

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.

SCH #: _____

Project Title: Main Street Medical Office Building

Lead Agency: City of Orange

Contact Name: Robert Garcia, Senior Planner

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Phone Number: (714) 744-7220

Project Location: City of Orange, Orange County

City

County

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

Pacific Medical Buildings (the Applicant/Developer) proposes to construct a four-story building with up to 137,500 sf for medical office and supporting ground-level retail adjacent to the existing St. Joseph Hospital Campus. The proposed project is located on an approximately 1.14-acre site located at the northeast corner of Main Street and Culver Avenue/ Stewart Avenue at 353 South Main Street, 331 South Main Street, and 393 South Main Street in the City of Orange. Parking would be provided on site within a subterranean garage containing up to five levels of parking. Construction would include the demolition of the existing motel and medical office buildings on site, vegetation and parking lot removal, excavation, grading, placement of new concrete foundations, building construction, and the installation of landscaping, irrigation, lighting, storm drain facilities, and underground utilities.

The Lead Agency has prepared the Draft IS/MND to analyze environmental impacts associated with implementation of the proposed project, and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

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

Impacts to biological resources would be reduced to a less than significant level with the implementation of Mitigation Measure BIO-1, which requires that any vegetation removal take place outside of the active nesting bird season when feasible to ensure compliance with the California Fish and Game code. Impacts related to geology and soils would be reduced to less than significant with the implementation of Mitigation Measure GEO-1, which requires requirements and recommendations in the Final Geotechnical investigation to be appropriately incorporated into project plans. Additionally, Mitigation Measure PAL-1 (development of a Paleontological Resources Impact Mitigation Program [PRIMP]); PAL-2, (Paleontological Monitoring), and PAL-3, (Report of Findings submittal) would be implemented to reduce impacts to be less than significant. Impacts to cultural resources and tribal cultural resources would be reduced to less than significant with the implementation of Mitigation Measure CUL-1, which requires the project applicant to retain a qualified archaeological monitor to develop a monitoring plan to be implemented upon approval of the lead agency. A qualified professional archaeologist shall assess the nature and significance of any cultural materials are discovered during excavation, and would determine if any additional study or treatment of the find is warranted. Impacts related to hazards and hazardous materials would be reduced to less than significant with the implementation of Mitigation Measure HAZ-1, which requires that the lead agency verify that predemolition surveys for asbestos-containing materials (ACM) and lead based paints (LBPs) are performed on buildings constructed prior to 1980.

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

N/A

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

Orange County Fire Authority
State Water Resources Control Board
Santa Ana Regional Water Quality Control Board
Federal Aviation Administration