

### 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

<b>SCH #</b>
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**Project Title:** Tirador Residential Development

Lead Agency: City of San Juan Capistrano Contact Person: Laura Stokes, Housing Supervisor/Associate Planner  
 Mailing Address: 32400 Paseo Adelanto Phone: (949) 443-6313  
 City: San Juan Capistrano Zip: 92675 County: Orange

**Project Location:** County: Orange City/Nearest Community: San Juan Capistrano  
 Cross Streets: Calle Arroyo and Paseo Tirador Zip Code: 92675  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 29 ' 57.06 " N / 117 ° 39 ' 18.19 " W Total Acres: 16.1  
 Assessor's Parcel No.: 666-131-07, -08, -09, -13, -14, -15, -16 Section: see attachment Twp.: see attachment Range: see attachment Base: San Bern.  
 Within 2 Miles: State Hwy #: I-5, SR-74 Waterways: Horno Creek, Trabuco Creek, San Juan Creek  
 Airports: N/A Railways: Amtrak/Metrolink Rail Schools: see attachment

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS Other:  see attachment  
 Mit Neg Dec Other: Initial Study  FONSI

State's Office of Planning & Research

NOV 07 2013

**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: See attachment

STATE CLEARINGHOUSE

**Development Type:**

Residential: Units 132 Acres 16.1  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input checked="" type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

Zoning: Planned Community District (Ortega Planned Community Comprehensive Development Plan) PC 78-01; GPLU: Planned Community

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

See attachment.

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.

**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".

- |  |  |
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| <input checked="" type="checkbox"/> Air Resources Board              | <input 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 type="checkbox"/> Caltrans District # <u>12</u>               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics            | <input type="checkbox"/> Regional WQCB # <u>9</u>                            |
| <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 type="checkbox"/> Fish & Game Region # <u>5</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input type="checkbox"/> Food & Agriculture, Department of           | <input type="checkbox"/> Toxic Substances Control, Department of             |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of           |
| <input type="checkbox"/> General Services, Department of             | Other: _____   |
| <input type="checkbox"/> Health Services, Department of              | Other: _____   |
| <input type="checkbox"/> Housing & Community Development             |  |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date 11/7/2019 Ending Date 12/9/2019

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>LSA Associates Inc.</u>	Applicant: <u>City of San Juan Capistrano</u>
Address: <u>20 Executive Park, Suite 200</u>	Address: <u>32400 Paseo Adelanto</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>San Juan Capistrano, CA 92675</u>
Contact: <u>Ashley Davis</u>	Phone: <u>(949) 443-6313</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative:  Date: 11/5/19

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

**Attachment to NOC**  
**Tirador Residential Project**

*Project Location*

The project is bisected by the following:

- Township 8s, Range 7w, Section 6
- Township 8s, Range 7w, Section 6

*Schools*

The following schools are located within 2 miles of the project site:

- St. Margaret's Episcopal School
- Harold Ambuehl Elementary school
- Marbella Montessori
- Capistrano Valley Christian Schools
- Heart Christian Academy
- Kinoshita Elementary School
- San Juan Elementary school
- Mission Basilica School
- Bridges Community Day School
- Capistrano Special Education
- Junipero Serra High School
- JSerra Catholic Elementary School
- Saddleback Valley Christian School
- George White Elementary School
- California Connections Academy
- Del Obispo Elementary School

- Marco Forster Middle School

*Local Action Type*

The discretionary approvals by the City of San Juan Capistrano, as the Lead Agency, may include the following:

- CEQA
- Code Amendment to Adopt a Project Specific Plan
- Affordable Housing Concessions and/or Variances
- Architectural Control
- Grading Plan Modification (GPM)
- Floodplain Land Use Permit (FP)
- Tentative Tract Map

Future discretionary and ministerial approvals would be required from both the Lead Agency and from Responsible agencies. Responsible agencies for the project include the Orange County Fire Authority (OCFA), the Federal Emergency Management Agency (FEMA), and the San Diego Regional Water Quality Control Board (RWQCB). These include, but are not limited to, the following:

- **OCFA:** Fire Master Plan.
- **FEMA:** Conditional Letter of Map Revisions Based on Fill (CLOMR-F) and Letter of Map Revision Based on Fill (LOMR-F).
- **State Water Resources Control Board:** General Construction Activities NPDES Permit Order No. R9-2013-0001, NPDES No. CAS010266, as amended by Order No. R9-2015-0001) (South Orange County MS4 Permit).

*Project Description*

The City of San Juan Capistrano (City) is the Lead Agency responsible for preparing an Environmental Impact Report (EIR) addressing potential environmental impacts associated with Tirador Residential Development Project (proposed project). The proposed project is located on an approximately 16.1-acre site comprised of the following Assessor's Parcel Numbers (APNs): 666-131-07, -08, -09, -13, -14, -15, and -16. The project site is bounded by the I-5 freeway to the west, the San Juan Creek and associated trails to the south, Calle Arroyo to the north, and Paseo Tirador to the east. The proposed project includes the construction of a 132-unit residential development consisting of 43 two-story detached single-family units (ranging from 1,720 to 1,890 square feet [sf]) and 89 three-story

attached townhome units (ranging from 1,250 to 1,850 sf). The project would include a total of 389 parking spaces, and each unit would include a private driveway and a two-car garage. In total, 14 of the townhomes, or approximately 10.6 percent of the total units, would be considered affordable. As part of the project, a 20-foot (ft)-wide multi-purpose pedestrian, bicycle, and equestrian trail would be constructed along the project site's southern boundary.