

**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 # 2014111019**

**Project Title:** 100-Acre Parcel Development Plan

Lead Agency: County of Orange - CEO Real Estate/ Land Development Contact Person: Eric Hull

Mailing Address: 333 W. Santa Ana Blvd, 3rd Floor, Phone: 714 667-8833

City: Santa Ana Zip: 92701 County: Orange

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

Cross Streets: Sand Canyon Avenue and Marine Way Zip Code: 92618

Longitude/Latitude (degrees, minutes and seconds): 33°40'05.90" N/117°44'37.61" W Total Acres: 108

Assessor's Parcel No.: multiple Section: \_\_\_\_\_ Twp: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_

Within 2 Miles: State Hwy. #: I-5, I-405, SR-133, Waterways: Marshburn Channel,, Bee Canyon Channel, and Agua Chinon Channel; which discharge to the San Diego Creek Channel

Airports: none Railways: SCRRA Schools: Saddleback Valley

**Document Type:**

- |                                      |  |                                    |  |
|--------------------------------------|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP   | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons  | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec     | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input type="checkbox"/> Mit Neg Dec | Other: <u>NOD</u>                                  | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                                |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment                             |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit                            |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Development Plan</u> |

**Development Type:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Residential: Units <u>1,998</u> Acres _____                   |   |
| <input checked="" type="checkbox"/> Office: Sq.ft. <u>1,000,000</u> Acres _____ Employees _____   | <input type="checkbox"/> Transportation: Type _____               |
| <input checked="" type="checkbox"/> Commercial: Sq.ft. <u>200,000</u> Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____                    |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____                     | <input type="checkbox"/> Power: Type <u>MW</u>                    |
| <input type="checkbox"/> Educational _____  | <input type="checkbox"/> Waste Treatment: Type <u>MGD</u>         |
| <input type="checkbox"/> Recreational _____   | <input type="checkbox"/> Hazardous Waste: Type _____              |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____                                   | <input checked="" type="checkbox"/> Other: <u>Hotel-242 rooms</u> |

**Project Issues Discussed in Document:**

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

**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 Institutional (6.1)

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

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 (LID) located within proximity to the Irvine Station (a Metrolink, Amtrak, and bus station). Proposed uses include multi-use office (1,000,000 square feet); 1,998 dwelling units; Community Commercial (200,000 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 Project site.

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".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region # _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input type="checkbox"/> 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. 3<sup>rd</sup> 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>714 667-4980</u>
Phone: <u>714 751-7373</u>	

Signature of Lead Agency Representative:  Date: 11/15/2017

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