

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

2020049071

**Project Title:** In-N-Out Burger Restaurant at 18181 Imperial Highway**Lead Agency:** City of Yorba Linda**Contact Person:** Greg Rehmer**Mailing Address:** 4845 Casa Loma Avenue**Phone:** 714.961.7130**City:** Yorba Linda**Zip:** 92886**County:** Orange**Project Location:** County: Orange

City/Nearest Community: Yorba Linda

Cross Streets: Imperial Highway (SR-90) and Lemon Drive

Zip Code: 92886

Longitude/Latitude (degrees, minutes and seconds): 33 ° 53 ' 28.212 " N / 117 ° 48 ' 58.284 " W Total Acres: 1.43

Assessor's Parcel No.: 323-303-01, 323-303-02, 323-303-03

Section: Canon de Twp.: Santa Ana

Range: Land Grant

Base:

Within 2 Miles: State Hwy #: SR-90

Waterways: Santa Ana River

Airports: N/A

Railways: BNSF Railway

Schools: Mabel M Paine Elementary

**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ EA☐ Final Document☐ Neg Dec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ Mit Neg Dec

Other:

☐ FONSI**Local Action Type:**☐ General Plan Update☐ Specific Plan☐ Rezone☐ Annexation☐ General Plan Amendment☐ Master Plan☐ Prezone☒ Redevelopment☐ General Plan Element☐ Planned Unit Development☒ Use Permit☐ Coastal Permit☐ Community Plan☐ Site Plan☐ Land Division (Subdivision, etc.)☐ Other:**Development Type:**☐ Residential: Units

Acres

☐ Office: Sq.ft.

Acres

Employees

☐ Transportation: Type☐ Mining: Mineral☒ Commercial: Sq.ft. 3,876

Acres 1.43

Employees

☐ Power: Type

MW

☐ Industrial: Sq.ft.

Acres

Employees

☐ Waste Treatment: Type☐ Educational:☐ Hazardous Waste: Type☐ Recreational:☐ Water Facilities: Type

MGD

☐ Other:

Governor's Office of Planning &amp; Research

APR 29 2020

STATE CLEARINGHOUSE

**Project Issues Discussed in Document:**☒ Aesthetic/Visual☐ Fiscal☒ Recreation/Parks☐ Vegetation☒ Agricultural Land☐ Flood Plain/Flooding☒ Schools/Universities☒ Water Quality☒ Air Quality☒ Forest Land/Fire Hazard☐ Septic Systems☒ Water Supply/Groundwater☒ Archeological/Historical☒ Geologic/Seismic☒ Sewer Capacity☐ Wetland/Riparian☒ Biological Resources☒ Minerals☒ Soil Erosion/Compaction/Grading☒ Growth Inducement☐ Coastal Zone☒ Noise☒ Solid Waste☒ Land Use☒ Drainage/Absorption☒ Population/Housing Balance☒ Toxic/Hazardous☐ Cumulative Effects☒ Economic/Jobs☒ Public Services/Facilities☒ Traffic/Circulation☐ Other:**Present Land Use/Zoning/General Plan Designation:**

Town Center Specific Plan (TCSP)/Town Center Commercial

**Project Description: (please use a separate page if necessary)**

The Applicant proposes to develop an In-N-Out Burger Restaurant on the 1.43-acre project site. The proposed 3,867-square-foot restaurant would be located on the southeastern corner of the project site. The restaurant would provide indoor seating for approximately 84 guests and a covered patio area with outdoor seating for approximately 68 guests. The outdoor patio area would be approximately 854 square feet, for a total building and patio area of 4,721 square feet. In addition to the building and patio area, an asphalt parking lot with 49 standard parking spaces, two electric vehicle parking spaces, three clean air vehicle parking spaces, and two accessible spaces would be constructed on the northeastern portion of the project site. A drive-through line would be constructed along the southwestern edge of the project site.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 12	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 8
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

### Local Public Review Period (to be filled in by lead agency)

Starting Date April 27, 2020 Ending Date May 27, 2020

### Lead Agency (Complete if applicable):

Consulting Firm: FirstCarbon Solutions

Address: 250 Commerce, Suite 250

City/State/Zip: Irvine, CA 92602

Contact: Cecilia So

Phone: 714.508.4100

Applicant: In-N-Out Burger Restaurant

Address: 13502 Hamburger Lane

City/State/Zip: Baldwin Park, CA 91706

Phone: 626.813.5375

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 04/27/20

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.