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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: County of Orange Workforce Reentry Center Project

Lead Agency: County of Orange | Contact Person: Ryan Rigali
Mailing Address: 400 W. Civic Center Drive, 5th Floor | Phone: (714) 834-3763
City: Santa Ana | Zip: 92701 | County: Orange

Project Location: County: Orange | City/Nearest Community: Orange
Cross Streets: The City Drive South, Metropolitan Drive | Zip Code: 92868
Longitude/Latitude (degrees, minutes and seconds): 33 ° 46 ′ 48.5 ″ N / 117 ° 53 ′ 17.5 ″ W Total Acres: 4.6
Assessor's Parcel No.: 231-091-02, 231-091-03, 231-091-07, 231-091-09, and 231-271-02 Section: 36 Twp.: 4S Range: 10W Base: SB
Within 2 Miles: State Hwy #: I-5, SR-22, SR-57 Waterways: Santa Ana River
Airports: UCI Medical Center Heliport Railways: None Schools: Multiple

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☐ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☒ Mit Neg Dec Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

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:

Development Type:

☒ Residential: Units 54 beds Acres 4.6
☒ Office: Sq.ft. 37,200 Acres 4.6 Employees 26
☒ Commercial: Sq.ft. 16,166 Acres 4.6 Employees 26
☐ Industrial: Sq.ft. Acres Employees
☒ Educational: Vocational training facility to be provided for adults on-site.
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☒ Other: Institutional/Public Facility

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:

Present Land Use/Zoning/General Plan Designation:

City of Orange Land Use: Public Facilities and Institutions (PFI)/General Commercial (GC), City of Orange Zoning: Public Institution (P-I) and Limited Business (C-1)

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

The County of Orange (County) proposes to develop a Workforce Reentry Center (proposed project) on an approximately 4.6-acre property located at 561 The City Drive South in the City of Orange (City), California (Assessor's Parcel Numbers [APNs] 231-091-02, 231-091-03, 231-091-07, 231-091-09, and 231-271-02). The proposed project would provide transitional housing and vocational training for adult individuals involved in the criminal justice system or other County systems of care to facilitate their transition into the workforce. The proposed project would develop the project site with three buildings: a 37,200 square foot office/vocational building, a 16,166 square foot retail/culinary building, and a 26,998 square foot supportive housing and services building. Ancillary site improvements would include utility infrastructure connections/relocations, landscaping, and hardscaping, including surface parking and a new internal circulation roadway. Minor off-site improvements are proposed for The City Drive South and West Metropolitan Drive to improve vehicular access to the project site, including traffic signal modifications, restriping, and median modifications. Construction activities under the proposed project would include excavation to a depth of up to 16 feet below ground surface.

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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Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

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

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

Starting Date June 2, 2025 Ending Date July 2, 2025

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.
Address: 3210 El Camino Real, Suite 100
City/State/Zip: Irvine, CA 92602
Contact: Ryan Bensley
Phone: (949) 553-0666

Applicant: Orange County Executive Office/Real Estate/Land Development
Address: 400 W. Civic Center Dr., 5th Floor
City/State/Zip: Santa Ana, CA 92701
Phone: (714) 834-3763

Signature of Lead Agency Representative: DocuSigned by: Virginia Gomez ED76DCA58AD94B6... **Date:** 5/29/2025 | 2:55 PM

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