



COUNTY OF ORANGE
CEO REAL ESTATE/LAND DEVELOPMENT
333 W. SANTA ANA BLVD., 3RD FLOOR
SANTA ANA, CALIFORNIA 92701

NOTICE OF SCOPING MEETING

DATE: June 26, 2015
SUBJECT: Notice of Scoping Meeting
PROJECT TITLE: El Toro, 100-Acre Parcel Development Plan and West Alton Development Plan
APPLICANT: County of Orange

The County of Orange is the Project Applicant and Lead Agency for two projects located on the former Marine Corps Air Station (MCAS), El Toro. The County determined that an Environmental Impact Report (EIR) would be required for both projects. As required by Section 15082 of the State CEQA Guidelines, Notices of Preparation (NOP) were distributed to potential Responsible and Trustee Agencies to solicit comments on Project-related concerns relevant to each agency's statutory responsibilities. The NOP for the El Toro, 100-Acre Parcel Development Plan Project was circulated on November 7, 2014 and a scoping meeting was held on November 21, 2014. The NOP for the West Alton Development Plan Project was circulated on December 19, 2014 and the scoping meeting was held on January 9, 2015.

Subsequently, the County has received a request for additional scoping opportunities. In response to that request, a scoping meeting will be held to address **both projects on Friday, June 26, 2015 from 1:00 PM to 3:00 PM** at Building 317 off Marine Way (located on the former MCAS, El Toro), Irvine, CA 92618 (see attached exhibit for location map). The meeting will include brief presentations for both projects that will start at 1:00 PM.

Your agency and other interested parties are invited to attend and submit comments for consideration during preparation of the EIR. All comments should be submitted in writing no later than July 3, 2015 to:

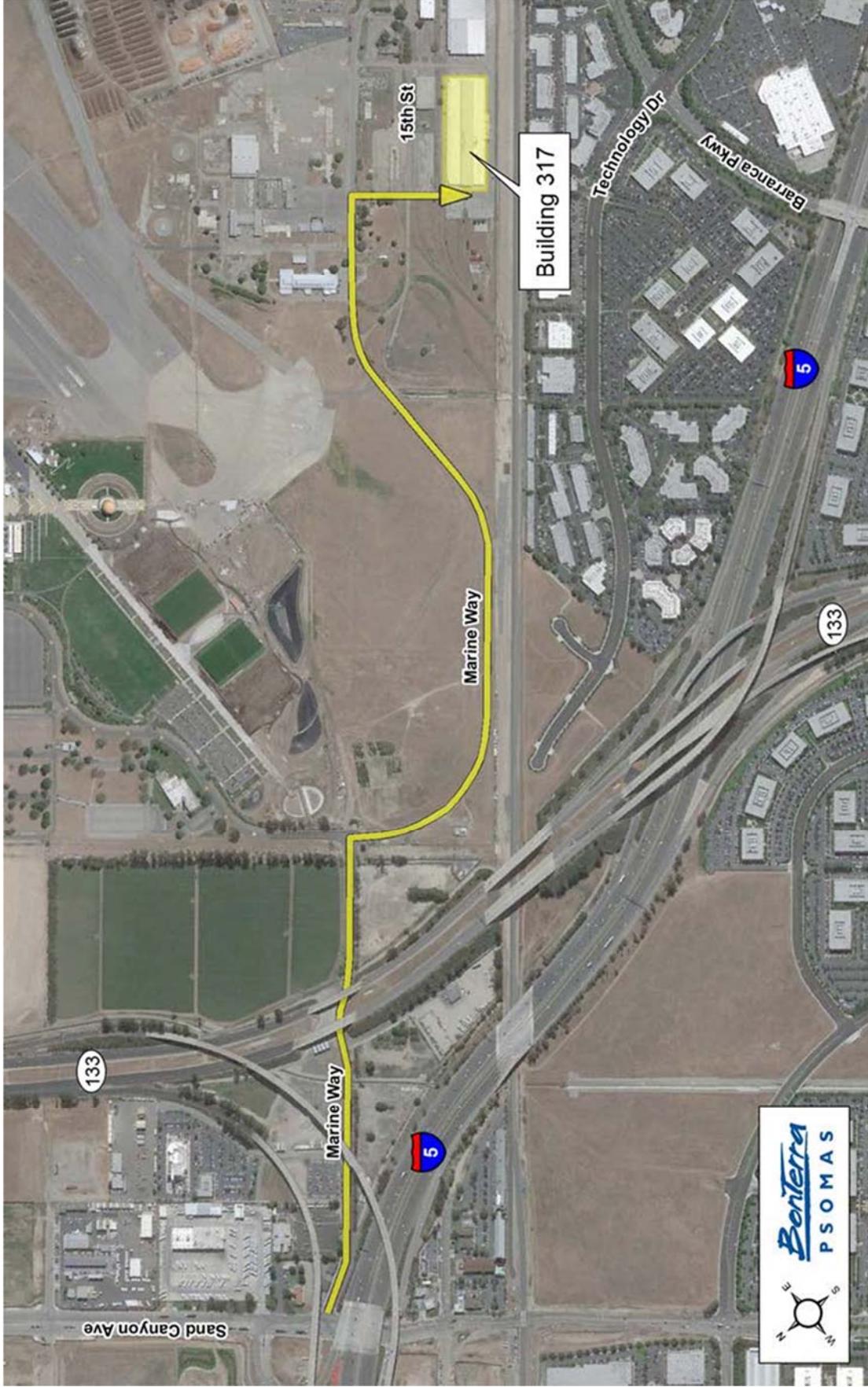
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A brief overview on each project is attached and Exhibit 1 provides a location map depicting both project sites. More detailed information on both projects, including the previously circulated NOPs with Initial Studies, are available for viewing at http://ocgov.com/gov/ceo/real_estate/currentplans. The alternatives that will be evaluated in both EIRs are identified in their respective NOP.

Submitted by:

Channary Gould
Channary Gould, Real Estate Development Manager

Scoping Meeting Location



PROJECT SUMMARIES

Project Processing

Following closure of the former MCAS El Toro, on March 4, 2003, the County of Orange, the City of Irvine, and the Irvine Redevelopment Agency entered into a three-party, Property Tax Transfer and Pre-Annexation Agreement (Pre-Annexation Agreement) regarding the annexation and reuse of El Toro. As part of the Pre-Annexation Agreement, the City of Irvine agreed to provide certain lands to the County of Orange. The Project sites were included in the parcels to be conveyed by the City to the County as part of the Pre-Annexation Agreement over which the County was granted 'exclusive land use control.'

According to Sections 53090–53091 of the California Government Code, counties and cities are exempt from zoning regulations when one entity owns territory within the jurisdiction of another entity. That section also states that the City of Irvine is required to “zone County’s parcels and designate them in Irvine’s General Plan in accordance with County’s direction.” Thus the County will be planning and permitting the both Projects consistent with State law and the consideration given to the County for its assistance and agreement with the annexation of the former MCAS El Toro base property into the City of Irvine.

The development plans will include development standards and/or design guidelines that will establish parameters for all future development on the subject property. The City of Irvine’s Trails and Transit-Oriented District (TTOD) (8.1) within the City of Irvine’s Zoning Code will serve as the basis on which these development standards and/or design guidelines will be prepared. Generally, the development plan will provide for subsequent approvals by the County of Orange Real Estate Development Manager, or his/her designee. Also, findings, procedures and application requirements will be included in the development plan.

El Toro, 100-Acre Development Plan

The Project site is located on County owned property within the City of Irvine at the southern edge of the former Marine Corps Air Station (MCAS) El Toro, east of the interchange of the Interstate 5 (I-5) and State Route (SR) 133 in Orange County. The site is bound by the proposed realignment of Marine Way on the northeast; the Southern California Regional Rail Authority (SCRRA) rail lines on the southwest; and the City of Irvine-owned property on the southwest and northwest; a parcel owned by the Orange County Transportation Authority on the southwest; and the Orange County Great Park on the southeast. The Project would encompass approximately 108-acres. (See Exhibit 1.)

The County is preparing a Program EIR for the El Toro, 100-Acre Development Plan Project, which proposes a mixed-used, low-impact development (LID) that will maximize the benefit derived from proximity to the Irvine Station. The anticipated uses would include a mix of uses as summarized in Table 1. The draft development plan will be available for review concurrently with the Program EIR.

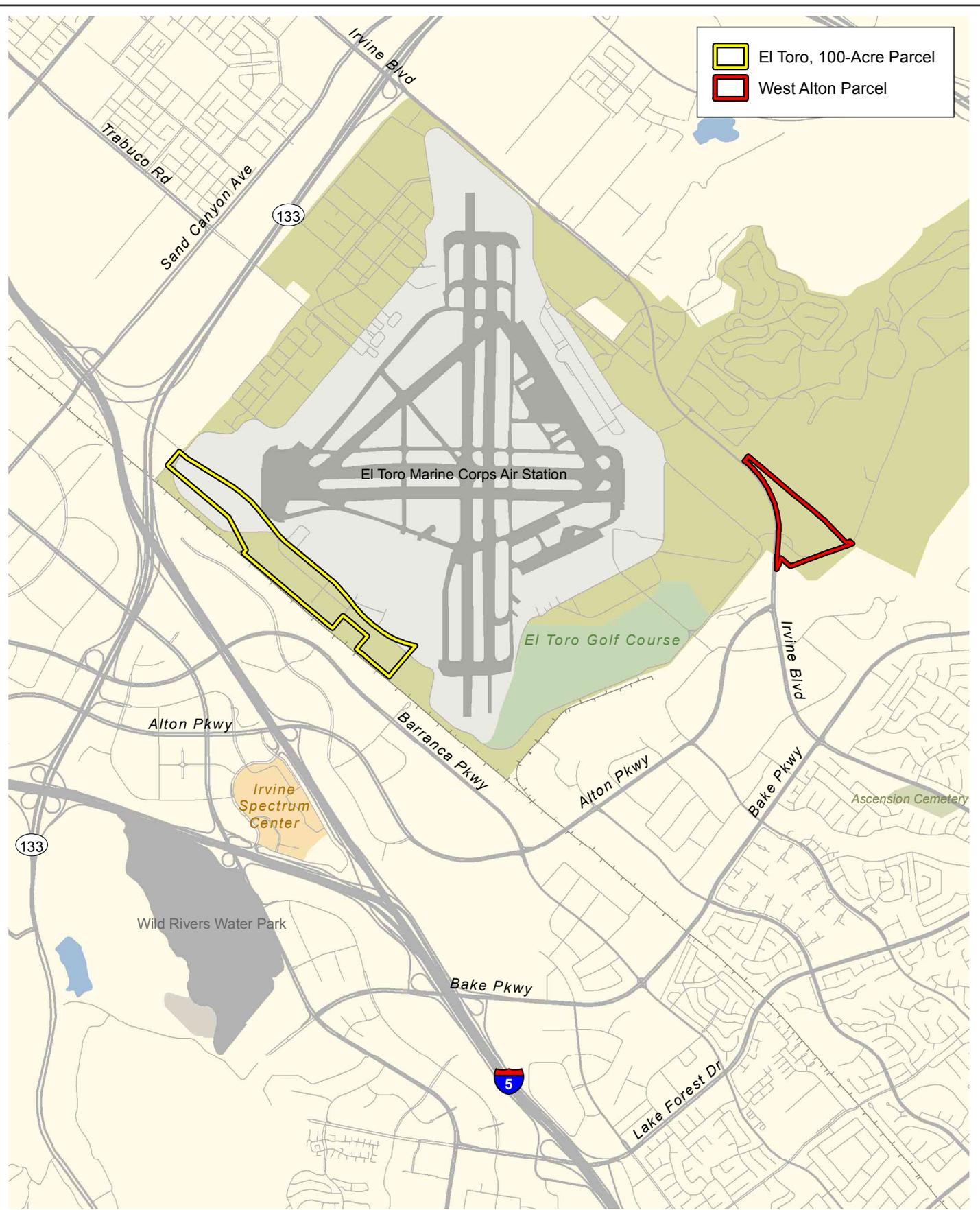
**TABLE 1
EL TORO 100-ACRE DEVELOPMENT PLAN PROPOSED USES**

Land Use	Development Size
Multi-Use (Office)	1,876,000 square feet
Residential	2,103 dwelling units
Community Commercial (Retail)	220,000 square feet
Hotel	242 rooms
Source: County of Orange 2014	

West Alton Development Plan

The Project is located within the City of Irvine northwest of the intersection of Alton Parkway and Irvine Boulevard. Magazine Road and a wildlife movement corridor both traverse the site in a west-east direction. (See Exhibit 1.) The Project proposes a multi-family development, with an average of 30 units per acre. A total of 970 multi-family units are proposed. North of the wildlife movement corridor, approximately 660 units would be constructed, with the remaining 310 units being located south of the wildlife movement corridor. The wildlife movement corridor would be protected onsite.

	El Toro, 100-Acre Parcel
	West Alton Parcel



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Project Locations **Exhibit 1**

