

2019079044

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: Chick-fil-A/In-N-Out 17th and Tustin - PA 160055

Lead Agency: County of Orange, OC Public Works, Dev. Services/Planning Contact Person: Kevin Canning
Mailing Address: 300 North Flower Street Phone: 714-667-8847
City: Santa Ana Zip: 92703 County: Orange

Project Location: County: Orange City/Nearest Community: Santa Ana, Tustin
Cross Streets: North Tustin Avenue and East 17th Street Zip Code: 92705
Longitude/Latitude (degrees, minutes and seconds): 33 45 40.0 N / 117 50 2.4 W Total Acres: 3.32 acres
Assessor's Parcel No.: Numerous Section: 4 Twp.: 5S Range: 9W Base: SBBM
Within 2 Miles: State Hwy #: 55, 22, 5 Waterways: Santiago Creek
Airports: N/A Railways: Amtrak/Metrolink Schools: Numerous

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: FONSI JUL 15 2019

Local Action Type:

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

Development Type:

[] Residential: Units Acres
[] Office: Sq.ft. Acres Employees Transportation: Type
[X] Commercial: Sq.ft. 8,644 Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type MW
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: Type MGD Other:

Project Issues Discussed in Document:

[X] Aesthetic/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] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [X] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [X] Growth Inducement
[X] Coastal Zone [X] Noise [X] Solid Waste [X] Land Use
[X] Drainage/Absorption [X] Population/Housing Balance [X] Toxic/Hazardous [X] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [X] Other: Tribal/GHG

Present Land Use/Zoning/General Plan Designation:

GP Designation: Suburban Residential (1B); Zoning: 100-C1-10000(H)(Local Business)

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

The project involves the construction of a 4,777 square-foot Chick-fil-A and 3,867 square-foot In-N-Out Burger restaurant buildings, associated drive-through facilities, and 104 surface parking spaces (57 parking spaces for In-N-Out Burger and 47 parking spaces for Chick-fil-A), as well as landscaping and required utilities. Additionally, the project proposes to remove/relocate/bury overhead electrical wires and one utility pole, and construct an additional northbound deceleration and bus lane along Tustin Avenue.

A.H.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 7 - 15 - 2019

SCH COMPLIANCE 8 - 13 - 2019

Project Sent to the following State Agencies

X Resources Cal EPA
Boating & Waterways ARB: Airport & Freight
Central Valley Flood Prot. X ARB: Transportation Projects
Coastal Comm ARB: Major Industrial/Energy
Colorado Rvr Bd Resources, Recycl. & Recovery
Conservation X SWRCB: Div. of Drinking Water
X CDFW # 5 SWRCB: Div. Drinking Wtr #
Cal Fire SWRCB: Div. Financial Assist.
Historic Preservation SWRCB: Wtr Quality
X Parks & Rec SWRCB: Wtr Rights
Bay Cons & Dev Comm. X Reg. WQCB # 8
X DWR Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
Public Utilities Comm
Santa Monica Bay Restoration
X State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:
CalSTA
Aeronautics
X CHP
X Caltrans # 12
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019079044

Please forward late comments directly to the Lead Agency

AQMD/APCD 33

(Resources: 7 / 20)

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".

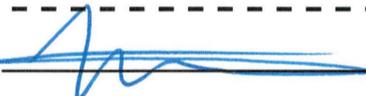
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District #12 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB #8 |
| <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 checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region #5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" 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 | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

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

Starting Date July 15, 2019 Ending Date August 13, 2019

Lead Agency (Complete if applicable):

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|---|--|
| Consulting Firm: <u>Michael Baker International</u> | Applicant: <u>Chick-fil-A, Inc.</u> |
| Address: <u>5 Hutton Centre Drive, Suite 500</u> | Address: <u>15635 Alton Parkway, Suite 350</u> |
| City/State/Zip: <u>Santa Ana, CA 92707</u> | City/State/Zip: <u>Irvine, CA 92618</u> |
| Contact: <u>Kristen Bogue</u> | Phone: <u>404.305.4834</u> |
| Phone: <u>(949) 855-5747</u> | |

Signature of Lead Agency Representative:  Date: 7/15/19

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