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Summary Form for Electronic Document Submittal

Form F

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 #: 2020049032

Project Title: Creekside Specific Plan Draft Environmental Impact Report

Lead Agency: San Juan Capistrano

Contact Name: Paul Garcia, Associate Planner

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Project Location: 30700 Rancho Viejo Road, San Juan Capistrano, Orange

City *County*

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

The Project Applicant proposes to demolish an existing one-story vacant industrial building (approximately 123,000 square feet) and associated parking and develop a 188-unit residential community with necessary roadway improvements on a site totaling 16.9 acres.

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

Air Quality: AQ-1: Use construction equipment that meets the USEPA Tier 4 emissions standards during grading.
AQ-2: Limit soil haul to a maximum of 96 trucks per day and use haul trucks with 2010 or newer engine where feasible.
Cultural Resources: CUL-1: Earthmoving activities shall be monitored by an archaeologist and a Native American monitor. Preservation in place shall be the preferred manner of treatment if a cultural resource is discovered.
Geology and Soil: GEO-1: The foundation system shall be designed to resist the impacts of expansive soils and fill settlement as described in the geotechnical report for the Proposed Project.
GEO-2: A Paleontological Resource Impact Mitigation Program shall be implemented and a paleontologist shall monitor when disturbing native deposits with a PFYC ranking of 3 or greater.
Hazards and Hazardous Materials: HAZ-1: A Land Use Covenant shall be approved by DTSC to reduce VOC impacts.
Land Use and Planing: LU-1: The project applicant shall pay fair-share contributions for all off-site transportation improvements to maintain acceptable LOS.
Noise: N-1: Construction noise reducing measures shall be incorporated into the construction document.
Transportation: T-1: Street improvement plans shall be submitted to the City's traffic engineer.
Tribal Cultural Resources: TCR-1: A Native American monitor(s) shall be retained during construction-related ground disturbance activities.

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

Prior industrial use of the site and adjacency to an industrial land use.

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

Regional Water Quality Control Board
South Coast Air Quality Management District
Orange County Fire Authority
Department of Toxic Substances Control