

1. Introduction

1.1 PURPOSE

The Marine Corps Air Station (MCAS), Tustin was realigned and closed on July 2, 1999, in accordance with the Base Realignment and Closure Act. MCAS Tustin was originally recommended for realignment and closure by the Defense Base Realignment and Closure (BRAC) Commission in its June 1991 report to President Bush. The President accepted the BRAC recommendations in July 1991 and Congress confirmed the closure in October 1991. In 1993, the BRAC Commission reconsidered its earlier recommendations to close MCAS Tustin. The Commission reconfirmed the decision to close the base but modified its realignment locations for receiving facilities and mandated closure no later than July 1999. In 1995, the BRAC Commission again modified its previous determinations concerning the proposed locations for realignment of Marine Corps assets.

When the original decision was made in 1991 to close MCAS Tustin, the local community did not oppose the base's closure. Instead, the community proceeded immediately with planning for reuse. The specific objectives of the reuse planning effort were as follows:

- To foster public understanding and involvement in reuse decisions;
- To provide consistent direction in reuse efforts;
- To be accountable to the local community;
- To focus on making decisions and taking action in a timely manner;

- To motivate federal, state, and local agencies, and homeless providers to meet common objectives;
- To complete the reuse plan in a cost effective manner; and
- To reduce future local entitlements needed by the development community.

The Department of Defense recognized the City of Tustin as the Lead Agency or Local Redevelopment Authority (LRA) for preparation of the required reuse planning documents in late 1991. The City of Tustin determined that the most appropriate tool to guide the conversion of the base from military to civilian use and to facilitate entitlements and permitting was the preparation of a combined Specific Plan/Reuse Plan. The MCAS Tustin Specific Plan/Reuse Plan is the culmination of this planning effort.

The MCAS Tustin Specific Plan/Reuse Plan (the Plan) includes detailed planning, policies, regulations, implementation strategies and procedures necessary to guide the reuse and development of the site into the next century. Since implementation of the Plan will be a long-term process and there are unique circumstances associated with converting military bases to civilian uses, the Plan is intended to be practical in economic terms and visionary in terms of its ability to create and respond to future market opportunities. This means that it must provide sufficient guidance to provide investors with a high confidence level that their investments will be protected. At the same time, it must offer sufficient flexibility to respond to changing market conditions. A careful balance between certainty and flexibility underlies the provisions of this Plan.

The MCAS Tustin Specific Plan/Reuse Plan is intended to serve as both a policy-oriented and regulatory document. The Plan has been submitted to the Department of Defense as a policy guide outlining the intended reuse for the site. Subsequently, the Specific Plan will be adopted by the Tustin City Council as the zoning for the property.

A Specific Plan is one device for implementing goals and policies of the Tustin General Plan. A Specific Plan also contains the development and reuse regulations that constitute the zoning for the property. As a federal installation, MCAS Tustin was not subject to local zoning and planning requirements. Upon conversion to civilian use, the property will be under the jurisdictional authority of either the City of Tustin or the City of Irvine, and will be subject to local codes and ordinances. The City of Irvine has assigned responsibility for preparation of the Plan (and accompanying joint Environmental Impact Statement/Environmental Impact Report) to Tustin for that portion of the Plan area within Irvine. However, the City of