Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
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Gavin Newsom
Governor

SENT VIA ELECTRONIC MAIL

November 5, 2025

Melinda Dacey
Principal Planner
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626
Melinda.Dacey@costamesaca.gov

RE: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE FAIRVIEW DEVELOPMENTAL CENTER SPECIFIC PLAN DATED OCTOBER 28, 2025 STATE CLEARINGHOUSE #2025101405

Dear Melinda Dacey,

The Department of Toxic Substances Control (DTSC) reviewed the Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Fairview Developmental Center Specific Plan (Project). The proposed Project includes a residential development of 2,300 dwelling units, with the potential for up to 4,000, The commercial development will include up to 35,000 square feet of space, including retail, restaurants, coffee shops, fitness studios, and childcare facilities. At least 14 acres of publicly accessible open space will be provided, supporting various uses, including neighborhood parks, plazas, walking and biking trails, recreation centers, and picnic areas. The Project will also include off-site improvements, including the construction of a roadway through the adjacent golf course and the Shelley Circle Trail, which will be approximately 4,650 linear feet long. DTSC recommends and requests consideration of the following comments:

1. The Project and future CEQA documents should acknowledge the potential for historic or future activities on or near the Project site to result in the release of

hazardous wastes/substances on the Project site. In instances in which releases have occurred or may occur, further studies should be carried out to delineate the nature and extent of the contamination, and the potential threat to public health and/or the environment should be evaluated.

2. If contaminants are found, DTSC recommends the City of Costa Mesa address contamination found to be present within the Project area through oversight from a self-certified local agency, DTSC or Regional Water Quality Control Board. If entering into one of DTSC's voluntary agreements, please note that DTSC uses a single standard Request for Lead Agency Oversight Application for all agreement types. Please apply for DTSC oversight using this link: Request for Agency Oversight Application. Submittal of the online application includes an agreement to pay costs incurred during agreement preparation. If you have any questions about the application portal, please contact the relevant Regional Brownfield Coordinator for your Project.
3. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition, sampling near current and/or former buildings should be conducted in accordance with DTSC's Preliminary Endangerment Assessment (PEA) Guidance Manual.
4. All imported soil/fill material should be tested to assess any contaminants of concern meet screening levels as outlined in DTSC's PEA Guidance Manual. Additionally, DTSC advises referencing the DTSC Information Advisory Clean Imported Fill Material Fact Sheet if importing fill is necessary. To minimize the possibility of introducing contaminated soil/fill material there should be documentation of the origins of the soil/fill material and, if applicable, sampling be conducted to ensure that the imported soil/fill material are suitable for the intended land use. The soil sampling should include analysis based on the

source of the fill and knowledge of prior land use. Additional information can be found by visiting DTSC's Human and Ecological Risk Office (HERO) webpage.

DTSC reserves the right to comment on any future circulated environmental documents related to this Project on proposed or incorporated changes, measures, or project features. DTSC would like to thank you for the opportunity to comment on the Fairview Developmental Center Specific Plan. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions regarding these comments, please contact us via our CEQA Review email.

Sincerely,



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

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