



**PUBLIC NOTICE
AVAILABILITY OF
DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT
SCH #: 2014111019**

DATE: Friday, November 4, 2016

PROJECT: 100-Acre Parcel Development Plan Draft Program Environmental Impact Report (Draft PEIR)

PROJECT LOCATION: The Project site is located on property that is owned or controlled by the County of Orange in the City of Irvine at the southern edge of the former Marine Corps Air Station (MCAS) El Toro, east of the Interstate 5 and State Route 133 interchange in Orange County. The Project site is bound by the proposed realignment of Marine Way to the northeast; the Southern California Regional Rail Authority rail lines to the southwest; City-owned property to the southwest and northwest; and the Great Park Neighborhoods District 6 to the southeast. 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 Project proposes the redevelopment of previously disturbed property on the former Marine Corp Air Station El Toro. The Project is an in-fill, mixed-used, low-impact development located within proximity to the Irvine Station (a Metrolink, Amtrak, and bus station). Proposed uses include multi-use office (1,876,000 square feet); 2,103 dwelling units; Community Commercial (220,000 square feet); hotel (242 rooms); and associated open space and infrastructure improvements. The Development Plan includes Design Guidelines and Development Standards, which will guide the development of the approximately 108 acre site.

PURPOSE OF THIS NOTICE: The County of Orange has prepared a Draft PEIR to address the potential environmental impacts associated with the Project. Local residents, institutions and other interested parties wishing to comment on the Draft PEIR may do so during the Public Comment Period (Friday, **November 4, 2016** through Monday, **December 19, 2016**). Written comments on the Draft PEIR must be submitted no later than **Monday, December 19, 2016** 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: OCEIToroProject@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 PEIR 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) 667-8833

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 PEIR 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
- 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
- Saddleback Unified School District

