

# 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: Stanton Town Center Specific Plan Project

Lead Agency: City of Stanton

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Phone Number: (714) 890-4291

Project Location: Stanton

*City*

Orange

*County*

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

The proposed Town Center Specific Plan, comprised of 156.9 acres, is intended to improve, enhance, and supplement the land uses within the Specific Plan area by creating a mixed-use, pedestrian-friendly environment. The Project proposes an increase of 139 multi-family dwelling units, excluding accessory dwelling units located on single-family properties. While the Specific Plan area would increase residential multifamily units, retail/commercial, and light industrial uses through new development and redevelopment, the Subsequent MND analyzes the potential impacts of the additional 139 multi-family dwelling units only. Additionally, the Beach Boulevard corridor would be transformed into a mixed-use and pedestrian-friendly community while protecting the existing single-family uses. New gateways are required for corner properties, and opportunities would be created along Beach Boulevard at its intersections with Cerritos Avenue and Katella Avenue to identify the arrival into the Stanton Town Center. The Specific Plan will include policies, guidelines and standards designed to sustain the vision for the Stanton Town Center.

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's IS/MND identified the following MMs for the proposed Stanton Town Center Project:

**Biological Resources:** MM BIO-1 (Prior to the issuance of any grading permits, the Community & Economic Development Director or designee shall verify that the requirements set forth in MM BIO-1 for nesting birds and preconstruction survey are completed.)

**Cultural Resources:** MM CUL-1 (A qualified archaeologist (the "Project Archaeologist") that meets the Secretary of Interior Standards (SOI) shall be retained prior to the start of grading for Project-related construction. The Project Archaeologist shall monitor all ground-disturbing activities within the areas of native soil; if archeological or historical resources are encountered, steps shall be taken as set forth in MM CUL-1)

**Geology and Soils:** MM GEO-1 (Site specific geotechnical investigations by a State-licensed geologist and/or civil engineer shall be required for all future projects within the Project area), MM GEO-2 (In the event paleontological resources are encountered during construction, ground-disturbing activity shall cease, and a course of action shall be set forth as specified in MM GEO-2)

**Hazards and Hazardous Materials:** MM HAZ-1 (A formal Phase I Environmental Site Assessment (ESA) shall be prepared for a future project on any of the six Leaking Underground Storage Tank (LUST) sites within the Project area)

**Hydrology and Water:** MM HWQ-1 (Project developer(s) shall coordinate with the City of Stanton Director of Public Works to determine requirements necessary to mitigate impacts to drainage improvements to accommodate storage volumes and flood protection for existing and future runoff)

Noise: MM NOI-1 (During active construction phases, the Applicant shall require that all construction contractors for a future project restrict the operation of construction equipment to distances where vibration levels would be less than the vibration “annoyance” and “building damage” criteria shown in Table 4-26)

Population and Housing: MM PH-1 (Qualifying residents subject to displacement shall receive relocation assistance in compliance with Government Code Sections 7260 through 7277, and California Code of Regulations, Title 25, Chapter 6).

Tribal Cultural Resources: MM TCR-1 (In the event that tribal cultural resources are discovered at the Town Center Specific Plan area, the handling of the discovered resources shall occur, as described within MM TCR-1)

Utilities and Service Systems: MM UTL-1 (Project Applicant shall prepare a hydraulic analysis subject to approval by the City), MM UTL-2 (Project Applicant shall pay applicable connection and/or user fees), MM UTL-3 (Project Applicant shall prepare a sewer study subject to approval by the City), MM UTL-4 (Project Applicant shall provide evidence that the Orange County Sanitation District has sufficient wastewater transmission and treatment plant capacity)

Mandatory Findings of Significance MM BIO-1, MM CUL-1, MM GEO-2, MM TCR-1

*Revised September 2011*

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

None.

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