

# 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

<b>SCH #</b>
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**Project Title:** Orange Coast Memorial Medical Center Parking Structure

Lead Agency: City of Fountain Valley Contact Person: Matt Jenkins  
 Mailing Address: 10200 Slater Avenue Phone: 714-593-4427  
 City: Fountain Valley Zip: 92708 County: Orange

**Project Location:** County: Orange City/Nearest Community: Fountain Valley  
 Cross Streets: Brookhurst Street at Talbert Avenue Zip Code: 92708

Longitude/Latitude (degrees, minutes and seconds): 33 ° 42 ' 35 " N / 117 ° 57 ' 2 " W Total Acres: 2.1

Assessor's Parcel No.: 157-511-01 Section: 31 Twp.: 5S Range: 10W Base: San Bernardino

Within 2 Miles: State Hwy #: 405, 39 Waterways: Santa Ana River  
 Airports: none Railways: None Schools: See attached

**Document Type:**

- |   |  |                                    |  |
|---|--|------------------------------------|--|
| CEQA: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA        | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: _____                                       | <input type="checkbox"/> FONSI     | _____  |

**Local Action Type:**

- |   |   |  |   |
|---|---|--|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                        | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input checked="" type="checkbox"/> Site Plan     | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

**Development Type:**

- |   |   |
|---|---|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Transportation: Type _____                 |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Mining: Mineral _____                      |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____                 |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____      |
| <input type="checkbox"/> Educational: _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____                |
| <input type="checkbox"/> Recreational: _____                                  | <input checked="" type="checkbox"/> Other: <u>Parking Structure</u> |
| <input type="checkbox"/> Water Facilities: Type _____ MGD _____               |   |

**Project Issues Discussed in Document:**

- |  |  |   |  |
|--|--|---|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                                | <input checked="" type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation               |
| <input checked="" type="checkbox"/> Agricultural Land        | <input checked="" type="checkbox"/> Flood Plain/Flooding       | <input checked="" type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality            |
| <input checked="" type="checkbox"/> Air Quality              | <input checked="" type="checkbox"/> Forest Land/Fire Hazard    | <input checked="" type="checkbox"/> Septic Systems                  | <input checked="" type="checkbox"/> Water Supply/Groundwater |
| <input checked="" type="checkbox"/> Archeological/Historical | <input checked="" type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity                  | <input checked="" type="checkbox"/> Wetland/Riparian         |
| <input checked="" type="checkbox"/> Biological Resources     | <input checked="" type="checkbox"/> Minerals                   | <input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading | <input checked="" type="checkbox"/> Growth Inducement        |
| <input type="checkbox"/> Coastal Zone                        | <input checked="" type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste                     | <input checked="" type="checkbox"/> Land Use                 |
| <input checked="" type="checkbox"/> Drainage/Absorption      | <input checked="" type="checkbox"/> Population/Housing Balance | <input checked="" type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Cumulative Effects       |
| <input type="checkbox"/> Economic/Jobs                       | <input checked="" type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation             | <input type="checkbox"/> Other: _____                        |

**Present Land Use/Zoning/General Plan Designation:**

Surface parking lot / Orange Coast Memorial Medical Center Specific Plan / Orange Coast Memorial Medical Center Specific Plan

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

Removal of an existing surface parking lot with 231 parking spaces and for the development of a freestanding, 3-story parking structure at the southwest corner of Talbert Avenue and Foster Street, for the Orange Coast Memorial Medical Center campus. The proposed structure includes one (1) subterranean level, three (3) covered parking levels, and a rooftop parking level, for a total of five (5) parking levels with 784 parking spaces for hospital employees only. The project also includes a pedestrian bridge on the third level of the structure extending over Foster Street, connecting the parking structure to a freestanding elevator and staircase tower on the OCMC campus.

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.

## 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 checked="" type="checkbox"/> Regional WQCB # <u>8</u>
<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 checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<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 checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 3, 2026 Ending Date April 2, 2026

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### Lead Agency (Complete if applicable):

Consulting Firm: <u>UltraSystems</u>	Applicant: <u>Orange Coast Memorial Medical Center (Marck Schuck)</u>
Address: <u>16431 Scientific Way,</u>	Address: <u>18111 Brookhurst St,</u>
City/State/Zip: <u>Irvine, CA 92618</u>	City/State/Zip: <u>Fountain Valley, CA 92708</u>
Contact: <u>Michael Milroy</u>	Phone: <u>(562) 972-6366</u>
Phone: <u>(562) 882-5521</u>	

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Signature of Lead Agency Representative: Matt Jenkins

Digitally signed by Matt Jenkins  
Date: 2026.03.03 15:35:21 -08'00'

Date: March 3, 2026

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

**Attachment to Notice of Completion**

**Orange Coast Memorial Medical Center Parking Structure Project**

**City of Fountain Valley**

**Schools within two miles of the project site**

- Kazuo Masuda Middle School
- Cox Elementary School
- Valley Vista High School
- Fountain Valley High School
- Fulton Middle School
- Roch Courreges Elementary School
- Robert Gisler Elementary School
- Northcutt Elementary School
- Los Amigos High School