PUBLIC NOTICE
AVAILABILITY OF
DRAFT ENVIRONMENTAL IMPACT REPORT
SCH #: 2014121065

DATE: Friday, December 9, 2016

PROJECT: West Alton Parcel Development Plan Draft Environmental Impact Report (Draft EIR)

PROJECT LOCATION: The Project site is located on property that is owned or controlled by the County of Orange in the City of Irvine near the northeasterly edge of the former Marine Corps Air Station (MCAS) El Toro. The Projects site is bounded by Irvine Boulevard on the southwest; existing business/industrial buildings and Irvine Ranch Water District (IRWD) facilities on the south and southeast; and property owned by the Federal Bureau of Investigation (FBI), designated as Reserve Area for the Central-Coastal Subregion Natural Communities Conservation Plan (NCCP/HCP), to the north. The Project site is a portion of the former MCAS El Toro, which is on the list of sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

DESCRIPTION: The proposed Project is the approval of the Development Plan, which provides for the development of up to 803 multi-family dwelling units in Planning Areas 1 and 2, with a maximum gross density of 30 dwelling units per acre per planning area. The Conceptual Site Plan included in the Development Plan proposes four neighborhoods (Neighborhoods A through C in Planning Area 1 and Neighborhood D in Planning Area 2). A total 80 units will be committed to affordable housing and 8 units will be transitional housing units. A network of parks and open space would be provided within the two planning areas and would include neighborhood parks, private recreational areas, focal gardens, pocket parks, and a systems of trails.

PURPOSE OF THIS NOTICE: The County of Orange has prepared a Draft EIR to address the potential environmental impacts associated with the Project. Local residents, institutions and other interested parties wishing to comment on the Draft EIR may do so during the Public Comment Period (Friday, **December 9, 2016** through Thursday, **February 9, 2017**). Written comments on the Draft EIR must be submitted no later than **Thursday, February 9, 2017** to: Eric Hull, County of Orange, CEO/Real Estate/Land Development, 333 W. Santa Ana Blvd, Third Floor, Santa Ana, California 92701. Comments can also be emailed to: oceltoroproject@ocgov.com.

SIGNIFICANT ENVIRONMENTAL EFFECTS: Implementation of the Project would result in potentially significant and unavoidable impacts for the following topical issues: Air Quality, Greenhouse Gas Emission (GHG), Land Use and Planning (interim), Population and Housing, Recreation (short-term), and Transportation/Traffic. All other potential environmental impacts are less than significant or can be mitigated to a level that is less than significant.

REVIEWING LOCATIONS

COPIES OF THE DRAFT EIR ARE AVAILABLE FOR PUBLIC REVIEW AT THE FOLLOWING LOCATIONS:

County of Orange/OC Real Estate/Land Development Division
333 W. Santa Ana Blvd, Third Floor, Santa Ana, California 92701
Contact: Eric Hull (714) 834-3764

An Electronic PDF file is available online at:
http://ocgov.com/gov/ceo/currentplans/current_plans

Document available at the following public libraries:
- Heritage Park Branch, 14361 Yale Avenue, Irvine, CA
- University Park Branch, 4512 Sandburg Way, Irvine, CA
- El Toro Branch, 24672 Raymond Way, Lake Forest, CA
- Foothill Ranch, 27002 Cabriole Way, Lake Forest, CA

Copies of the Draft EIR have been provided to several interest groups, including but not limited to, the following:
- Department of the Navy
- Federal Environmental Protection Agency
- U.S. Army Corp of Engineers
- U.S. Fish & Wildlife Services
- California Department of Transportation (District 12)
- California State Fish & Wildlife (Region 5)
- Air Resources Board
- Native American Heritage Commission
- Santa Ana Regional Water Quality Control Board (Region 8)
- South Coast Air Quality Management District
- Irvine Ranch Water District
- Orange County Fire Authority
- City of Irvine
- City of Lake Forest
- Irvine Unified School District