

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: Bigsby Townhomes and Orangewood Parkette

Lead Agency: City of Stanton

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Project Location: 12200 Beach Blvd. Stanton, CA 90680
City

Orange County
County

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

The Applicant (Bonanni Development) proposes to construct a 79-unit townhome residential development on an approximately 3.54-acre site at 12200 Beach Boulevard Assessor Parcel Number 131-422-20, within the Commercial General (C-G) zone with a General Mixed-Use Overlay (GLMX). The proposed project also includes an off-site pocket park (Orangewood Parkette) of approximately 7,600 square feet at the terminus of Orangewood Avenue and Santa Rosalia Street. The proposed project will require approval of (1) Site Plan and Design Review (SPDR)- 811, (2) Conditional Use Permit (CUP) 20-04 for a stand-alone residential project in the Mixed-Use zone; (3) Planned Development Permit (PDP) 20-07 for projects between 51-500 units; (4) Tentative Tract Map (TTM) 20-06 for the subdivision of land for condominium purposes; and (5) Development Agreement (DA) 20-04 for projects requiring a Planned Development Permit.

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

The project will require adoption of a Mitigation Monitoring and Reporting Program (MMRP) which contains mitigation measures to address noise stemming from construction and measures to address biological and tribal cultural resources impacts. The IS/MND has concluded that if the proposed mitigation measures identified in the Mitigation Monitoring and Reporting Program are applied to the project, there will be a less than significant effect on the environment. The MMRP is included as Table 7.1 of the IS/MND document. A few mitigation measures are listed below:

MM-NOI-1 (Noise Impacts): Construction staging areas must be located within the western portion of the project site, at least 200 feet east of the project site ' s eastern boundary away from the noise sensitive receptors.

MM-TCR-1 (Tribal Cultural Resources Impacts). The project Applicant will be required to obtain the services of a qualified Native American Monitor during construction-related ground disturbance activities. Ground disturbance is defined by the Tribal Representatives from the Gabrieleño Band of Mission Indians, Kizh Nation as activities that include, but are not limited to, pavement removal, potholing or auguring, boring, grading, excavation, and trenching, within the project area. The monitor must be approved by the tribal representatives and the City ' s Community Development Director. The monitor will be present on-site during the grading and construction phases that involve any ground disturbing activities. Theon-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archeological resources.

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

The IS/MND has concluded that if the proposed mitigation measures to address noise, biological and tribal cultural resources are implemented as stated in the Mitigation Monitoring and Reporting Program there will be a less than significant effect on the environment.

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

Cal Trans District 12, National Pollutant Discharge Elimination System (NPDES), California State Water Resources Control Board, Santa Ana Regional Water Quality Control Board (SWRCB), South Coast Air Quality Management District (SCAQMD), Golden State Water, Southern California Gas and Orange County Fire Authority