

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2014121065

Project Title: West Alton Parcel Development PlanLead Agency: County of Orange - CEO Real Estate/ Land Development Contact Person: Brian BauerMailing Address: 333 W. Santa Ana Blvd, 3rd Floor, Phone: 714 834-5663City: Santa Ana Zip: 92701 County: Orange

Project Location: County: Orange City/Nearest Community: Irvine

Cross Streets: Irvine Boulevard and Alton Parkway Zip Code: 92618Longitude/Latitude (degrees, minutes and seconds): 33°40'15.19" N/117°42'18.06" W Total Acres: 44.16Assessor's Parcel No.: multiple Section: _____ Twp: _____ Range: _____ Base: _____Within 2 Miles: State Hwy. #: SR-241 Waterways: Borrego Canyon WashAirports: none Railways: none Schools: Irvine Unified School District**Document Type:**

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: Final EIR FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (subdivision, etc.) Other: Development Plan

Development Type:

Residential: Units 803 Acres 32.32
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type MW
 Educational _____ Waste Treatment: Type MGD
 Recreational _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: Wildlife Movement Corridor (11.84 acres)

Project Issues Discussed in Document:

Aesthetics/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archaeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Greenhouse Gas

Present Land Use/Zoning/General Plan Designation:

Although not applicable to development of the County property, Irvine General Plan is Orange County Great Park and Zoning is 1.1 (Exclusive Agriculture) along the easterly portion of the Project site and 1.4 (Preservation Area) along the westerly portion of the Project site.

Project Description: (please use a separate page if necessary)

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 du 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). Up to 112 units will be committed to affordable housing and up to 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<u>S</u> Air Resources Board	_____ Office of Historic Preservation
_____ Boating & Waterways, Department of	_____ Office of Public School Construction
_____ California Emergency Management Agency	_____ Parks & Recreation, Department of
<u>x</u> California Highway Patrol	_____ Pesticide Regulation, Department of
<u>S</u> Caltrans District # <u>12</u>	_____ Public Utilities Commission
_____ Caltrans Division of Aeronautics	<u>S</u> _____ Regional WQCB # <u>8</u>
_____ Caltrans Planning	_____ Resources Agency
_____ Central Valley Flood Protection Board	_____ Resources Recycling and Recovery, Department of
_____ Coachella Valley Mtns. Conservancy	_____ S.F. Bay Conservation & Development Comm.
_____ Coastal Commission	_____ San Gabriel & Lower L.A. Rivers & Mountains Conservancy
_____ Colorado River Board	_____ San Joaquin River Conservancy
_____ Conservation, Department of	_____ Santa Monica Mountains Conservancy
_____ Corrections, Department of	_____ State Lands Commission
_____ Delta Protection Commission	_____ SWRCB: Clean Water Grants
_____ Education, Department of	_____ SWRCB: Water Quality
_____ Energy Commission	_____ SWRCB: Water Rights
<u>S</u> Fish & Game Region # <u>5</u>	_____ Tahoe Regional Planning Agency
_____ Food & Agriculture, Department of	<u>x</u> _____ Toxic Substances Control, Department of
_____ Forestry and Fire Protection	_____ Water Resources, Department of
_____ General Services, Department of	_____ Other: _____
_____ Health Services, Department of	_____ Other: _____
_____ Housing & Community Development	
<u>S</u> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date: _____ Ending Date: _____

Lead Agency (Complete if applicable):

Consulting Firm: <u>BonTerra Psomas</u>	Applicant: <u>County of Orange</u>
Address: <u>3 Hutton Centre Drive, Suite 200</u>	Address: <u>333 W. Santa Ana Blvd. 3rd Floor</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Santa Ana, CA 92701</u>
Contact: <u>Kathleen Brady</u>	Phone: <u>714 834-5663</u>
Phone: <u>714 751-7373</u>	

Signature of Lead Agency Representative:  Date: 5/23/2018

Authority cited: Sections 21083 and 21087, Public Resources Code, Reference: Section 21161, Public Resources Code.