



## PUBLIC NOTICE/NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

**Project:** Tirador Residential Development Project

**Lead Agency:** City of San Juan Capistrano

**Project Applicant:** Watt Companies

**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 San Juan Creek and associated trails are located along the southern portion of the project site; the San Juan Hills Golf Club and multiple-family residential developments are located further south of the project site. Paseo Tirador is located along a portion of the eastern boundary of the project site with the Ortega Equestrian Center located further east. The I-5 freeway forms the western boundary of the project site with the Del Obispo Shopping Center located beyond. According to the City's General Plan Land Use Element (1991), the project site has a land use designation of Planned Community. According to the City's Zoning Map, the project site is zoned as a Planned Community District associated with the adopted Ortega Planned Community Comprehensive Development Plan (PC 78-01).



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. Amenities proposed throughout the residential development and along the multi-purpose trail include a gathering area with barbeques, seating, a shade structure, play equipment, a dog waste station, a climbing boulder, a wishing well, an open play turf area with benches, an equestrian hitching post, exercise stations, bicycle racks, drinking fountains, and trash receptacles.

Required discretionary actions associated with the project may include the following: Certification of the EIR, Code Amendment to Adopt a Project Specific Plan, Affordable Housing Concessions and/or Variances, Architectural Control, Grading Plan Modification, Floodplain Land Use Permit, and Tentative Tract Map. Furthermore, a Development Agreement will be executed between the City and the Project Applicant.

**POTENTIAL ENVIRONMENTAL IMPACTS:** The Draft EIR (DEIR) will examine potential environmental impacts generated by the proposed project in relation to the following Environmental Analysis categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hydrology and Water Quality, Land Use and Planning, Noise, Transportation, Tribal Cultural Resources and Mandatory Findings of Significance. A more complete description of the proposed project and potential environmental impacts are included in the Initial Study, which is available at the reviewing locations listed below.

**PROJECT SCOPING PROCESS:** Circulation of this Notice of Preparation (NOP) opens a public review and comment period on the scope of the DEIR that begins on Thursday, **November 7, 2019**, and ends on Monday, **December 9, 2019** at 5:30 p.m. All interested parties, including the public, responsible agencies, and trustee agencies, are invited to present comments regarding the proposed project and to provide input on the scope of the environmental analysis to be addressed in the DEIR. Comments received during the scoping period will be considered during preparation of the DEIR. Public agencies and interested parties will have an additional opportunity to comment on the proposed project during the 45-day public review period to be held after the publication and circulation of the DEIR.

**SCOPING MEETING:** The City will conduct a Public Scoping Meeting in order to present the proposed project and the EIR process and to receive public comments. The City invites interested parties to the following public scoping meeting for the proposed project in order to learn more about the project, ask questions, and submit comments:

**Date/Time:**

November 20, 2019, 5:00 to 7:00 p.m.

**Location:**

Community Center Community Hall  
25925 Camino Del Avion  
San Juan Capistrano, CA 92675

**INITIAL STUDY REVIEWING LOCATIONS**

The Initial Study is available for public review from November 7, 2019 and ending December 9, 2019 at the following locations:

**City of San Juan Capistrano**  
Development Services Department  
32400 Paseo Adelanto  
San Juan Capistrano, CA 92675

**San Juan Capistrano Library**  
City of San Juan Capistrano Library  
31495 El Camino Real  
San Juan Capistrano, CA 92675

**Online**

<http://sanjuancapistrano.org/Departments/Development-Services/Planning-Zoning/Environmental-Documents>

**Address Comments to:**

City of San Juan Capistrano:  
Attn: Laura Stokes, Housing Supervisor/Associate Planner  
32400 Paseo Adelanto  
San Juan Capistrano, CA 92675  
Phone: (949) 443-6313  
Email: [LStokes@sanjuancapistrano.org](mailto:LStokes@sanjuancapistrano.org)