Ranch and historic housing in Old Town. The City combines history and innovation, business and open space, young minds with bold ideas, and neighborhoods that celebrate everyday moments and quality experiences. Our neighborhoods connect people to each other and to new opportunities.

Tustin's newest housing development, Greenwood in Tustin Legacy by CalAtlantic Homes, offers four exceptional single-family home neighborhoods totaling 375 homes. These new home designs, set on the largest homesite in Tustin Legacy, showcase impeccable craftsmanship, stunning architecture, flowing floorplans and indoor-outdoor living features.

Tustin's rich and colorful history lives on in beautiful historic homes in Old Town. One such home, the Hewes Mansion, is easily recognizable with a wide wooden staircase leading to the double front doors which are accented by large plate glass windows. Built in 1881, the 14-room Victorian house is now considered a landmark with a plaque designating it as an Orange County point of historical interest.

From Greenwood in Tustin Legacy to the Hewes Mansion in Old Town and all of the great neighborhoods in between, Tustin has it all.

“ Centrally located in Orange County, Tustin provides businesses with the ability to easily connect with their customers, and with hundreds of undeveloped acres at Tustin Legacy, Tustin is planning a community that responds to the new workforce. During this calendar year at Tustin Legacy, we have added community shopping, a medical office building, and the first phase of Legacy Park. In addition, we have commenced development on the largest ground-up creative office project in Orange County. ”

*- Jerry Craig,
Deputy Director of Economic Development*

Happy 90th Birthday, Tustin!

On September 24, 2017, from 10 a.m. to 2 p.m., the City of Tustin will celebrate its 90th birthday with a huge celebration in the Farmer's Market parking lot on the corner of El Camino Real and 3rd Street in Old Town Tustin. The community is invited to bring chairs, an ice chest and a great attitude to the event!

The event is free and the day's festivities will include:

- ▶ A free meal ticket to one of four food Trucks (In & Out, The Burnt Truck, Dos Chinos, Kogi) for the first 1,000 guests
- ▶ A free Archie's Ice Cream for the first 1,000 guests
- ▶ Music on the main stage provided by Stone Soul
- ▶ Tustin swag giveaways
- ▶ The Tustin High School Marching Band
- ▶ Columbus Tustin iron bust reveal at 12 p.m. (noon) sharp

The day will conclude with the third annual Totally Tustin Food and Wine Festival. The 2016 Festival raised funds for the bust of Columbus Tustin which will permanently be displayed on the corner of El Camino Real and Main Street.

This year's Totally Tustin Food and Wine Festival will raise funds for Tustin's two adopted Helicopter Squadrons at Camp Pendleton: The Purple Foxes and the Stingers.

For more information regarding the Tustin 90th Celebration, please contact TustinWebmaster@tustinca.org.

CITY OF
TUSTIN
CALIFORNIA



Located in the heart of Orange County, Tustin is a great place to do business and offers a variety of great amenities. The combination of economic opportunity, quality education, ample housing, safe streets, beautiful park system, great entertainment options and sense of community has led to Tustin being recognized as one of the best places to live and do business. From historic Old Town Tustin to the newly developed 22-acre retail center, the Village at Tustin Legacy, Tustin has a small town feel with big city conveniences.

The City of Tustin has been consistently recognized as one of the least expensive cities to do business in California based on sales, property, business license, bed and utility taxes.

CITY OF TUSTIN

For more information, please contact the Economic Development Department at 714.573.3117 or visit

www.tustinca.org



Tustin's mission is to provide effective, high-quality services that foster safety, quality of life, and economic vitality throughout our community.



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Advanced Technology and Education Park Seeking Education/Business Partners

South Orange County Community College District (SOCCCD) is developing the Advanced Technology & Education Park (ATEP) on 62 acres of the former Marine Corps Air Station-Tustin in Orange County. The site is part of the 1,606-acre Tustin Legacy redevelopment project which includes regional parks, housing, public schools, commercial business, a million-square-foot shopping and entertainment center, a research park, conference center and hotels. ATEP will focus on advanced technology, career technical, and workforce development training programs to support high demand jobs. The district's two colleges, Irvine Valley College and Saddleback College, are expanding academic programs and collaborative partnerships with other colleges, high schools and businesses.



provide an innovative, risk-free environment to address multiple safety and training needs for allied health workers. Program areas at the Center will include:

- ▶ Professional Healthcare Provider skills
- ▶ Disaster and Emergency Preparedness
- ▶ Advanced Patient Simulations
- ▶ Multi-disciplinary Training
- ▶ Healthcare Team Leadership Development
- ▶ 300-seat Healthcare Education Conference Center

Saddleback College is committed to ensuring that students and industry professionals obtain the skills they need. Industry projections estimate that the largest employment gains in Orange County will occur in healthcare industries. This project fulfills a widespread, unmet need for allied health care training in the region and provides a state of the art venue for ongoing industry professional development.

Interim Chancellor Debra Fitzsimons, who has worked closely on the project, said the purpose of ATEP is to develop a vibrant education/private enterprise park with a focus on advanced technology and workforce development. The site will attract a variety of educational and commercial uses including higher education institutions, training facilities, R&D, high-tech manufacturing, corporate headquarters, medical-oriented facilities and other complementary uses. "Now more than ever colleges and businesses need to work together toward common goals to address skills gaps we are seeing across the country," said Fitzsimons.

“ Now more than ever colleges and businesses need to work together toward common goals to address skills gaps we are seeing across the country. ”

Looking for Partners

The ATEP site is one of the last large developable parcels remaining in Orange County. The ATEP Site benefits from excellent transportation accessibility with proximity to four major freeways: the Costa Mesa (SR-55), Santa Ana (I-5), Laguna (SR- 133), and San Diego (I-405).

John Wayne Airport is located approximately three miles to the south, and the Tustin Metrolink Commuter Rail Station, which provides daily passenger service to employment centers in Orange, Los Angeles, Riverside, and San Diego counties, is located less than two miles from the site.

Development Is Under Way

Irvine Valley College (IVC) will open its first building at ATEP in January 2018. Program offerings will be tailored to support the region's current and projected workforce needs in:

- ▶ Mechatronics
- ▶ Engineering and Computer Aided Design and Drafting
- ▶ 3D Product Design
- ▶ Building Automation
- ▶ Digital Electronics
- ▶ Laser and Photonics

Orange County is a mecca for cross-cutting industry sectors that integrate new and emerging technologies for increased productivity, efficiency and performance. IVC's first building at ATEP will provide a framework to train essential technical skills needed by employers in the region.

Saddleback College is developing a Center for Innovation in Healthcare Education. The college currently runs an award-winning Registered Nursing Program and other highly rated health career programs in Medical Laboratory Technicians (MLTs), Paramedic and EMT Training, Drug and Alcohol, Mental Health, Medical Assisting, Healthcare Information Technology and others. Saddleback College is developing a regional simulated health care facility to

ATEP's central location provides strategic advantages for industry partners. The South Orange County Community College District is offering long term ground lease development opportunities for educational or commercial facilities with a minimum size threshold of 35,000 square feet.

The land is subject to a development agreement with the city of Tustin and a framework has been developed to guide the build out. The site can accommodate up to 1,711,000 square feet of educational and commercial building development.

SOCCCD Board President Tim Jemal stated, "We welcome to opportunity to partner with business and education on this exciting project. Our district has developed a comprehensive framework to guide the development and partners are now coming on board." The district is seeking partners who can help create a new model whereby educators and businesses collaborate on curriculum, equipment, and common standards for training so that students are immediately relevant in the workplace.

For more information about development opportunities, visit www.atepland.com or call NAI Capital at 949.468.2321.





CONGRATULATIONS TO THE CITY OF TUSTIN ON 90 YEARS OF SERVICE TO THE COMMUNITY!

South Orange County Community College District is proud to be part of Tustin Legacy! The Advanced Technology and Education Park (ATEP) is under construction, creating educational pathways that lead to technology careers. ATEP will focus on advanced technology, career technical, and workforce development training programs to support high growth industries. We are looking for education and business partners to join us!



Irvine Valley College's first ATEP building
Training for:
 Mechatronics
 Engineering, Computer Aided Design, Drafting
 3D Product Design
 Building Automation
 Digital Electronics
 Laser and Photonics
STATUS:
 Opens January 2018.



Saddleback College's first ATEP building
 Center for Innovation in Healthcare.
STATUS:
 Under development.

TUSTIN TIMELINE



ATEP TIMELINE

- 2004 Tustin conveys land for ATEP.
- 2007 Temporary campus opens.
- 2010 Demolition of Marine Corps buildings.
- 2013 Land exchanges with city and county.
- 2015 Development framework.
- 2016 Groundbreaking for permanent campus.
- 2017 Seeking partners.

Happy 90th Birthday Tustin

We are proud to have served the City of Tustin for 25 years



Sterling Collision Center Has Proudly Served the Residents of Tustin for Nearly Three Decades

Sterling Collision Center has been a prominent business serving residents of Tustin for 25 years. Strategically and centrally located at the heart of Orange County and city of Tustin on 1111 Bell Avenue, Sterling Collision Center is one of the most trusted and accredited collision repair centers in the nation. Building upon the foundation of some of the industry's highest and most prestigious awards and accreditations, Joseph Kazemi, founder and CEO, has nurtured and built Sterling Collision Center into a multi-location company serving the residents of Orange County, in addition to creating many jobs and opportunities in the local community.

Moving to America in 1975 as a teenager from Iran, Joseph had always dreamt of creating a company of this caliber, "I envisioned it and I believed in it. I knew it would happen as long as I was committed to hard work and focused on the objective." He continued, "Leadership and a belief in what you do, loving what you do, and having a commitment to care and love the people around you are the most important parts of our business, therefore, they can help you maximize your potential and reach the ultimate goal of being one of the best in your industry."

Sterling Collision Center has been certified for the past 15 years by multiple luxury vehicle manufacturers such as Audi, BMW, Bentley, Porsche, Lamborghini, Rolls Royce, McLaren and Tesla to name a few. They are the only certified collision repair center for Lamborghini carbon fiber repair on the West Coast, making it a premier place for some of the world's newest supercars in need of collision repair.

Sterling is recognized by colleagues and competitors in the industry for their exceptional quality of repairs and customer care. They have a proven reputation as an accredited inspection facility for the Bureau of Automotive Repair, are a member of the Collision Repair Association of California, and a six-time award winner of "The Best in Tustin Repair Center." Sterling received an A+ rating from the Better Business Bureau and is a prestigious ICAR Gold designated facility.

The facility at Bell Avenue contains 68,000 square feet of space, making Sterling one of the largest collision repair centers in California and United States. Sterling also offers multiple satellite offices in Newport Beach, Costa Mesa and Mission Viejo for easy drop-off and pick-up of vehicles and customer convenience.

Joseph Kazemi strongly believes that Sterling's success truly begins with the talented employees who are committed to being some of the best in the automotive industry. "The success of our company is dependent upon the integrity, knowledge and constant training of our employees. We are committed to investing in our employees and facilities to provide our clients with the best possible repairs and customer service throughout the repair experience." Sterling employs some of the best master technicians in the nation, who have been trained and certified to meet the most current and modern collision repair certifications and vehicle models.

Many of the master technicians at Sterling began their careers as an apprentice, and after many years of continued education and training provided by the company, these employees have thrived and become some of the most talented and skillful technicians in United States. "Our employees are the reason for our success," Joe explained, "which is a result of our investment in their training and education. We strongly believe that our master technicians are only as good as the tools and equipment that they utilize."



Mr. Kazemi and Sterling truly uphold their promise in many ways. The automotive industry is evolving, and the materials that manufacturers are using to build their cars are changing. In recognizing this evolution, Sterling Collision Center constantly invests in the latest tools and equipment, including brand new Aluminum Repair Center, dedicated bench and Jig systems, and the latest model of paint spray booths and welding equipment.

Clearly, it's no secret that Sterling holds a strong commitment to maintaining a state-of-the-art collision repair center, starting with their employee training and latest equipment, which has allowed Sterling to become a leader in automotive collision repair in the Southern California area.

Sterling Collision Center is built to thrive in the years to come, and Joseph Kazemi is grateful to be located in the City of Tustin. "It is a very business-friendly city, from the Mayor, to the city planning Department and the entire City Hall staff who have been very supportive of our business and helped us grow to be centrally located within Orange County and close to all the local car dealerships for which we are certified. Joseph Kazemi hopes to continue to be a leader in the automotive industry, local community and city. He also wants to uphold Sterling's commitment to helping customers with their automotive repairs and providing his employees a safe and pleasant environment to work so they may continue to perform exceptional collision repairs for their valued clients.

Please call us at 714.259.1111 for an appointment or visit our facility at 1111 Bell Ave., Tustin, CA. 92780 or online at www.sterlingcollisioncenter.com. Contact Megan Reza, Social Media Coordinator and Marketing Director, at meganr@sterlingcollisioncenter.com.



For the past 90 years, Tustin has built a reputation as an exceptional place to live, work and play.

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CalAtlantic Celebrates the City of Tustin's Lasting Legacy

This year marks an important milestone for the City of Tustin. CalAtlantic Homes proudly celebrates Tustin's 90th Anniversary and thanks the City's government officials, staff and citizens for a wonderful partnership throughout the last 50 years.

Creating a Legacy

Incorporated in 1927, the City of Tustin is built on a rich heritage with a vision for growth, development and creating an exceptional Southern California destination to live, work and play. The City's vision and dedication to making Tustin a place we can all be proud of, long into the future, will leave a lasting legacy for generations to come. CalAtlantic Homes is proud to have been a part of that legacy since 1965. In that year, the Company built its first community off of Walnut and Deerfield in the heart of Tustin. It was the start of a working relationship that would flourish throughout the years. Since 1965, CalAtlantic has grown to become one of the nation's largest and most-respected homebuilders reaching from coast to coast.

The Legacy Continues

Recently, CalAtlantic had the opportunity to partner with the City of Tustin to create Greenwood in Tustin Legacy, a single-family home community with four unique neighborhoods situated on the site of the former Tustin Marine Corps Air Station. The base is an iconic part of Tustin's history. Paying homage to that history, the City applied a thoughtful approach throughout the community design process. Think how fitting this idea is when you consider that Tustin Legacy, when



CalAtlantic's Greenwood in Tustin Legacy incorporates Tustin's history throughout the community.

complete, will stand for generations as a tangible expression of the City's hard work and dedication. After breaking ground just two years ago, Greenwood in Tustin Legacy is nearly complete. The homes feature all new architectural concepts designed for the way people live today. As a tribute to Tustin's rich history, the neighborhoods and master-plan of Greenwood are named after some of the early public figures in Tustin's history while the exterior styles of the homes are rooted in the local area's rich heritage.

Working together, CalAtlantic and the City of Tustin designed ample community amenities and worked to incorporate Tustin's history throughout the community, which create a unique sense of place. A place for future generations to call home for years to come.

As a Company, our history is intertwined with the City of Tustin. We have tremendous respect for that history and our relationship.

We congratulate the City of Tustin on 90 years of executing on its vision. Tustin is steeped in history with the city's motto centered on "building our future and honoring our past." We look forward to continuing our partnership and supporting that vision. Looking ahead, Tustin's future is bright thanks to cultural amenities and a pro-business environment. Because of the hard work and dedication of its city officials, Tustin is truly a city of character that offers a lasting legacy for residents and businesses alike.

We invite you to learn more about CalAtlantic's communities in Tustin and throughout the country by visiting www.calatlantichomes.com.

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saddlebackanimal.com

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Whatever your business needs or interests are, we want you to look to the Chamber for assistance, inspiration and ideas.
www.tustinchamber.org

Sterling Collision Center

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www.sterlingcollisioncenter.com

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Saddleback Animal Hospital

Saddleback Animal Hospital (SAH) is more than an institution of medicine; it is a place of love and care. The hospital's wide range of services include physical therapy, grooming, boarding, Canine Good Citizen and Therapy Dog Testing, training, and dentistry, as well as the capabilities of a full-service hospital performing diagnostic testing and minor to major surgery.



Dr. Mike Kavanagh DVM

Owner and veterinarian Dr. Mike Kavanagh DVM and the staff at SAH advocate for preventative care, offering consultations on annual exams and immunizations intended to improve and extend quality of life. They remain up to date on state-of-the-art treatments and techniques to ensure every animal gets the best treatment possible, individually tailored to their needs. The abundance of glowing reviews on SAH's Facebook page and other review sites illustrate the high quality of care Dr. Kavanagh provides to his clients and their families.



In the complex world of animal health, the compassion and enthusiasm the vet and his staff share make Saddleback Animal Hospital an unparalleled choice for animal care in Orange County.

Saddleback Animal Hospital is staffed seven days a week, with doctors available by appointment. For more information, go to www.saddlebackanimal.com or call 714.832.8686.



Celebrating Our 60th Year

The Tustin Chamber of Commerce would like to congratulate the City of Tustin on its 90th birthday. The Chamber is celebrating its own anniversary this year – 60 years of serving the businesses and community of Tustin. Throughout this time, the Chamber has dedicated itself to growing opportunity, talent and employment in the Tustin area. We also strive to deliver a "Personal Touch" to all of our membership by creating a warm welcoming atmosphere at all our events. When you come to Tustin we want you to feel that you are home!

There has never been a better time to join our Chamber and get involved in the City. Special events are happening all year long to commemorate the City's landmark birthday! You can find us participating in the weekend-long Tiller Days Carnival & Parade, or you can help us to produce the "Totally Tustin" high-end food tasting extravaganza. You can volunteer to help the Chamber with their exciting Hangar Half Marathon in March or you can choose to just relax at the City's Chili Cook Off that happens to be the world's largest. Whatever type of event you are looking for, there is something here in Tustin for you.

Events are enjoyable and serve a very important community service but the Chamber of Commerce has a higher duty. Our priority is to promote the Business Community of Tustin and help our membership navigate the complexities of business growth, governmental regulations and economic development. If the Chamber sounds like something you or your company would be interested in participating in, please contact us at tustinchamber.org and join the team. Whether you join the team or just get a chance to attend one of the City's many events, we look forward to seeing you in Tustin!

**Business Advocacy
Networking Opportunities**



**Business Education
Community Service & Events**

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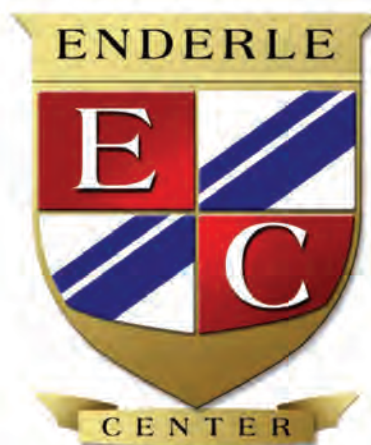
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As part of Playworks Recess and Beautification projects, DPR team members spent the day with kids at MLK Elementary School in Santa Ana playing and planting new foliage at the front entrance of the school.

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Taking a Chance on Elevating the Good

In 2013, the City of Tustin took a chance on Goodwill of Orange County and a brand new thrift store concept. The vision of the proposed store was to breathe new life into traditional thrift shops; to take an old version of second-hand shopping and make it new and exciting.

With the fashion-forward shopper in mind, Goodwill of Orange County was looking for the perfect place to create a new shop that merged thrift shopping with a boutique shopping experience.

The first OC Goodwill Boutique came to life in Tustin and revolutionized thrift store shopping for Orange County and beyond.

The OC Goodwill Boutique, now a local favorite, offers an elevated shopping experience complete with an unbeatable collection of designer items at affordable prices and a curated selection of housewares and furniture in a boutique-like interior with brick accents and unique design elements.

Beyond the bargains found on the floor everyday is the mission of the boutique. More than 92 cents of every dollar spent at the Tustin shop is reinvested into Goodwill's life-changing programs and services that help people facing barriers, including individuals with disabilities and veterans, find and keep meaningful employment.

The store was a smashing success in Tustin and sparked a wave of OC Goodwill Boutiques across the county. Today, Goodwill of Orange County operates OC Goodwill Boutiques in Lake Forest, Huntington Beach and opening this fall, San Juan Capistrano.



It all began in Tustin. Goodwill of Orange County will be forever grateful for the opportunity to innovate and elevate thrift shopping in the City of Tustin. By taking a chance on something new, something unheard of in the region, Tustin was at the forefront of a modern second-hand shopping trend that is now sweeping the region and the nation.

For more information, visit us at www.ocgoodwill.org.

10

THE DISTRICT
AT TUSTIN LEGACY

YEARS

As The District turns 10,
we proudly celebrate

TUSTIN'S 90TH ANNIVERSARY

AMC Tustin 14 | Bowlmor Lanes | Union Market Tustin | Whole Foods | The Winery

OPENING SOON: Bar Louie | Joon's Shabu Shabu | Prego | Pressed Juicery | The Halal Guys

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The District at Tustin Legacy

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Cal Pac Sheet Metal specializes in architectural metal façade solutions using a range of products and cladding systems. Composite aluminum material currently being used in building construction has its origins in the aerospace industry. It was specifically developed to offer superior strength in a lightweight sheet product, along with superior flatness. Metal cladding systems are durable, long-lasting, as well as pollution- and graffiti-resistant. A metal façade from Cal Pac Sheet Metal can be custom tailored for any design to produce striking architectural effects while providing sustainability with a modern appearance.

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managers and skilled field of installers. We are here to provide assistance and expertise from the design process through installation. Because each project is unique, Cal Pac relies on the strength of our skilled team of craftsman and experienced project managers to work seamlessly with your project team to successfully accomplish the projects goals, safely, timely and on budget.

Our goal is to deliver exactly what the project requires, no matter the delivery method or level of complexity. Every project receives the attention it deserves whether big or small. We are going to manage the project from start to finish. Our mission is to be the most trusted source for architectural metal products and services. Our customers rely on access to the best people, products, services and technology available, and that's what we deliver.

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Suffolk is proud to partner with Lincoln Property Company and Alcion Ventures on FLIGHT at Tustin Legacy. We are transforming the construction experience because we believe there is a better way and that the power of innovative people and processes can push the boundaries of what is possible.

Congratulations to the City of Tustin on 90 years!

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The District at Tustin Legacy Turns 10

The popular Orange County lifestyle center marks its 10-year anniversary with a wave of new retail and restaurants

The District at Tustin Legacy is turning the big 10 this year.

When The District first opened in 2007, it was the largest shopping center to be built in Orange County during that decade. Original tenants for the million-square foot center included anchors such as Orange County's largest Whole Foods Market, Costco, TJ Maxx/HomeGoods, PetSmart, AMC Tustin 14 and Target.

With annual sales of more than \$470 million and millions of visitors a year, The District continues to rank among Orange County's top shopping centers.

"We're grateful to celebrate such a milestone," said marketing director Shannon Campbell. "The District's growth and success the last decade would not be possible without the support of the wonderful community of Tustin and we look forward to continuing to earn your patronage the next 10 years."

Located off Tustin Ranch Road and Park Avenue, the outdoor center now features

nearly 100 specialty stores and restaurants—including Union Market Tustin, one of Orange County's first food halls with more than 20 unique eateries and independent retailers, including: Portola Coffee Roasters, Kettlebar, Churned Creamery, Central Bar, Milk Box, Hatch, Mr. Holmes Bakehouse and more. New arrivals include **Bear Cheese Tart**, which introduced Asia's baked cheese tart trend to the U.S. with its palm-sized pastry treat that's not too sweet. **Black Steel Barbershop**, a concept from longtime O.C. barber Sebastian Cabrera, also opened offering men's haircuts and grooming services from \$23.

Over the summer, **Planet Fitness**, with 1,350 locations across the U.S., opened its 24,000-square-foot fitness club above Union Market Tustin with memberships starting at \$10 a month. **The Halal Guys**, which has inspired legions of fans for its famous NY-street food platters of chicken and rice, also opens this month next to Nothing Bundt Cakes.

Fall will also bring plenty of other noteworthy arrivals to The District. **Bar Louie**, a Chicago-based neighborhood bar and eatery, will open its first Orange County location. Bar Louie features handcrafted cocktails with a featured selection of local and regional beers with more than 20 taps, as well as unique wines and craveable food in a relaxed setting. **Joon Shabu Shabu**, a popular Japanese-style hotpot restaurant from L.A., will also open its first Orange County location next to AMC Tustin 14.

Prego's new home will open just in time for the holidays. Longtime chef Ugo Allesina is excited to bring back signature items and build upon the menu with a Mediterranean focus. The kitchen will continue to focus on scratch-made dishes, from pastas to desserts. **Pressed Juicery**, known for its sleekly packaged cold-pressed juices, two-ounce functional shots and curated selection of grab-and-go snacks, will also open later this year.

Also opening soon: **UCode**, a programming academy, aims to teach children and teens to program software with classes on how create apps, websites, games and more. Fitness enthusiasts can also look forward to the opening of **UnionRYDE**, a growing Orange County-based indoor cycling concept that will offer high-energy, 60-minute workouts for spin cyclists of all levels.

"We're excited to bring several first-to-market dining destinations along with other growing concepts in education and fitness that will make for great additions to The District," said Campbell. "As we come upon our 10th year, we're committed to keeping our mix of offerings fresh to continue to meet the community's ever-evolving tastes and lifestyle needs."

For more information, contact Kat Nguyen-De Angelis at knguyen@cornerstonecomms.com.



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The Village at Tustin Legacy Announces Grand Opening Celebration for October 28

Featuring the Adam Lasher

The Tustin community's latest shopping and dining destination, The Village at Tustin Legacy, is inviting the public to join a special Grand Opening & Fall Festival celebration on Saturday, Oct. 28 from 11 a.m.-2 p.m. Free to the public and featuring music by the Adam Lasher, food and beverage samplings, and fun for kids, this special event will mark the official opening of the 112,000-square-foot retail development at the corner of Edinger Avenue and Kensington Park Drive. The 150,000-square-foot medical component is scheduled to open early next year.

Guests of the Grand Opening & Fall Festival will be encouraged to shop, dine and celebrate as they enjoy live music, face painting, balloon art, a photo booth, special offers and much more. Entertainment will be provided by Adam Lasher, who was recently featured on the 2015 and Final 2016 seasons of "American Idol" on FOX. Organizers say this is the perfect opportunity to see all that The Village at Tustin Legacy has to offer.

With its architectural nod to farmhouse style, The Village at Tustin Legacy is the ideal setting for an outdoor event. The Village features anchors such as Stater Bros. Market, CVS and Bank of America. The wide variety of food and beverage options—including Chipotle Mexican Grill, Dunkin Donuts, Yogurtland, The Pizza Press, Burger Boss, Ahipoki Bowl, and Board and Brew—will be showcased throughout the Grand Opening & Fall Festival.



Dunkin' Donuts, now open at Tustin Legacy

Photo by Bob Hodson

John Mehigan, Senior Vice President with Regency Centers, developer of The Village at Tustin Legacy, said the center is merchandised with best-in-class merchants in an environment designed for enjoyable shopping, dining and gathering. Their first official event in this spirit will be the Grand Opening & Fall Festival.

"We are excited to see The Village become an integral part of the community," said Mehigan. "Our goal with The Village was to create a convenient center which would serve as a true hub for local Tustin residents," he added.

In addition to the tenants currently in place, The Village at Tustin Legacy will welcome a brand new, state-of-the-art medical office building developed by Hoag Hospital and an Acute Care Rehab Hospital developed by HealthSouth.

The Village at Tustin Legacy is a development of Regency Centers. Regency Centers is also the developer of Village at La Floresta in Brea, which celebrated its one year anniversary in April 2017 and the Newland Center in Huntington Beach, which will celebrate its grand re-opening October 7, 2017.

To learn more about The Village at Tustin Legacy, please visit www.facebook.com/villageattustinlegacy or call 858.847.4631. For more about Regency Centers, please contact www.regencycenters.com.

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Tustin Unified Students Are Future Ready!

Congratulations to the City of Tustin on its 90th Anniversary!

The Tustin Unified School District (TUSD) continues to be a great place for students to learn, thrive, be creative and pursue their future in college and career.

TUSD had another outstanding school year with gains in student achievement, expansion of science, technology, engineering, arts and mathematics (STEAM) programs; facility improvements; and community satisfaction.

TUSD continues to do well on every measure of student performance:

- ▶ More students took and passed Advanced Placement and International Baccalaureate exams
- ▶ More students qualified for university entrance
- ▶ The greatest academic growth came for economically disadvantaged students, narrowing achievement gaps
- ▶ More students than ever are taking four years of math in high school

The District also continues to make progress in student achievement in STEAM fields. This year, the District had two elementary schools, one middle school, and four high school robotics teams compete in the VEX World Robotics Championships. The schools representing the District were Orchard Hills School, and Beckman and Foothill high schools. Tustin High



TUSD elementary students work on their iPads as instructional technology has transformed the classroom over the years.

School's T-Tech Invention Team also competed in an invention competition this past summer at the Massachusetts Institute of Technology (MIT) in Boston. These accomplishments on the national and world stages are supported by a Districtwide shift to the Next Generation Science Standards (NGSS) that emphasize hands-on experiments and engineering.

School climates are positive for students: attendance rates are up, discipline referrals and suspensions are down, and parent satisfaction is high. A number of students attend a campus other than their home school, exercising parent and student choice options.

The District is experiencing success on many fronts. Much of this success is supported by the prudent business practices of the District. Facilities are well-maintained and capital improvements are made, efficiencies have been achieved in utility usage and internal practices, and budget reserves have been built to prepare for the next economic downturn. As a result, the District is in an excellent position to continue preparing students to thrive now and in the future. Go TUSD!

For more information, visit www.tustin.k12.ca.us or contact Mark Eliot, Director of Communications and Public Information, at meliot@tustin.k12.ca.us or 714.730.7339.



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Photo taken at the newly completed Edwards Lifesciences Atrium project in Irvine, CA.



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A New Concept in Lifestyle-Driven Workspace Takes Flight at Tustin Legacy

This summer brought the addition of an exciting new chapter to the story of Tustin Legacy, the master planned development where commercial and residential projects now thrive on the site of a decommissioned U.S. Marine Corps Air Base, all within view of majestic aircraft hangars. This latest addition, aptly named FLIGHT at Tustin Legacy, is a project destined to redefine the way work and lifestyle come together.

Under development by Lincoln Property Company and Alcion Ventures, FLIGHT at Tustin Legacy will be a 38-acre, state-of-the-art creative office campus featuring innovative design, decentralized indoor-outdoor meeting spaces, and open work spaces with ceilings that soar to a height of 37 feet. Located adjacent to the new, 26-acre Tustin Legacy Park, FLIGHT will also feature amenities such as retail space, a conference center, and the much anticipated Mess Hall Market, described as “a 12,000-square-foot chef-driven, curated market food hall.”

Eschewing the traditional high-rise office format, the two-phased project is planned to include 18 low-rise office buildings, each no taller than four stories and designed in an “incubator style” to foster collaboration. The footprint of the buildings allows for tenants and their visitors to utilize adjacent outdoor patios and enter the buildings directly from outside paths, by-passing the traditional concept of a central lobby.

In planning the FLIGHT at Tustin Legacy project, the developers are well positioned to capitalize on the growth of small and mid-size companies that have made California a leader in job and new business creation. As reported recently in the *Orange County Register*, California added 46,413 small companies from 2014-2017, second only to Florida. The state added 5,325 mid-size companies during the same period, beating Texas to the top of that list. California added 97 large companies during the same period, second only to New York. However, it is the small companies – those with annual sales under \$10 million – that have a unique opportunity to secure the kind of modern workspaces that have been coveted by start-ups, but were previously difficult to swing financially.

“This is an exciting milestone in creating what will be a dynamic employment hub in the area,” says Parke Miller, executive vice president of Lincoln Property Company. “There will be truly nothing like it in Orange County, and maybe anywhere in the greater Western United States. The location, architecture and amenity package is extraordinary, and no other office property has a public park as its backyard. Prospective tenants may be most impressed with how efficient the buildings space plan is, creating occupancy cost savings as a result of needing to take less rentable square feet at FLIGHT than typical office product. The overall value proposition is significant.”

With favorable market conditions and a promising vision, FLIGHT at Tustin Legacy’s developers still faced tremendous work prior to the project getting underway, including the need to secure millions in construction bonds. Before construction could begin, project planners turned to Performance Bonding, a Tustin-based surety firm with experience in securing construction bonds for other very large developments at decommissioned military sites, including Heritage Fields El Toro, as well as Candlestick/Hunter’s Point and Treasure Island in the San Francisco Bay Area.

Erik Johansson, president of Performance Bonding, says that the complexities of dealing with such sites and working with many stakeholders can be intense. “If you don’t have that specialized experience, there is definitely a learning curve,” he explains. “You have to know the regulations, the specific language and the permitting and bond requirements.” For FLIGHT at Tustin Legacy, Performance Bonding helped the project’s backers to secure the initial improvement bonds required to move forward, while helping them anticipate the additional bond requirements and costs that would need to be factored in.

Now with construction in full swing, the development’s Phase 1 is set to be completed in late 2018. The initial phase, spread across 17.5 acres, will include four four-story buildings, a constellation of four “incubator-style” buildings called the Platform Campus, the Mess Hall Market and a high tech conference center, for a total of ten buildings providing 470,000 square feet of mixed use space.

“This was a rare opportunity in Orange County to acquire a large centrally-located land parcel adjacent to substantial retail and residential uses,” says Mark Potter,



Parke Miller of Lincoln Property Company and Erik Johansson of Performance Bonding visit the FLIGHT at Tustin Legacy development site.

co-founder and partner of Alcion Ventures. “FLIGHT is more than office space — it will be an unmatched creative office environment for businesses and their employees who will be able to dine, exercise, socialize and enjoy the outdoors within the project.”

Despite the descriptive language the developers use to explain FLIGHT at Tustin Legacy, it may be difficult to imagine how groundbreaking the project is without some visuals. A project website, www.flight-tustin.com, features stunning virtual reality videos that give a sense of the space and the feel of the complex.

FLIGHT at Tustin Legacy is not the first joint endeavor in Orange County for the Lincoln Property Company and Alcion Ventures team. The project follows on the heels of the partners’ trend-forward redevelopment of TRADE

Marketplace & Food Hall at 2222 Michelson Drive in Irvine.

For more information about Lincoln Property Company, contact executive vice president Parke Miller at pmiller@lpc.com or 949.333.2111.

For more information about Performance Bonding, the surety consultant for FLIGHT at Tustin Legacy and many other marquis projects nationwide, contact president Erik Johansson at info@performancebonding.com or 714.505.7011.

For more information about Alcion Ventures, please visit www.alcionventures.com.

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HMWC CPAs & Business Advisors Celebrates 50 Years in Tustin

by Gerry Herter, CPA, MBA

In 2018, HMWC CPAs & Business Advisors will celebrate 50 years of service to businesses and individuals in the City of Tustin and Orange County. 1968 was a time that was ripe for a new CPA firm that had the smarts and foresight to capitalize on the emerging business opportunities that would lead Orange County to widespread prominence over the upcoming decades. The real estate industry was burgeoning and a new law brought the potential of incorporation to physicians and other professionals. Recognizing the importance of accurate recordkeeping, and the benefits of creative tax planning and structuring, to the success of developers and their investors, HMWC rose to the challenge, beginning its 50-year presence in Tustin. The firm helped



clients cultivate efficient business practices while devising strategies to best manage and minimize their tax burden.

HMWC prospered along with their clients, growing from a sole CPA practice in 1968 to a firm today with a staff of more than 70, which is both well-respected and recognized as one of the largest independently owned accounting firms in Orange County.

HMWC recognized the vital role of the community in the firm's success over the years, by its participation in local organizations, such as the Tustin Community Foundation and Tustin Chamber of Commerce, while also having an active presence in neighborhood houses of faith, like Tustin Presbyterian Church and Congregation B'nai Israel. Staff and partners can be seen rolling up their sleeves in support of a variety of charitable endeavors, including Family Promise, #HashtagLunchbag, Sunday Supper program at Tustin's St. Paul's Episcopal Church, and the Blind Children's Learning Center, among others.



Gerry Herter

Another factor in the long-term success of the firm is the high degree of loyalty and trust among partners and staff. One way this strong camaraderie has grown over the years has been through a 40-year tradition affectionately known as the "Death March." Each summer, partners, staff, clients, family and friends are invited to participate in a several-day team building adventure to a place of dramatic scenic beauty in the West. Destinations have included hiking and rafting in Yosemite, Sequoia, Grand Canyon, the High Sierra, Canadian Rockies, Kauai, Crater Lake and others. Along the way, life-long bonds of friendship, and appreciation of the natural world and our dependency on each other, continue to grow and flourish.

Gerry Herter is a partner emeritus and former long-time managing partner for HMWC CPAs & Business Advisors (www.hmwccpa.com), which is one of Orange County's largest local accounting firms. For more information, see www.hmwccpa.com or call 714.505.9000.

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Loreen Gilbert is an experienced wealth manager who has spent more than 25 years creating comprehensive wealth strategies for her clients. Gilbert has been in private practice as a wealth manager since 1997, and is the founder and president of WealthWise Financial Services, which offers securities and investment advisory services to individuals, business owners, and corporations through her affiliation as a registered principal with LPL Financial.

Publication Date: October 2, 2017

Space Reservations Due September 20, 2017 Advertorial Due September 21, 2017 Ad Materials Due September 25, 2017

For more information, contact your account manager at 949.833.78373.