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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: Fairlynn Townhomes

Lead Agency: County of Orange

Contact Name: Kevin Shannon, Consultant - Environmental Planner

Email: Kevin.Shannon@ocpw.ocgov.com Phone Number: 714-667-1632

Project Location: Unincorporated *City* Orange *County*

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

The approximately 2.58-acre Project site is developed with approximately 19,250 square feet of retail uses with multiple tenants in three buildings and a surface parking lot. The existing on-site structures would be demolished to allow for the construction of 44 multi-family attached townhomes at a density of 17 du/ac and related infrastructure and site improvements. Project entitlements include Vesting Tentative Tract Map 19161 to subdivide the Project site for condominium purposes and a Use Permit.

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

All topical environmental factors would have no impact, a less than significant impact, or a less than significant impact with mitigation. The following environmental factors include mitigation measures: biological resources, cultural resources, geology and soils, and hazards and hazardous materials. The mitigation measures related to biological resources requires a pre-construction nesting bird survey if grubbing, brushing, or tree removal are conducted during the nesting season and requirements related to protecting "Protected Trees" found on-site. The cultural resources mitigation requires the retention of a qualified cultural professional to be contacted if cultural resources are inadvertently unearthed during project excavation. The mitigation measure related to geology and soils requires the applicant to demonstrate the recommendations provided in the geotechnical report for the project were incorporated into project design. The mitigation measures for hazards and hazardous materials require an asbestos-containing materials and lead based paint survey to be done prior to structural demolition/renovation activities.

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.

County of Orange - Planning Commission
County of Orange - Subdivision Committee
County of Orange Public Works - Building Division
County of Orange Public Works - Development Services
Orange County Fire Authority