

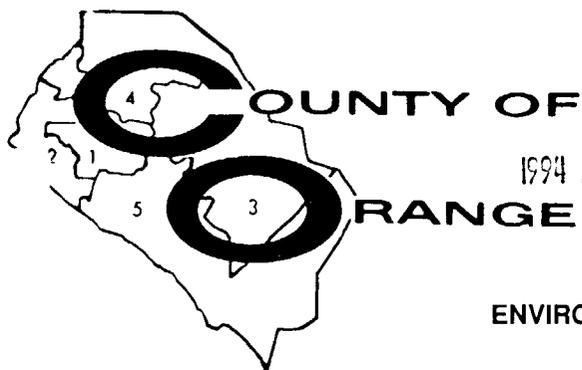
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MCAS EL TORO
SSIC # 5090.3
DIRECTOR, EMA

KEN R. SMITH
DIRECTOR OF TRANSPORTATION

LOCATION:
300 N. FLOWER ST.
SEVENTH FLOOR
SANTA ANA, CALIFORNIA

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ENVIRONMENTAL MANAGEMENT AGENCY
TRANSPORTATION

August 5, 1994

File: Alton Pkwy. (13A)
General

AC/S, INSTALLATIONS
ATTENTION: ANN DOTSON (CODE 1JP)
MCAS EL TORO
P. O. BOX 94003
SANTA ANA, CA 92709-4003

Dear Ms. Dotson:

Following the briefing on Alton Parkway on July 28, 1994, Lt. Col. Larry Comstock called and asked if we had a project summary which he could have. We subsequently delivered copies of a project summary to him on Tuesday, August 2nd (he needed it prior to a meeting on Thursday, August 4th).

Attached are three (3) copies of the summary for your information and use.

Please call if you have questions.

Very truly yours,

A handwritten signature in cursive script, appearing to read "R. L. Rende".

R. L. Rende, Manager
Transportation/Special Districts

RLR:ml(4080514351073)

Attachments

cc: Lt. Col. Larry Comstock, MCAS El Toro
Dave Crawley, MCAS El Toro (w/attachment)
Diane Arnett, MCAS El Toro
Lynn Hornecker, S. W. Div. San Diego (w/attachment - 3 copies)
Melinda Stewart, EMA (w/attachment)

August 2, 1994

PROJECT SUMMARY
ALTON PARKWAY EXTENSION
IRVINE BOULEVARD TO FOOTHILL TRANSPORTATION CORRIDOR

Alton Parkway is shown on the Orange County Master Plan of Arterial Highways as a proposed six-lane divided Major Arterial Highway from Irvine Boulevard to the Foothill Transportation Corridor (FTC). Presently, Alton Parkway is fully improved south of Irvine Boulevard and north of the FTC including a full interchange at the FTC. The proposed section of Alton Parkway is included as a project of the Foothill Circulation Phasing Plan (FCPP) which was adopted by the Orange County Board of Supervisors in September 1987 to provide a program for roads and other infrastructure to be constructed in advance or at pace with development in the foothill area. Funding for the FCPP comes from bonds sold in Mello-Roos Community Facility Districts and developer fees. The estimated cost for the project is approximately \$14.5 million for construction and \$6 million for right of way.

The proposed Alton Parkway Project will extend through several ownerships including land owned by the County of Orange, The Irvine Company, U.S. Navy (Marine Corp Air Station El Toro), Baker Ranch Properties, Foothill Ranch Company and Irvine Ranch Water District. The road alignment will generally follow the southeasterly side of Borrego Canyon Wash as it extends northeasterly from Irvine Boulevard through MCAS El Toro (MCAS). From there it will pass through operating orange and avocado groves on the Baker Ranch and a short stretch of Foothill Ranch Company land before it joins the FTC. See Exhibit 1A.

Proposed Project Construction

1. Between Irvine Boulevard and Commercentre Drive (just easterly of the MCAS boundary):
 - a. Ultimate full-width grading.
 - b. Six (6) through travel lanes.
 - c. Parking lanes on both sides.
 - d. Raised median.
 - e. Curb, gutter and sidewalk on both sides.
 - f. 10-foot-high security fence on the northwesterly, northeasterly, and southwesterly sides of the County of Orange Musick Jail Facility.
 - g. 25-foot-wide vertical wall reinforced concrete channel along Borrego Canyon Wash from Irvine Boulevard to just southerly of the MCAS boundary.
 - h. A 66 and 72 inch diameter storm drain extending from Commercentre Drive across the MCAS and discharging into the new reinforced concrete channel southwesterly of the MCAS boundary.
 - i. A wide gated driveway entrance on the northwesterly side of Alton Parkway within MCAS to provide access to the base.
 - j. Security fence on the westerly side of the road and barbed wire fence on the easterly side within the MCAS.

2. Between Commercentre Drive and the FTC:
 - a. Ultimate full-width grading.
 - b. Four (4) through travel lanes.
 - c. Paved shoulders on both sides.
 - d. Raised median.
 - e. Barbed wire fencing through the avocado and citrus groves.

Right of Way

1. Between Irvine Boulevard and the MCAS boundary, right of way is being provided by The Irvine Company, Irvine Ranch Water District and County of Orange.
2. Right of way required for the project across the MCAS is provided for under special Federal legislation passed in November 1989 and an agreement between the County of Orange and the United States of America (USA) consummated in October 1991. This agreement provides for the transfer to the County of 11.13 acres of permanent right of way (See Exhibit 1) and 6.54 acres of temporary construction area for the road project across the base. The agreement also provides for the transfer to the County and Irvine Ranch Water District of a 42.04-acre severed parcel which is a triangular shaped area southeasterly of Alton Parkway. The agreement provides for the County to compensate the USA \$1,513,000 for the road right of way and \$4,450,000 for the severed parcel. The agreement also allows the Navy the opportunity to place the severed parcel on the market up to a year after the road is open to traffic and seek a higher compensation than provided for in the agreement.
3. Northeasterly of the Marine Corp Air Station, right of way is being provided by Baker Ranch Properties and the Foothill Ranch Company pursuant to development agreements between the County and those two companies.

Environmental Documentation

Final EIR 472 which was prepared for the FCPP covers the Alton Parkway Project. It is planned that this document will be augmented with a negative declaration to cover any changed environmental elements of the project.

Federal environmental documentation is under preparation by the County for use by the Navy and is currently planned to be a Finding of No Significant Impact (FONSI). There has been significant study of the area for that document. Of particular concern is endangered species habitat for the California gnatcatcher and the cactus wren which has been studied and for which a consultation is underway with the U.S. Fish and Wildlife Service to resolve acceptable mitigation for impacts on these species. Resolution of this issue is expected soon.

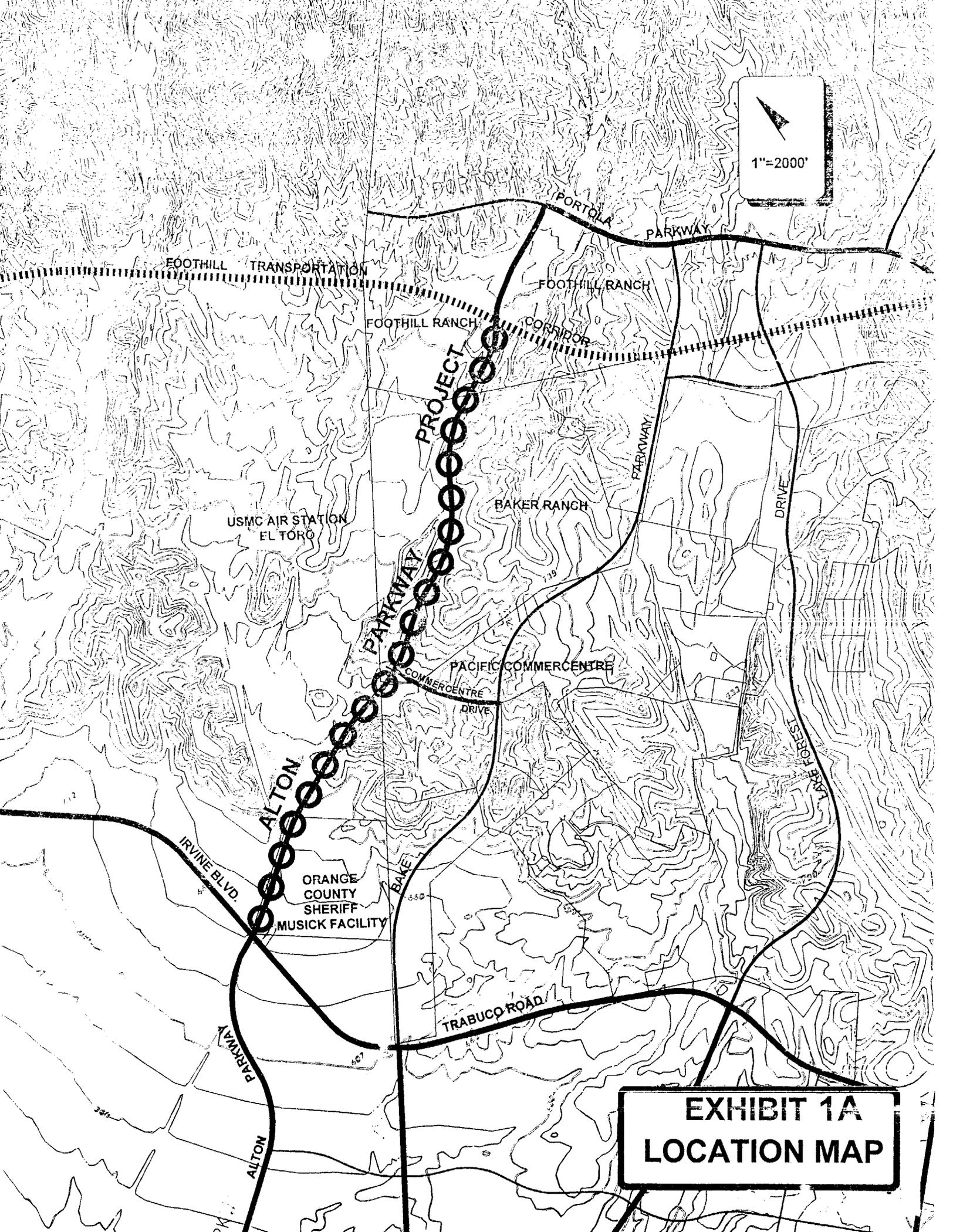
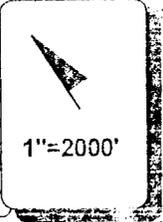
The County is also close to finalizing a Streambed Alteration Agreement with the California Department of Fish and Game which will provide mitigation for impacts on the streambed of Borrego Canyon Wash.

Another significant concern under evaluation is the relationship between the proposed Alton Parkway project and the inactive Magazine Road Landfill. See Exhibit 2.

Schedule

Project design is 99% complete and full plans and specifications are ready for final refinements for advertisement for bids. Funding for the project is available. When the Federal and County environmental documentation is complete, the MCAS land needed for the project can be transferred and the project will be ready for advertisement for bids. In scheduling construction, attention must be given to the winter season of 94-95 and the nesting season for endangered species between February 15 and July 15 of 1995. Once the environmental documentation is finalized, the contract advertisement and award schedule can be confirmed. The County has a desire and need to take advantage of the very favorable construction bidding climate which still exists during the current recession period.

RLR:ml (4080111290970)



PROJECT

**EXHIBIT 1A
LOCATION MAP**

MCAS BOUNDARY



COMMERCENTRE DR

ALTON PARKWAY 11.13 acres

NOTE:
TEMPORARY
CONSTRUCTION
AREA NOT
SHOWN

**SEVERED
PARCEL**
42.04 acres

PROPERTY PROPOSED FOR TRANSFER

EXHIBIT 1

UNITED STATES MARINE CORPS AIR STATION

EL TORO

MAGAZINE RD.

BORREGO CANYON

ALTON PARKWAY

COMMERCE CENTRE DR



SCALE: 1" = 500'

**PACIFIC
COMMERCE CENTRE**

**JAMES A. MUSICK
BRANCH JAIL**

BAKE PKWY

IRVINE

BLVD

PARKWAY

ALTON

LEGEND

- MCAS Boundary 
- Alton Parkway Grading Limits 
- Magazine Rd. Landfill (Site 2) 
- Apparent Groundwater PCE Plume 

EXHIBIT 2

EXHIBIT 2