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Orange County Sanitation District

10844 Ellis Avenue, Fountain Valley, CA 92708

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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

TO: Responsible Agencies, Trustee Agencies, and Interested Parties

PROJECT TITLE: Headquarters Complex, Site and Security, and Entrance Realignment Program, Project No. P1-128

LEAD AGENCY: Orange County Sanitation District

REVIEW PERIOD: November 7, 2017 through December 6, 2017

CONTACT: Kevin Hadden
Planning Division
Orange County Sanitation District
10844 Ellis Avenue
Fountain Valley, CA 92708-7018
Email: CEQA@ocsd.com

The Orange County Sanitation District (Sanitation District) is commencing preparation of a Draft Environmental Impact Report (EIR) for the Headquarters Complex, Site and Security, and Entrance Realignment Program, Project No. P1-128 (proposed Project). Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (*State CEQA Guidelines*) Section 15050, the Sanitation District is the Lead Agency responsible for the preparation of the EIR addressing potential impacts associated with the proposed Project.

The purpose of this letter and the attached documentation is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the *State CEQA Guidelines* Section 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed Project, and (3) to provide notice of the public Scoping Meeting.

PROJECT LOCATION

The Project Site includes areas of demolition and the installation of fencing at Sanitation District's Plant No. 1, while the proposed headquarters building, laboratory, and associated parking structure would be located on an approximately five-acre site north of Ellis Avenue. Addresses associated with the proposed Project include: 10844 Ellis Avenue, 18368–18484 Bandelier Court, and 18429–18475 Pacific Street.

All portions of the Project Site are located in Fountain Valley, Orange County, California. For more details regarding the Project Location, refer to Figure 1: Project Location.

For the purpose of the analysis in this Initial Study (IS), Sanitation District Plant No. 1 will be identified as such, while the term "Project Site" will refer to the five-acre site north of Ellis Avenue intended to be the future location of the Headquarters Complex.

Our Mission: To protect public health and the environment by providing effective wastewater collection, treatment, and recycling.



PROPOSED PROJECT SUMMARY

The proposed Project includes demolition of the existing industrial warehouse buildings and construction of a new Headquarters Complex on the Project Site. The existing structures at Plant No. 1 that would be demolished as part of the proposed Project include the engineering, contracts, and risk-management trailers and the administration, laboratory, and Human Resources buildings. The proposed Project would include the construction of a 109,500-square-foot (sq. ft.) administration building, a 42,500 sq. ft. laboratory building, and a parking structure on the Project Site. The southern two-thirds of the administration building would be three stories and the northern one-third would be four stories, with a one-story Board Room in the northeastern corner. The laboratory would be two stories. The 2.5-story parking structure would include 360 parking spaces. Landscaping and security lighting would be installed along the perimeters of the buildings. A pedestrian overcrossing may be constructed across Ellis Avenue to connect Plant No. 1 with the new Headquarters Complex on the Project Site. An eight-foot-high block wall and security lighting would be installed along the perimeter of Plant No. 1 adjacent to Ward Street and Garfield Avenue.

PROBABLE ENVIRONMENTAL EFFECTS

Based on the IS that was completed for the proposed Project, the Sanitation District has determined that the proposed Project could result in impacts related to aesthetics, air quality, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, noise, public services, transportation/traffic, tribal cultural resources, and utilities and service systems. These topics will be analyzed in the EIR, and mitigation will be developed and included in the Final EIR, if necessary, to address potentially significant adverse Project effects.

DOCUMENT AVAILABILITY

Copies of this NOP have been transmitted to the California State Clearinghouse and to applicable responsible and trustee agencies. Copies of this NOP, the IS, and future environmental documents prepared in conjunction with the proposed Project will be available for public review on the Sanitation District's website at www.ocsd.com and at the following locations:

- Orange County Sanitation District, 10844 Ellis Avenue, Fountain Valley, CA 92708
- Fountain Valley Branch Library, 17635 Los Alamos Street, Fountain Valley, CA 92708
- Huntington Beach Public Library, 7111 Talbert Avenue, Huntington Beach, CA 92648

NOTICE OF PREPARATION COMMENT PERIOD

The Sanitation District invites you to submit written comments describing your specific environmental concerns. Sanitation District, as Lead Agency, respectfully requests that any Responsible Agency or Trustee Agency responding to this notice respond in a manner consistent with *State CEQA Guidelines* Section 15082(b). The NOP comment period begins on November 7, 2017, and ends on December 6, 2017. **Your written comments need to be received by December 6, 2017, at 5:00 p.m., the close of the public review period.** Please send your written comments to the Sanitation District staff contact identified above, and please include your name, address, and contact information in your correspondence.

PUBLIC SCOPING MEETING

To provide an additional opportunity for input, the Sanitation District will be conducting a Scoping Meeting. The Scoping Meeting will be held on the following date:

Date and Time: Wednesday, November 29, 2017, at 6:00 p.m.

Location: Board Room
Orange County Sanitation District
10844 Ellis Avenue
Fountain Valley, CA 92708