



Notice of Availability of a Draft Environmental Impact Report Orange County Civic Center Facilities Strategic Plan

DATE: December 21, 2016

TO: Reviewing Agencies and Other Interested Parties

FROM: Orange County Executive Office, County of Orange, Hall of Administration, 333 W. Santa Ana Boulevard, Santa Ana, CA 92701

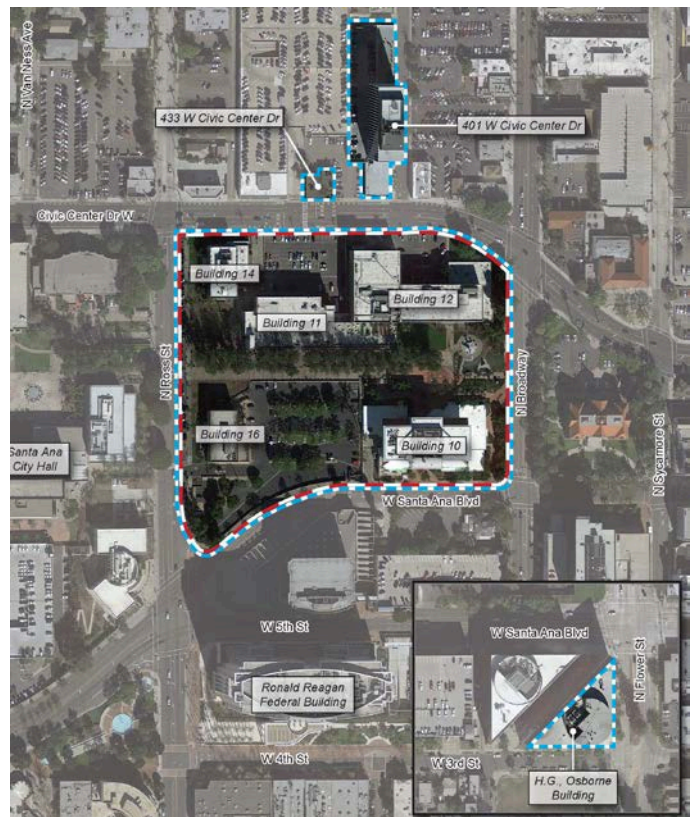
PROJECT TITLE/SUBJECT: Orange County Civic Center Facilities Strategic Plan (FSP Project) – Notice of Availability of a Draft Environmental Impact Report (DEIR)

PROJECT APPLICANT: County of Orange

NOTICE OF PREPARATION REVIEW PERIOD: December 22, 2016 through February 6, 2017 (45 days)

NOTICE IS HEREBY GIVEN pursuant to Public Resources Code Sections 21091 and 21092, and California Environmental Quality Act (CEQA) State Guidelines Sections 15105 and 15087, that a Draft Environmental Impact Report (DEIR), State Clearinghouse No. 2016081044, EIR No. 626, for the Orange County Civic Center Facilities Strategic Plan (FSP Project) is available for public review. The County of Orange, as lead agency, has prepared the DEIR to analyze environmental impacts associated with implementation of the FSP Project; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

PROJECT LOCATION: The FSP Project Site consists of: 1) an approximate 10.74-acre County facility “superblock” and 2) County satellite buildings. The superblock is bounded by Ross Street to the west, Civic Center Drive to the north, Broadway to the east, and Santa Ana Boulevard to the south. County satellite buildings that would be renovated as part of the FSP Project but outside of the superblock include 401 and 433 W. Civic Center Drive north of the superblock across Civic Center Drive West and H.G. Osborne Building (300 N. Flower Street) southwest of the superblock.



PROJECT DESCRIPTION: The FSP Project entails the phased demolition, renovation, and new construction of multiple government buildings at the Project Site. The proposed demolition and new construction would occur within the superblock area of the Project Site. Physical improvements at the County satellite buildings would be limited to renovation. Project implementation would occur in four phases over approximately 18 years and would allow for the eventual renovation of approximately 289,360 square feet, demolition of approximately 429,277 square feet, and construction of approximately 818,676 square feet of building space. This would result in a net increase of 389,399 square feet of new government office uses.

ENVIRONMENTAL AFFECTS: Significant unavoidable impacts were identified with respect to Air Quality, Greenhouse Gas Emissions, and Noise (construction). Significant impacts were also identified related to: Cultural Resources, Hazardous Materials, Tribal Cultural Resources, and Utilities (water conveyance); mitigation measures were incorporated to reduce these impacts to less than significant. The project site is not listed on any hazardous materials sites pursuant to Government Code Section 65962.5.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTATION: The County has prepared a DEIR that provides a detailed project description and evaluation of the potential environmental effects of the FSP Project. The Draft Environmental Impact Report is available at the following locations:

County of Orange
Hall of Administration
333 W. Santa Ana Boulevard
Santa Ana, CA 92701

County of Orange
OC Development Services
300 North Flower Street
Santa Ana, CA 92703

Santa Ana Public Library
Main Library
26 Civic Center Plaza
Santa Ana, CA 92701

Hours: Mon. – Fri: 8:00 a.m.
to 4:00 p.m

Hours: Mon. – Fri: 8:00 a.m. to
4:00 p.m

Hours: Mon–Thur. 10:00 a.m. to 9:00
p.m.; Fri. & Sat. 10:00 a.m. to 6:00
p.m.; Sun. 12:00 p.m. to 4:00 p.m

Also accessible online at: <http://ocplanning.net/planning/projects>

RESPONDING TO THIS NOTICE: The County of Orange welcomes input and comments from agencies, persons, and organizations regarding the preparation of the EIR. **Comments in response to this notice must be received no later than 45 days beginning December 22, 2016, and ending the close of business on February 6, 2017.** All comments or other responses to this notice must be submitted in writing to Eric E. Hull, AICP, CEO Real Estate/Land Development, Hall of Administration, 333 W. Santa Ana Blvd., Suite 144, Santa Ana, CA 92701-4062 or by email to Eric.Hull@ocgov.com.