

NOTICE OF INTENT TO ADOPT INITIAL STUDY/NEGATIVE DECLARATION NO. 1858-18 FOR PROPOSED CHICK-FIL-A DRIVE-THRU RESTAURANT PROJECT

TO: All Interested Parties

SUBJECT: Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Chick-fil-A Drive-Thru Restaurant Project (project).

PROJECT LOCATION: The project site is located at 202 South Main Street in the City of Orange, County of Orange, California.

PROJECT APPLICANT: Chick-fil-A, Inc.

NOA COMMENT PERIOD: The City invites you to submit written comments describing your specific environmental concerns on Environmental Review ENV No. 1858-18. The public comment period begins on **August 29, 2019** and ends on **September 27, 2019**. Written comments regarding the proposed IS/MND must be submitted to the Community Development Department, Planning Division prior to **5:30 p.m. on the last day of the 30-day public review/comment period (September 27, 2019)**. Please send your written comments to the City staff contact identified below and please include your name, address, and contact information in your correspondence.

CEQA LEAD AGENCY:

Agency: City of Orange, Community Development Department,
Planning Division
Address: 300 E. Chapman Avenue, Orange, CA 92866

AGENCY CONTACT:

Robert Garcia, Senior Planner
Email: rgarcia@cityoforange.org
Phone: (714) 744-7231

HEARING LOCATION: City of Orange City Hall, Weimer Room, 300 East Chapman Avenue, Orange CA 92866

PUBLIC HEARING: To be determined, separate noticing will be given for public hearings.

PROJECT DESCRIPTION: The proposed project involves the demolition of an existing 8,579 square-foot structure and the construction of a one-story, 4,563 square-foot Chick-fil-A restaurant building with a double drive-thru lane and associated surface parking, landscaping, and utilities at 202 South Main Street. The project would be subject to various City permits and approvals, including, but not limited to: General Plan Amendment GPA 2018-0002; Zone Change ZC No. 1287-18; Environmental Review ENV No. 1858-18; Conditional Use Permit No. 3044-17; Design Review No. 4909-17; Minor Site Plan Review No. 0904-17; and Tree Removal Permit. The project would also require administrative approvals from the City for issuance of grading, building, and occupancy permits as well as connection permits from utility providers. Additionally, the project would require Orange County Transportation Authority approval to relocate an existing bus stop along South Main Street approximately 100 feet to the south. It is noted that the project site is not listed pursuant to Government Resources Code Section 65962.5.

SUMMARY OF POTENTIAL ENVIRONMENTAL EFFECTS: The City has determined that the proposed project would require a Mitigated Negative Declaration (MND). The MND was completed in accordance with the Lead Agency's Guidelines implementing the California Environmental Quality Act. The MND is based on the finding that, by implementing the identified mitigation measures, the project's potentially significant environmental effects will be reduced to levels that are less than significant. The reasons to support such a finding are documented by the IS/MND prepared by the City.

AVAILABILITY:

Copies of the Initial Study, the proposed MND, and supporting materials are available for public review at the following locations (and online at <https://www.cityoforange.org/292/Project-NoticesRelated-Environmental-Doc>)

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City of Orange

Community Development Department, Planning Division
300 E. Chapman Avenue
Orange, CA 92866

Orange Public Library and History Center

407 E. Chapman Avenue
Orange, CA 92866

Taft Branch Library

740 E. Taft Avenue
Orange, CA 92865

City of Orange

City Clerk
300 E. Chapman Avenue
Orange, CA 92866

El Modena Branch Library

380 S. Hewes Street
Orange, CA 92866