

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

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SCH #: \_\_\_\_\_

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

Lead Agency: County of Orange, OC Public Works, Development Services/Planning

Contact Name: Kevin Canning

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Project Location: Unincorporated Orange County  
City County

Project Description (Proposed actions, location, and/or consequences).

The proposed project involves the construction of a 4,777 square-foot Chick-fil-A and 3,867square-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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study prepared for the proposed project concluded that the following environmental topical areas would have either no impact or less than significant impacts: Agriculture and Forestry Resources; Biological Resources; Geology and Soils; Greenhouse Gas Emissions; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; and Utilities and Service Systems.

Environmental topical areas identified to have potentially significant impacts include: Aesthetics; Air Quality; Cultural Resources; Hazards and Hazardous Materials; Hydrology and Water Quality; Noise; Transportation and Traffic; and Tribal Cultural Resources. However, implementation of Standard Conditions of Approval LG01, 4.3-1, A04, D01b, D02b, D03a, D04a, D09a, WQ01, WQ03, WQ04, WQ05, N02, N08, N10, T07, and T17, and Mitigation Measures 4.5-1, 4.9-1, 4.9-2, 4.10-1, 4.17-1, 4.17-2, 4.17-3, 4.17-4, and 4.18-1 would reduce these impacts to less than significant levels. Thus, the project would have no significant and unavoidable environmental impacts.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No areas of controversy are known to the Lead Agency at this time.

The County of Orange invites any and all input and comments from interested agencies, persons, and organizations regarding the Notice of Intent (NOI) to Adopt an IS/MND for the proposed project. Commenters must submit any comments in response to the NOI beginning July 15, 2019, and ending at 4:00 p.m. on August 13, 2019.

Provide a list of the responsible or trustee agencies for the project.

Potential agencies include, but are not limited to:

- Orange County Local Agency Formation Commission;
- City of Santa Ana;
- City of Tustin;
- Southern California Gas Company;
- Regional Water Quality Control Board - Region 8;
- Southern California Edison; and
- Orange County Fire Authority.

Governor's Office of Planning & Research

JUL 15 2019

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