

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: North Tustin Street Residential Project

Lead Agency: City of Orange

Contact Name: Monique Schwartz

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Phone Number: (714) 744-7224

Project Location: Orange, Orange County

City

County

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

A request to allow for the demolition of all site improvements to redevelop an existing 4.23-acre commercial site with 71, three-story single family small lot homes (58 paired and 13 detached), open space recreation area, guest parking, and related site improvements. The unit mix includes three- and four-bedroom floor plans ranging from approximately 2,008 to 2,117 square feet, and the incorporation of roof decks with a maximum building height of 35 feet. No roof decks are proposed along the northern and southern boundaries, adjacent to existing single-story condominiums and mobile homes. To allow for small lot subdivision residential development, the Project proposes a General Plan Amendment to change the land use designation from General Commercial (GC) to Medium Density Residential (MDR), a Zone Change to change the zoning designation from Limited Business Tustin Redevelopment Project Area (C-TR) to Residential Multiple Family (R-3), and application of Small Lot Subdivision Development Standards (Orange Municipal Code Section 17.14.270).

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

The IS/MND found that the Project would not result in any significant and unavoidable adverse environmental impacts. The environmental topic areas evaluated in the IS/MND that would be reduced to less than significant levels with incorporation of the mitigation measures described in the IS/MND include the following areas: biological resources (nesting birds MM BIO-1), noise (construction vibration MM NOI-1), and tribal cultural resources (Native American monitoring MM TCR-1 through TCR-3). The remaining environmental topic areas evaluated in the IS/MND were determined to be less than significant or result in no impacts.

A summary of all the mitigation measures are listed in Appendix L of the IS/MND.

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

The Lead Agency has not identified any issues of local concern.

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

South Coast Air Quality Management District, permit to construct