

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 #

Project Title: Main Street Medical Office Building

Lead Agency: City of Orange Contact Person: Robert Garcia
 Mailing Address: 300 East Chapman Avenue Phone: (714) 744-7220
 City: Orange Zip: 92866 County: Orange

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

Cross Streets: Main Street and Culver Avenue/Stewart Drive Zip Code: 92868

Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 59 " N / 117 ° 52 ' 01 " W Total Acres: 1.14

Assessor's Parcel No.: 390-681-06, 390-681-25, 390-681-26 Section: 37 Twp.: 4S Range: 9W Base: _____

Within 2 Miles: State Hwy #: SR-22, SR-57, & I-5 Waterways: Santa Ana River

Airports: _____ Railways: _____ Schools: See attachment

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: _____ 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: OP-Dev. Agrmt.

Development Type:

Residential: Units _____ Acres _____
 Office: Sq.ft. 137,500 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: _____

Project Issues Discussed in Document:

Aesthetic/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
 Archeological/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: Energy Use

Present Land Use/Zoning/General Plan Designation:

Neighborhood Mixed-Use (NMIX), Neighborhood Mixed Use (NMU-24)

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

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 checked="" type="checkbox"/> Caltrans District # <u>12</u>	<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 & Mtns. 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 Mtns. 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, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date December 7, 2020 Ending Date January 6, 2021

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Pacific Medical Buildings</u>
Address: <u>20 Executive Park, Suite 200</u>	Address: <u>3394 Carmel Mountain Road, Suite 200</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>San Diego, CA 92121</u>
Contact: <u>Ryan Bensley</u>	Phone: <u>(858) 794-1900</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative:  Date: 12/7/2020

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

Attachment to the Notice of Completion for the Main Street Medical Office Building Project

Schools: Palmyra Elementary School, West Orange Elementary School, Sycamore Elementary School, Unity Middle College High School, St. John's Lutheran School of Orange, Santiago Elementary School, Portola Middle School

Project Description: The proposed project is located on an approximately 1.14-acre site located at the northeast corner of Main Street and Culver Avenue/Stewart Avenue at 353 South Main Street, 331 South Main Street, and 393 South Main Street in the City of Orange. The proposed project includes the construction of a four-story building of up to 137,500 sf for medical office and supporting ground-level retail adjacent to the existing St. Joseph Hospital Campus. Parking would be provided on site within a subterranean garage containing up to five levels of parking. Construction would include the demolition of the existing motel and medical office buildings on site, vegetation and parking lot removal, excavation, grading, placement of new concrete foundations, building construction, and the installation of landscaping, irrigation, lighting, storm drain facilities, and underground utilities.