

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: Old Ranch Country Club Specific Plan Project

Lead Agency: City of Seal Beach Community Development Department Contact Person: Shaun Temple, AICP
Mailing Address: 211 Eighth Street Phone: 562-431-2527 ext. 1316
City: Seal Beach, CA Zip: 90740 County: Orange County

Project Location: County: Orange County City/Nearest Community: Seal Beach
Cross Streets: Seal Beach Boulevard and Lampson Avenue Zip Code: 90740
Longitude/Latitude (degrees, minutes and seconds): 33°46'35.3274" N/-118°3'53.2074" W Total Acres: 155.5
Assessor's Parcel No.: 130-012-58;130-012-55;130-012-54 Section: 31, 32 Twp: 04S Range: 11W Base: Los Alamitos
Within 2 Miles: State Hwy. #: SR-1, CA-22, I-405, I-605 Waterways: San Gabriel River
Airports: None Railways: Schools: Francis Hopkinson Elementary; Los Alamitos Elementary; Saint Hedwig Catholic School; Rossmoor Elementary; Lee Elementary; Jack L. Weaver Elementary; Sequoia Elementary; Eastwood Elementary

Document Type:

- CEQA: [X] 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 [X] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Perm
[] Community Plan [] Site Plan [] Land Division (subdivision, etc.) [] Other:

Development Type:

- [X] Residential: Units 116 Acres 4.3
[X] Office: Sq.ft. 25,340 Acres Employees
[] Commercial: Sq.ft. Acres Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational
[X] Recreational Expansion of clubhouse and recontouring of the golf course
[] Hazardous Waste: Type
[] Water Facilities: Type MGD [X] Other: 51-unit senior housing complex; 150-key overnight accommodation (109,015 sq. ft.), including a bar and lounge and a specialty restaurant; relocated maintenance facility (2,650 sq. ft.)

Project Issues Discussed in Document:

- [X] Aesthetics/Visual [] Fiscal [X] Recreation/Parks [X] Vegetation
[X] Agricultural Land [X] Flood Plain/Flooding [X] Schools/Universities [X] Water Quality
[X] Air Quality [X] Forest Land/Fire Hazard [X] Septic Systems [X] Water Supply/Groundwater
[X] Archaeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Greenhouse Gas Emissions [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Minerals [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Noise [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Population/Housing Balance [X] Traffic/Circulation [X] Other: Energy; Greenhouse Gas

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.

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ORANGE COUNTY CLERK/RECORDER DEPARTMENT DEPUTY BY:

Energy Public Services/Facilities Tribal Cultural Resources**Present Land Use/Zoning/General Plan Designation:**

General Plan Land Use Designation: Open Space Golf; Zoning Designation: Recreational Golf (RG)

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

Old Ranch Development LLC (Project Applicant) proposes the development of new facilities including: a 116-unit, 4-level (188,500 square feet [SF]) multi-family housing development; a 51-unit (96,955 SF), 3-level senior housing complex including a 25,340-SF medical office facility; a 150-key overnight accommodation (109,015 SF), including a bar and lounge and a specialty restaurant; a relocated maintenance facility (2,650 SF); and a 3-level parking structure with 591 stalls, including 26 valet spaces and 36 electric vehicle parking spaces, with 4 tennis courts on the top level. A total of 1,042 parking spaces are proposed. The project also entails a new clubhouse pool and associated structures (21,000 SF) abutting the existing clubhouse.

The Project would also include new connecting drive aisles/streets, surface parking areas, and landscaping in addition to a reconfigured driving range from two-way to a two-level one-way. Other improvements related to recontouring of the golf course and changes pertaining to the flood plain easement and drainage reconfiguration would occur.

Access to the ORCC Specific Plan area is provided by Seal Beach Boulevard and Lampson Avenue (Major and Secondary streets, respectively), through the City of Seal Beach and the City of Los Alamitos. Regional access to the site can be provided by San Diego Freeway (405), San Gabriel Freeway (605), Garden Grove Freeway (22), and Pacific Coast Highway (1).

Internal circulation is currently provided by an entrance off Lampson Avenue at Basswood Drive for the existing Project site. The entry drive off Lampson and the drop-off/valet will be modified. Another entrance off Lampson at Old Ranch Plaza will provide access to the public driving range and maintenance facilities, and an existing private drive will connect the maintenance facility to the driving range. Emergency access will be provided by the existing emergency access only, just east of Seal Beach Boulevard. A new driveway is proposed off Seal Beach Boulevard, which will provide access to the proposed multi-family housing.

Development of the Project would require the following discretionary approvals from the City of Seal Beach:

- Adoption of the ORCC Specific Plan
- Certification of the ORCC Specific Plan EIR
- Approval of the Development Agreement
- Public Street Tree Removal Approval, including a Eucalyptus Tree Permit
- Zoning Code Amendment (Height)
- Design Review
- Vesting Tentative Tract Map or Tentative Tract Map Approval

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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

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".

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| <u>S</u> Air Resources Board | <u>S</u> Office of Historic Preservation |
| <u> </u> Boating & Waterways, Department of | <u> </u> Office of Public School Construction |
| <u> </u> California Emergency Management Agency | <u> </u> Parks & Recreation, Department of |
| <u> </u> California Highway Patrol | <u> </u> Pesticide Regulation, Department of |
| <u>S</u> Caltrans District # 12 | <u> </u> Public Utilities Commission |
| <u> </u> Caltrans Division of Aeronautics | <u>S</u> Regional WQCB # 8 |
| <u> </u> Caltrans Planning | <u> </u> Resources Agency |
| <u> </u> Central Valley Flood Protection Board | <u> </u> Resources Recycling and Recovery, Department of |
| <u> </u> Coachella Valley Mtns. Conservancy | <u> </u> S.F. Bay Conservation & Development Comm. |
| <u> </u> Coastal Commission | <u> </u> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <u> </u> Colorado River Board | <u> </u> San Joaquin River Conservancy |
| <u>X</u> Conservation, Department of | <u> </u> Santa Monica Mountains Conservancy |
| <u> </u> Corrections, Department of | <u> </u> State Lands Commission |
| <u> </u> Delta Protection Commission | <u> </u> SWRCB: Clean Water Grants |
| <u> </u> Education, Department of | <u> </u> SWRCB: Water Quality |
| <u>X</u> Energy Commission | <u> </u> SWRCB: Water Rights |
| <u>S</u> Fish & Wildlife Region # 5 | <u> </u> Tahoe Regional Planning Agency |
| <u> </u> Food & Agriculture, Department of | <u>X</u> Toxic Substances Control, Department of |
| <u> </u> Forestry and Fire Protection | <u>S</u> Water Resources, Department of |
| <u> </u> General Services, Department of | |
| <u> </u> Health Services, Department of | <u>X</u> Other: <u>Division of Oil, Gas & Geothermal Resources</u> |
| <u> </u> Housing & Community Development | Other: _____ |
| <u>S</u> Native American Heritage Commission | |

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

Starting Date: February 6, 2023

Ending Date: March 7, 2023

Lead Agency (Complete if applicable):

Consulting Firm: <u>Psomas</u>	Applicant: <u>Old Ranch Development LLC</u>
Address: <u>5 Hutton Centre Drive #300</u>	Address: <u>211 Eighth Street</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>Seal Beach, California 90740</u>
Contact: <u>Alia Hokuki, AICP</u>	Phone: <u>562-431-2527 ext. 1316</u>
Phone: <u>714-481-8065</u>	

Signature of Lead Agency Representative: _____



Date: 2/6/2023

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

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