

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

SCH #2019110154

Project Title: Tirador Residential Development Project

Lead Agency: City of San Juan Capistrano

Contact Person: Laura Stokes, Associate Planner

Mailing Address: 32400 Paseo Adelanto

Phone: (949) 443-6313

City: San Juan Capistrano

Zip: 92675

County: Orange County

Project Location: County: Orange County

City/Nearest Community: San Juan Capistrano

Cross Streets: Paseo Tirador and Calle Arroyo

Zip Code: 92675

Longitude/Latitude (degrees, minutes and seconds): 33 ° 29 ' 12 " N / 117 ° 39 ' 19.37 " W Total Acres: 16.1

Assessor's Parcel No.: 666-131-07, 08, 09, 13, 14, 15, 16

Section: 6

Twp.: 8s

Range: 7w

Base: San Bern.

Within 2 Miles: State Hwy #: SR-1, SR-74, I-5

Waterways: San Juan Creek, El Horno Creek, Pacific Ocean

Airports: N/A

Railways: Amtrak/Metrolink Rail

Schools: See attachment

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 132

Acres 10.5

☐ 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: 5.6 acres dedicated as conservation area☐ Hazardous Waste: Type☐ Water Facilities: Type

MGD

☐ Other:**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:**

Zoning: Planned Community District CDP 78-01; GPLU: Planned Community, Open Space, and Community Park

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

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, trash receptacles, and a multi-purpose pedestrian, bicycle, and equestrian trail with additional amenities. As part of the project, approximately 5.6 acres of the project site adjacent to San Juan Creek would be dedicated as a conservation area.

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 an "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 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 checked="" 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 #9
<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 checked="" type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 4, 2020

Ending Date April 17, 2020

Lead Agency (Complete if applicable):

Consulting Firm: LSA Associates, Inc.
Address: 20 Executive Park, Suite 200
City/State/Zip: Irvine, CA 92614
Contact: Shelby Cramton
Phone: (949) 553-0666

Applicant: Watt Companies
Address: 2716 Ocean Park Boulevard, Suite 2025
City/State/Zip: Santa Monica, CA 90405
Phone: (949) 303-3359

Signature of Lead Agency Representative: _____

Date: 3/2/2020

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

Attachment to NOC
Tirador Residential Project

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 School
- Saddleback Valley Christian School
- George White Elementary School
- California Connections Academy
- Del Obispo Elementary School
- Marco Forster Middle School

Local Action Type

The project will require a number of discretionary actions for full implementation. Required discretionary actions to be approved by the City include the following: Certification of the EIR, Affordable Housing Incentives, Concessions, and Waivers to CDP 78-01 Development Standards,

Architectural Control, Grading Plan Modification, Floodplain Land Use Permit, and Tentative Tract Map. Furthermore, the proposed project requires a Conditional Letter of Map Revision Based on Fill (CLOMR-F) related to the Federal Emergency Management Agency (FEMA) Flood Maps. Finally, the City and the Project Applicant will enter into an Agreement Affecting Real Property (AARP), whereby the City will sell a 0.15-acre portion of land contiguous to the project site to the developer for parking and landscape purposes.

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:** The project will require OCFA to review and approve the Fire Master Plan.
- **FEMA:** The project will require FEMA to review and approve the project plans.
- **San Diego Regional Water Quality Control Board (RWQCB):** The Project Applicant must obtain coverage under the San Diego RWQCB's *National Pollutant Discharge Elimination System (NPDES) Permit and Waste Discharge Requirements for Discharges from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds Within the San Diego Region* (Order No. R9-2013-0001, NPDES No. CAS010266, as amended by Order No. R9-2015-0001) (South Orange County MS4 Permit).