

CITY OF SANTA ANA

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

To: Agencies, Organizations and Interested Parties
From: City of Santa Ana
Subject: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the McDonald's at Santa Clara Project

The City of Santa Ana ("City") is the Lead Agency under the California Environmental Quality Act (CEQA) for the proposed Project identified below. The City has prepared an Initial Study to determine the environmental effects of the proposed Project and finds issuance of a Mitigated Negative Declaration is the appropriate level of CEQA environmental review.

Agencies: The City requests that your agency review the scope and content of the environmental information relevant to your agency's statutory responsibilities in connection with the proposed project, in accordance with California Code of Regulations, Title 14, Section 15086(a).

Organizations and Interested Parties: The City requests your comments and concerns regarding the environmental issues associated with the proposed Project.

Project Title: McDonald's at Santa Clara Project

Project Location: 2101 and 2109 East Santa Clara Avenue, Santa Ana CA 92705

Project Description: 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 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).

Environmental Determination: 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, all potential impacts would be less than significant.

Public Review Period/Responses and Comments: The IS/MND will be available for public review and comment pursuant to California Code of Regulations, Title 14, Section 15087. The City will accept written responses and comments for 20 days, between **January 12, 2024** and no later than 5 PM on **February 1, 2024**. Please indicate a contact person for your agency or organization and send your responses or comments to:

City of Santa Ana, Planning Division
Attn: Pedro Gomez, Senior Planner
20 Civic Center Plaza, Ross Annex M-20
Santa Ana, CA 92701
PGomez@santa-ana.org

Documentation Availability: This IS/MND and associated materials are available for review during regular business hours at the following locations:

City of Santa Ana Planning Division Counter, 20 Civic Center Plaza, Ross Annex M-20, Santa Ana, CA 92701
City of Santa Ana Public Library, 26 Civic Center Plaza (M-75), Santa Ana, CA 92701-4010

The document is available on-line on the City's website at: <https://www.santa-ana.org/mcdonalds-drive-through-restaurant/>