



Notice of Availability of a Draft Environmental Impact Report for the Tirador Residential Development Project

Pursuant to Public Resources Code Sections 21091 and 21092 and California Environmental Quality Act (CEQA) Guidelines Section 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (DEIR) (SCH No: 2019110154) for the Tirador Residential Development Project (proposed project) is available for public review during the public comment period (March 4, 2020–April 17, 2020). The City of San Juan Capistrano (City) has prepared the DEIR to analyze environmental impacts associated with implementation of the proposed project; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

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. Watt Companies (the Project Applicant) proposes to construct 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.

The project site has a General Plan land use designation of Planned Community, with small portions of the site designated as General Open Space and Community Park. The entire project site is zoned as a Planned Community District associated with the adopted Ortega Planned Community Comprehensive Development Plan (CDP 78-01). No General Plan Amendment or zoning changes would be required to implement the proposed project.

The DEIR includes proposed mitigation measures that will ensure that the proposed project will not result in any significant, adverse impacts related to any topic analyzed in the DEIR, including: aesthetics; air quality; biological resources; cultural resources; energy; geology and soils; greenhouse gas emissions; hydrology and water quality; land use and planning; noise; transportation; or tribal cultural resources. The project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there are no current Recognized Environmental Conditions associated with the project site.

The purpose of this notice is to inform local residents, institutions, agencies, and other interested parties about the availability of the DEIR during the public comment period (March 4, 2020–April 17, 2020). The City's Planning Commission will conduct a public hearing to consider the proposed project and DEIR at a future date. A separate notice will be provided in accordance with the City of San Juan Capistrano noticing requirements once the date has been confirmed.

DEIR REVIEWING LOCATIONS

City of San Juan Capistrano

Development Services Department, Planning Division
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

San Juan Capistrano Public Library

San Juan Capistrano Regional Library
31495 El Camino Real
San Juan Capistrano, CA 92675

Online

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

Address Comments to:

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