

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 # 2020120121

Project Title: Main Street Medical Office BuildingLead Agency: City of OrangeContact Person: Robert GarciaMailing Address: 300 East Chapman AvenuePhone: (714) 744-7220City: OrangeZip: 92866County: Orange**Project Location:** County: Orange City/Nearest Community: OrangeCross Streets: Main Street and Culver Avenue/Stewart Drive Zip Code: 92868Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ' 59 " N / 117 ° 52 ' 01 " W Total Acres: 1.14Assessor's Parcel No.: 390-681-06, 390-681-25, 390-681-26Section: 37Twp.: 4SRange: 9W

Base: _____

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

Airports: _____

Railways: _____

Schools: See attachment**Document Type:**CEQA: NOP Early Cons Neg Dec Mit Neg Dec Draft EIR Supplement/Subsequent EIR

(Prior SCH No.) _____

Other: Notice of DeterminationNEPA: NOI EA Draft EIS FONSIOther: Joint Document Final Document Other: _____**Local Action Type:** General Plan Update General Plan Amendment General Plan Element Community Plan Specific Plan Master Plan Planned Unit Development Site Plan Rezone Prezone Use Permit Land Division (Subdivision, etc.) Annexation Redevelopment Coastal Permit Other: OP-Dev. Agrmt.**Development Type:** Residential: Units _____ Acres _____ Office: Sq.ft. 137,500 Acres _____ Employees _____ Commercial: Sq.ft. _____ Acres _____ Employees _____ Industrial: Sq.ft. _____ Acres _____ Employees _____ Educational: _____ Recreational: _____ Water Facilities: Type _____ MGD _____ Transportation: Type _____ Mining: Mineral _____ Power: Type _____ MWD _____ Waste Treatment: Type _____ MGD _____ Hazardous Waste: Type _____ Other: _____**Project Issues Discussed in Document:** Aesthetic/Visual Agricultural Land Air Quality Archeological/Historical Biological Resources Coastal Zone Drainage/Absorption Economic/Jobs Fiscal Flood Plain/Flooding Forest Land/Fire Hazard Geologic/Seismic Minerals Noise Population/Housing Balance Public Services/Facilities Recreation/Parks Schools/Universities Septic Systems Sewer Capacity Soil Erosion/Compaction/Grading Solid Waste Toxic/Hazardous Traffic/Circulation Vegetation Water Quality Water Supply/Groundwater Wetland/Riparian Growth Inducement Land Use Cumulative Effects 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 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 & 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> 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>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:  for the City of Orange Date: 6/17/21

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.