







**LEGEND**

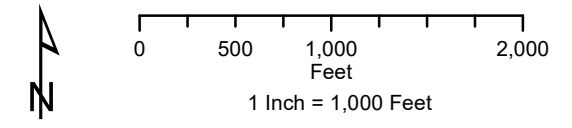
-  Department of Navy-Owned Property
-  Parcel Boundary and Identification
-  Former MCAS Tustin Boundary
-  Parcel 40 (Right of Way<sup>1</sup>)

**Notes:**  
<sup>1</sup> Right of way may not match actual roads.

DON = Department of Navy  
MCAS = Marine Corps Air Station

**References:**  
MMEC Group, 2018. *Draft Finding of Suitability to Transfer #10 for Carve-Outs 5 and 6, Former Marine Corps Air Station Tustin, Tustin, California.* March.

Basemap Source/Aerial Photo: ESRI ArcGIS online service 2021



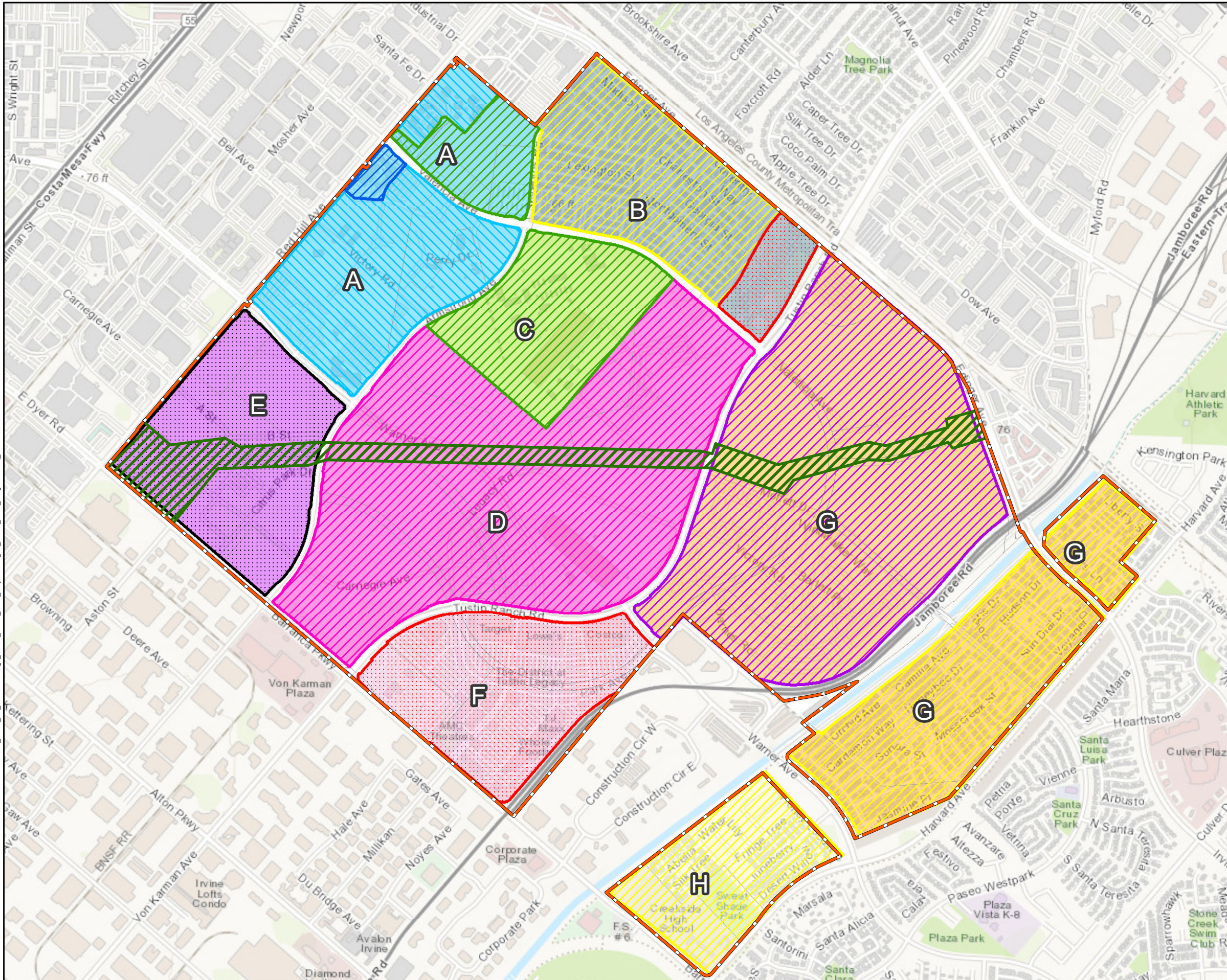
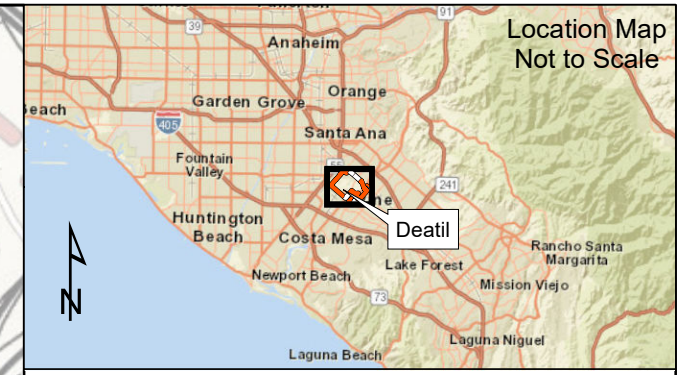
**DON-Owned Property**

PROJECT NO.:	5026-19-4022
DATE:	October 2021
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CHECKED BY:	KS



**FIGURE**  
**2**

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**LEGEND**

**Land Use Plan**

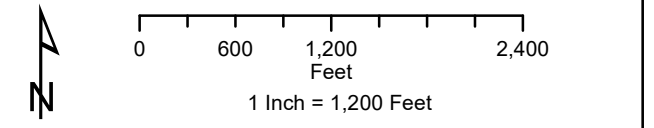
- Commercial
- Commercial/Business
- Educational Village
- Mixed-Use Transit
- Mixed-Use Urban
- Park
- Residential
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- Tustin Legacy Park Overlay

**Neighborhoods**

- Neighborhood A
- Neighborhood B
- Neighborhood C
- Neighborhood D
- Neighborhood E
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- Neighborhood G
- Neighborhood H
- Former MCAS Tustin Boundary

**Notes:**  
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**Reference**  
City of Tustin, 2017. MCAS Tustin Specific Plan/Reuse Plan. July 18.  
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## City of Tustin's Reuse Plan of Former MCAS Tustin

PROJECT NO.:	5026-19-4022	 <b>NAFAC</b>	FIGURE
DATE:	October 2021		3
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*Yana Garcia*  
Secretary for  
Environmental Protection



## Department of Toxic Substances Control

Meredith Williams, Ph.D., Director  
8800 Cal Center Drive  
Sacramento, California 95826-3200



*Gavin Newsom*  
Governor

### SENT VIA ELECTRONIC MAIL

April 2, 2024

Samantha Beier  
Senior Planner  
City of Tustin  
300 Centennial Way  
Tustin, CA 92780  
[sbeier@tustinca.org](mailto:sbeier@tustinca.org)



RE: NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR) FOR THE TUSTIN LEGACY SPECIFIC PLAN AMENDMENT, DATED MARCH 5, 2024 STATE CLEARINGHOUSE # [1994071005](#)

Dear Samantha Beier,

The Department of Toxic Substances Control (DTSC) received an NOP of a DEIR for the Tustin Legacy Specific Plan Amendment (SPA). The proposed SPA would amend Neighborhood D South, D North, and G to increase the allowed residential capacity to be consistent with the 2021-2029 Housing Element Update (HEU). The proposed upzoning would add a total of 855 additional residential units to the existing residential capacity of Neighborhoods D and G. The HEU also included 1,356 buffer units that are intended to make up for any potential units that are not developed on the other HEU sites. Therefore, a total of 2,211 units have been incorporated into the residential caps of the TLSP Neighborhoods D North, D South, and G. The provision for density bonus pursuant to the Surplus Land Act is applicable to the TLSP area, and therefore, the application of density bonus has been analyzed through the addition of 2,759 units.

Together, the HEU RHNA units, buffer units, and density bonus units total an additional 4,970 units that will be analyzed in the Draft Supplemental Environmental Impact Report. Based on our project review, we request consideration of the following comments:

1. The project location is being constructed on the Former [Tustin Marine Corps Air Station](#) property. Neighborhood D North, D South, and G are proposed for development. Neighborhood G has a small portion of the property the Navy calls OU-3 (IRP-1). Area D will be adjacent to Navy properties named IRP-11 (OU-4B) and IRP-12 (OU-1B) and the Navy owns portions of this property called carve out (CO-5) and CO-6. If you would like additional information on these sites see “Fourth CERCLA Five-Year Review – Operable Units 1A, 1B North, 1B South, 3, and 4B” completed November 5, 2021.
2. It should be noted that an initial base wide investigation is being conducted to identify an emerging contaminant called per- and polyfluoroalkyl substances (PFAS) in groundwater with further remedial investigations planned for both soil and groundwater on site and surrounding areas. The preliminary assessment and site inspection report can be viewed on EnviroStor titled, “PA-SI Report Base wide Investigation of PFAS, MCAS Tustin CA”, completed on September 23, 2022. PFAS is not currently listed as hazardous waste under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), however it is anticipated to be listed sometime in the near future.
3. Hangar 1 and Hangar 2 are also called Building 28 and 29, respectively. Please correct throughout the body of the Initial Study.
4. As the City of Tustin and Department of the Navy continue to address the aftermath of the North Hangar fire, additional sampling data and remedial actions will be made available. As these activities progress, please update the statements as appropriate in the “Current Conditions” section of the Initial Study All public information on the fire can be found at [City of Tustin Emergency Alert Information](#).

5. While the land proposed for redevelopment has been investigated and remediated by the Department of the Navy, with regulatory oversight, there remains the potential for contamination to be discovered during earthmoving activities. Please ensure that a soils management plan is developed to outline waste handling procedures, disposal and handling of any contamination found, and criteria for backfilling with clean imported fill material. DTSC recommends that all imported soil and fill material should be tested to ensure any contaminants of concern are within approved screening levels for the intended land use. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material meets screening levels for the intended land use.
6. Please be advised, portions of Neighborhood D that are owned by the Navy will be required to submit transfer documents to DTSC. Please see the attached map.

DTSC believes the City of Tustin must address these comments to determine if any significant impacts under the California Environmental Quality Act (CEQA) will occur and, if necessary, avoid significant impacts under CEQA. DTSC recommends the department connect with our unit if any hazardous waste projects managed or overseen by DTSC are discovered.

DTSC appreciates the opportunity to comment on the Tustin Legacy Specific Plan Amendment. If further concerns or impacts surface in light of the forthcoming EIR, DTSC reserves the right to provide applicable comments at that time.

Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like any clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Samantha Beier  
April 2, 2024  
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Sincerely,

*Tamara Purvis*

Tamara Purvis  
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HWMP - Permitting Division – CEQA Unit  
Department of Toxic Substances Control  
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cc: (via email)

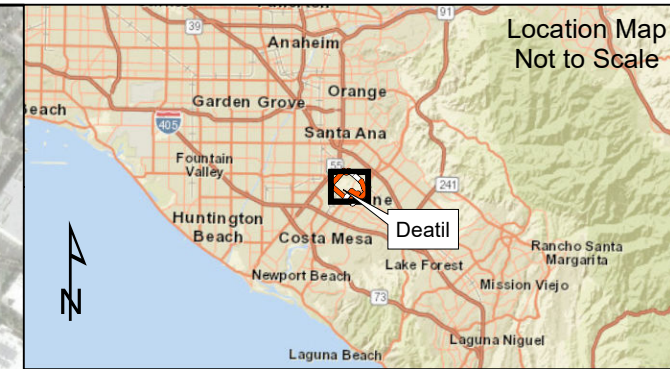
Governor's Office of Planning and Research  
State Clearinghouse  
[State.Clearinghouse@opr.ca.gov](mailto:State.Clearinghouse@opr.ca.gov)

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Location Map  
Not to Scale



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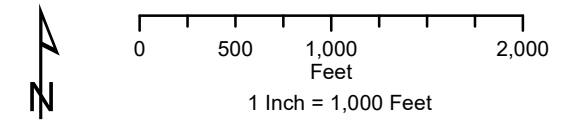
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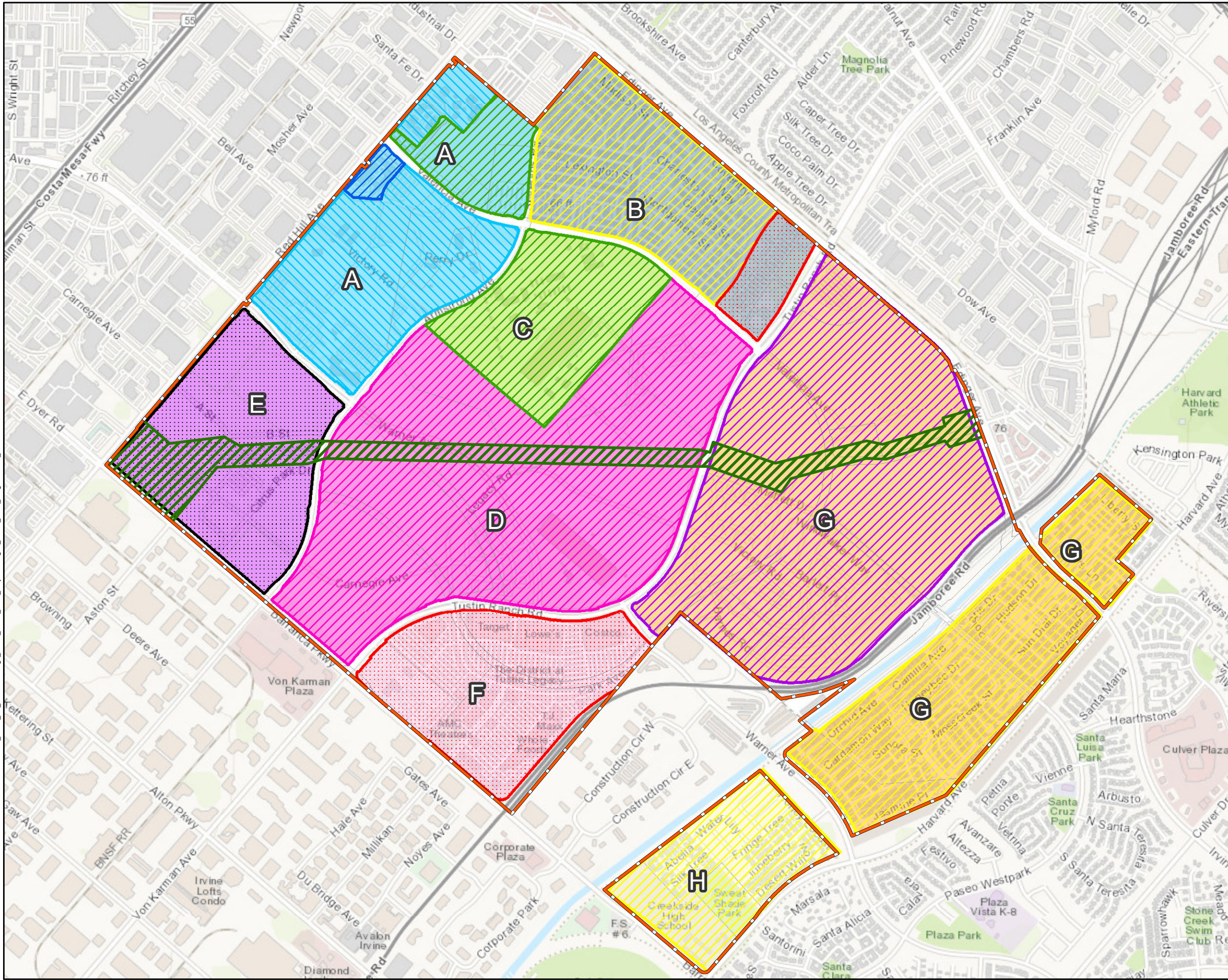


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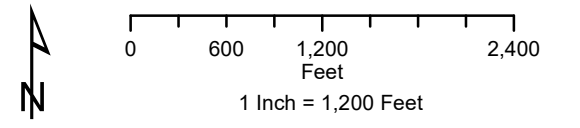
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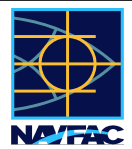


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