

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: In-N-Out Burger Restaurant at 18181 Imperial Highway

Lead Agency: City of Yorba Linda

Contact Name: Greg Rehmer

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Project Location: Yorba Linda, Orange County
City County

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

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.

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

To reduce impacts to nesting birds, the Applicant shall a conduct nesting bird survey and ensure avoidance measures are followed in the event active nests are identified (BIO-1). All recommendations in the Geotechnical Engineering Investigation shall be implemented during construction activities (MM GEO-1). Continued monthly post-remediation groundwater monitoring shall occur under the oversight of Orange County Health Care Agency (MM HAZ-1). During construction activities, the Applicant shall require muffler systems on all construction equipment and there shall be a break in the line of sight to a sensitive receptor. The number of noise-generating heavy-duty construction equipment shall be limited to two pieces operating simultaneously (MM NOI-1). To reduce transportation impacts, the Applicant shall extend the storage length of the southbound left turn lane at Imperial Highway (SR-90) and Lemon Drive (east) from 150 to 180 feet and reduce the northbound left turn lane to 120 feet (MM TRANS-1). The Applicant shall widen the south side of Lemon Drive between Imperial Highway and Plumosa Drive to provide two eastbound lanes, including a dedicated left turn lane and a shared through/right turn lane at the Plumosa Drive approach, and two westbound lanes, including a shared left/through lane and a dedicated right turn lane at the SR-90 approach (MM TRANS-2). The Applicant shall prohibit on-street parking on Olinda Street along the project frontage for approximately 80 feet from the curb return at Imperial Highway (MM TRANS-3).

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

None.

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

None.