

# 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: McDonald's at Santa Clara Avenue Project

Lead Agency: City of Santa Ana

Contact Name: Pedro Gomez

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Project Location: Santa Ana Orange  
*City* *County*

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

The proposed Project would demolish two existing vacant residential structures and associated improvements and construct a 3,975 square foot (SF) one story McDonald's restaurant and associated drive-thru, surface parking lot and landscaping on a 0.82-acre site within the City associated with Assessor Parcel Numbers (APNs) 396 261- 26, -37, and -38. The Project site is located at 2101 and 2109 East Santa Clara Avenue, Santa Ana CA 92705, north of East Santa Clara Avenue and west of North Tustin Avenue. The proposed Project introduces improvements along East Santa Clara Avenue including additional streetlights, a three-foot wide gutter, an expansion of existing sidewalks, and construction of new sidewalks to connect with the existing ones. The proposed Project's hours of operation include 24-hours, 7 days a week for drive-thru use, and 5 AM to 1 AM, 7 days a week for indoor dining use. The Project is requesting a Conditional Use Permit (CUP), required to allow a drive-thru eating establishment and a second CUP to allow for after-hours operations between 12 AM to 5 AM located within 150 feet of residential property. Additionally, the Project site is currently zoned as A1 (Agricultural), and the Project includes an Amendment Application (i.e., Zone Change) to change the zoning classification to C5 (Arterial Commercial).

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

An initial environmental study recommending a Negative Declaration with mitigation measures (Mitigated Negative Declaration) has been prepared. Possible impacts identified in the Initial Study include those related to Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Tribal Cultural Resources, and Mandatory Findings of Significance. With implementation of mitigation measures listed below, all potential impacts would be less than significant.

MM CUL-1: Prior to issuance of the grading permit, the Applicant shall retain an Orange County-certified archaeologist to observe grading activities within previously undisturbed soils, and to salvage and catalog archaeological resources as necessary.

MM GEO-1: Prior to commencement earthmoving activities, the Applicant shall retain a qualified Orange County-certified Paleontologist for on-call services in the event of a discovery of paleontologically sensitive rock formations during ground disturbance activities.

MM HAZ-1: Any additional materials discovered during demolition activities shall be collected and analyzed prior to removal or disturbance of materials.

MM HAZ-2: Prior to demolition, all asbestos containing materials (ACMs) and asbestos containing construction materials (ACCMs) shall be removed from the structures at the Project site.

MM TCR-1: Prior to commencement of ground disturbing activities, the Applicant shall retain a Native American Monitor.

MM TCR-2: Upon discovery of any Tribal Cultural Resource Objects, all construction activities in the immediate vicinity shall cease.

MM TCR-3: Upon discovery of any human remains and associated funerary or ceremonial objects, actions pursuant to Public Resource Code 5097.98 and Health and Safety Code 7050.5 shall occur.

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

Areas of controversy known to the Lead Agency include:

1. Demolition of two potential historic buildings. However, as found in the IS/MND and Historic Built Environment Assessment prepared for the Project, both properties were found not eligible under all State and local criteria due to a lack of significant historical associations and architectural merit.

2. Creation of additional traffic on major streets, including Santa Clara Avenue and North Tustin Avenue. The Project specific Transportation Analysis conducted a traffic signal warrant analysis to determine the potential need for installation of a traffic signal at an otherwise unsignalized intersection, including at the intersection of the Driveway 1 (located along East Santa Clara Avenue) and East Santa Clara Avenue, and the intersection between Tustin Avenue and Driveway 2 (located along Tustin Avenue). As concluded by the Transportation Analysis, the addition of Project traffic would not trigger the City of Santa Ana's significance criteria, and no traffic signal is warranted for either intersection. In addition, the Transportation Analysis performed a drive-thru analysis to determine if the proposed circulation plan provided adequate on-site drive-thru storage capacity to accommodate the peak on-site vehicle demand. Ultimately, the drive-thru analysis suggested that the Project would provide stacking accommodations for approximately 16 vehicles within the drive-thru, and there would be sufficient capacity to accommodate average and peak vehicle demands for the proposed Project.

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

State Water Resources Control Board  
South Coast Air Quality Management District