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Summary Form for Electronic Document Submittal

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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 #: 2019110154

Project Title: Tirador Residential Development Project

Lead Agency: City of San Juan Capistrano

Contact Name: Laura Stokes, Housing Supervisor/Associate Planner

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Project Location: San Juan Capistrano (*City*) Orange County (*County*)

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

The 16.1-acre project site is comprised of the following Assessor's Parcel Numbers (APNs): 666-131-07, -08, -09, -13, -14, -15, and -16. The project site is located on the south side of Calle Arroyo, adjacent to a 24 Hour Fitness facility located directly northwest of the site. The project includes construction of a 132-unit residential development consisting of 43 two-story detached single-family units and 89 three-story attached townhome units. The project proposes a total residential building area of 229,591 square feet. In total, 14 of the townhomes, or approximately 10.6 percent of the total units, would be designated affordable units and restricted to households of moderate income. Amenities provided throughout the residential development would include a gathering area with barbeques, seating, a shade structure, an open play turf area, a tot lot, play equipment, a dog waste station, and trash receptacles. As part of the project, a 20-foot-wide multi-purpose pedestrian, bicycle, and equestrian trail would be constructed along the project site's southern boundary. Additionally, approximately 5.6 acres of the project site adjacent to San Juan Creek would be dedicated as a conservation area.

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

Impacts to Biological Resources would be mitigated to less than significant level with Mitigation Measures BIO-1 through BIO-7, which require the following: pre-construction spingtime botanical surveys, worker environmental awareness training, erosion control and amphibian exclusionary fencing, pre-construction surveys for nesting birds, delineation of environmentally sensitive areas, and prevention of the spread of invasive shot hold borers. Impacts to Cultural Resources would be mitigated to less than significant levels with Mitigation Measures CUL-1 and CUL-2, which require archaeological resources and Native American monitoring services during construction, and notification to the County Coroner if human remains are encountered. Impacts to Geology and Soils would be mitigated to less than significant level with Mitigation Measures GEO-1 through GEO-5, which require the following: incorporation of and compliance with the recommendations in the Geotechnical Investigation, grading plan review and on-site inspection, compliance with the California Building Code and seismic standards, and preparation of a Paleontological Resources Assessment and a Paleontological Resources Impact Mitigation Program. Impacts to Noise would be mitigated to less than significant level with Mitigation Measures NOI-1 and NOI-2, which require limiting construction-related activities to specific hours, construction of a 14-foot-high soundwall along along the western boundary of the project site adjacent to the tot lot, and preparation of a Final Acoustical Report.

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

(1) Recommendations requesting the air quality analysis follow South Coast Air Quality Management District (SCAQMD) guidance for air quality analysis, include specific mitigation measures, and prepare a Health Risk Assessment (HRA).
(2) Recommendations requesting that the biological resources analysis include potential project-related impacts to steelhead and other sensitive aquatic species, least Bell's vireo habitat, riparian and wetland habitats, flora and fauna with special emphasis upon identifying threatened, sensitive, and locally unique species and sensitive habitats, and wildlife corridor/movement areas. Recommendations also requesting to analyze the efficacy of Low Impact Development (LID) options to minimize stormwater impacts, how changes in land use would affect habitat edges, and how fuel modification zones would impact biological resources.
(3) Recommendations requesting that the hydrological studies comply with the Orange County Hydrology Manual and the Orange County Flood Control Design Manual, and that the City review and approve all hydrological analyses to confirm that the project is protected from erosion and flooding in a 100-year storm event.
(4) Information was provided stating that the easements used for water wells and water transmission facilities held by the Capistrano Acres Mutual Water Company (CAMWC) are not identified properly on the project's site plan, and that the project improvements shown within the easement areas are infeasible given the rights of the easements.
(5) Recommendations requesting preparation of a Traffic Impact Study to analyze potential short-term and long-term impacts to the State Highway System, including I-5 and State Route 74 (SR-74). It was also requested that the Traffic Impact Analysis prepared for the proposed project be consistent with the latest Orange County Congestion Management Program (CMP) (OCTA November 2019).
(6) Information related to Native American consultation as required by Assembly Bill (AB) 52 and Senate Bill (SB) 18 was provided, and the Juaneño Band of Mission Indians requested that a that a treatment plan be prepared.

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

Responsible agencies for the project include the Orange County Fire Authority (OCFA), the Federal Emergency Management Agency (FEMA), and San Diego Regional Water Quality Control Board (RWQCB).