

3. Project Description

3.1 PROJECT LOCATION

The 16.9-acre Project Site consists of a 15.3-acre parcel at 30700 Rancho Viejo Road (Assessor's Parcel Number [APN] 650-111-15) and the adjacent 1.6-acre parcel (APN 650-112-07) west of Rancho Viejo Road in the City of San Juan Capistrano, Orange County. San Juan Capistrano is surrounded by the cities of San Clemente, Dana Point, Laguna Niguel, and Mission Viejo and unincorporated Orange County. (See Figures 3-1, *Regional Location*, and 3-2, *Local Vicinity*.) The Project Site is bordered by Interstate 5 (I-5) to the west; sloped open space to the east; Malaspina Road to the north; and Fluidmaster, an industrial building, to the south. The off-site sloped open space area bordering the eastern property line is owned by the Marbella Homeowners Association (HOA) and is identified as the "extent of impact" area. A shared-driveway with Fluidmaster divides the Project Site and Fluidmaster property. (See Figure 3-3, *Aerial Photograph*.)

3.2 STATEMENT OF OBJECTIVES

Objectives for the Creekside Specific Plan will aid decision makers in their review of the project and associated environmental impacts:

1. Provide for comprehensive planning of the Project Site through preparation of a specific plan to allow for development of a variety of housing types with necessary infrastructure, consistent with the City's adopted Housing Element.
2. Provide for the transition of the vacant industrial property to residential uses consistent with the existing residential neighborhoods to the north, east, and west.
3. Create a cohesive but diverse neighborhood through high-quality architectural and landscape design.
4. Incorporate sustainable approaches to development and design, including water quality and landscape design techniques.
5. Redevelop a blighted industrial site that has been the site of homeless encampments, illegal fires, and various illegal activities.

3.3 PROJECT CHARACTERISTICS

"Project," as defined by the CEQA Guidelines, means:

... the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, and that is any of the following: (1)...enactment and amendment of zoning ordinances, and the adoption and

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amendment of local General Plans or elements thereof pursuant to Government Code Sections 65100–65700. (14 Cal. Code of Reg. § 15378[a])

3.3.1 Requested City Approvals

This Draft EIR will serve as the primary environmental document for all future actions associated with the Creekside Specific Plan, including all discretionary approvals requested or required to implement the Proposed Project. The City of San Juan Capistrano is the lead agency under CEQA and has the principal approval authority over the Proposed Project. In order to implement the Proposed Project, the City requires the following discretionary approvals:

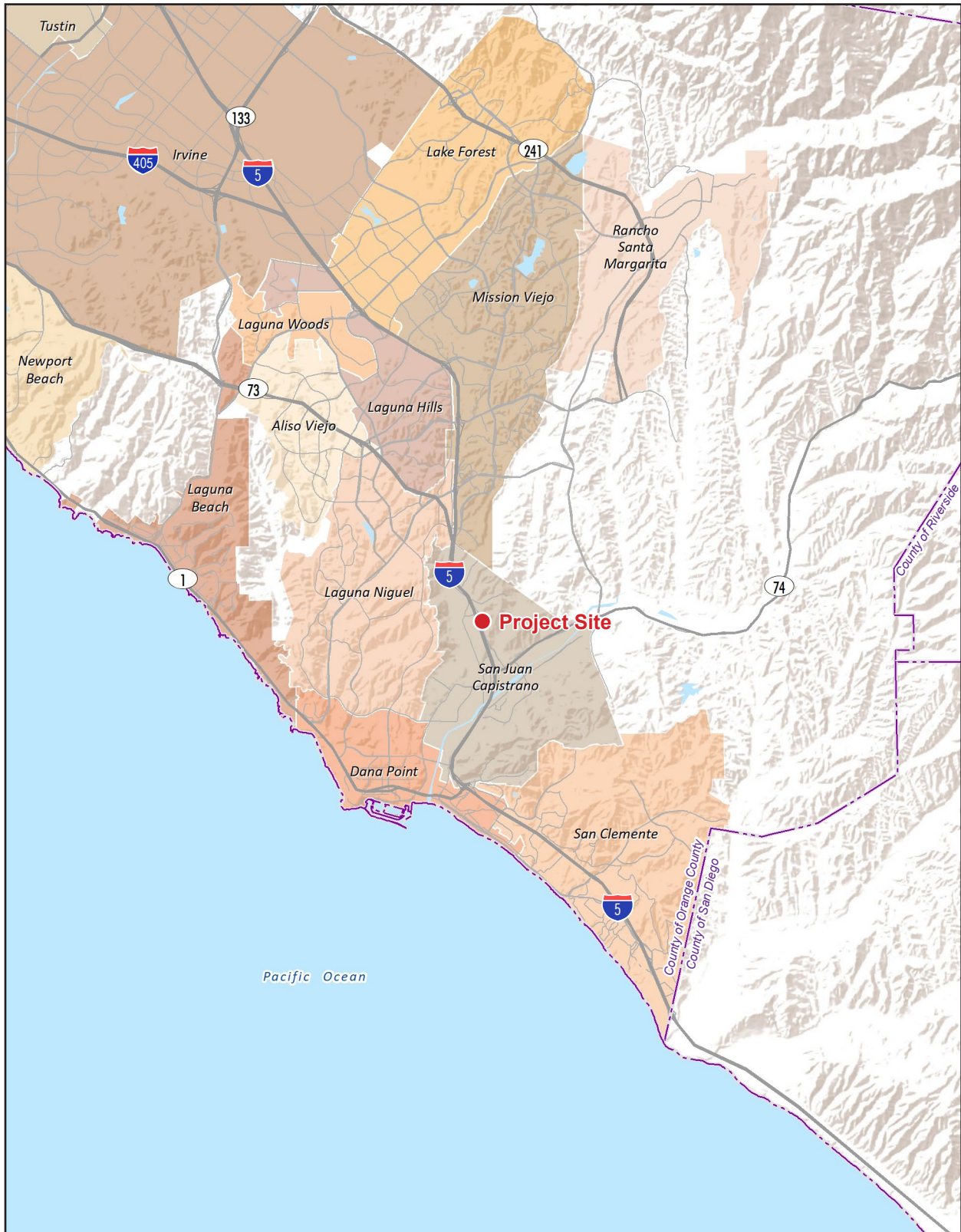
- Approval of an Architectural Control (AC) 19-010
- Approval of a General Plan Amendment (GPA) 18-004
- Approval of a Zone Change (RZ) 19-001
- Adoption of the Creekside Specific Plan (SP) 20-01
- Approval of a Development Agreement (DA) 20-002
- Approval of a Community Facilities District
- Approval of a Grading Plan Modification (GPM) 19-012
- Approval of a Tentative Tract Map (TTM) 19-001
- Approval of a Tree Permit (TRP) 19-018
- Approval of a Sign Permit (SP) 20-018

3.3.2 Description of the Project

The project applicant proposes to demolish the existing 123,000-square-foot building formerly used for manufacturing and industrial uses to construct 188 residential units on 15.3 acres through implementation of the Creekside Specific Plan (Proposed Project or Creekside SP). The Proposed Project would also require realignment of Rancho Viejo Road adjacent to the Project Site, impacting the 1.6-acre portion of the Project Site west of Rancho Viejo Road. The 188 units would consist of 107 detached single-family units and 81 multifamily attached units (townhomes). (See Figure 3-4, *Proposed Site Plan*.) Development would follow the design guidelines chapter of the Specific Plan, which provides a design framework for streetscape, landscape, and buildings to convey a unified community character. Any development under the Specific Plan require architectural review and approval, which may occur concurrently with approval of the other entitlements.

The single-family detached portion of the Project Site would be developed with two product types, one with a maximum density of 9 dwelling units per acre (du/ac) and one with a maximum density of 12 du/ac, both with a minimum lot area of 2,000 square feet. The portion with multifamily attached would have a maximum density of 16 du/ac for duplex or triplex product type and a maximum density of 19 du/ac for four or more unit product type. Multifamily attached product would have a minimum lot area of one acre with the exception of Lot 109. Lot 109 is exempt from the minimum lot area, maximum density, and minimum street frontage standards and has reduced setback requirements. A development summary is presented in Table 3-1, *Single-Family Detached and Multifamily Attached Site Development Standards Summary*.

Figure 3-1 - Regional Location
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Note: Unincorporated county areas are shown in white.

Source: ESRI, 2019

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Figure 3-2 - Local Vicinity
3. Project Description



- Project Boundary
- Extent of Impact Boundary

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Scale (Feet)

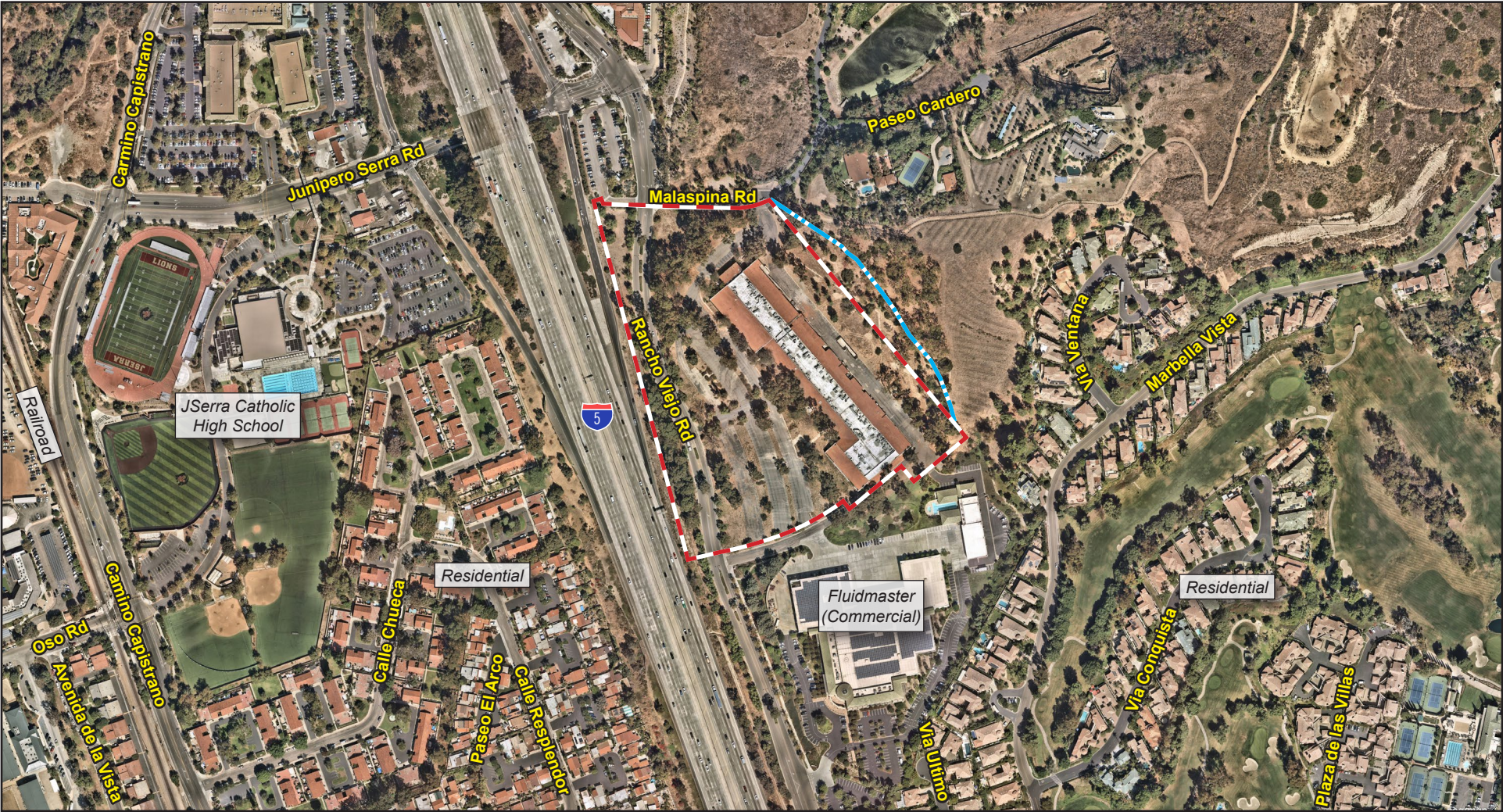


Source: ESRI, 2020

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Figure 3-3 - Aerial Photograph
3. Project Description



- Project Boundary
- Extent of Impact Boundary

Source: Nearmap, 2019

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Scale (Feet)



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Table 3-1 Single-Family Detached and Multifamily Attached Site Development Standards Summary

Element ¹	SF Detached (Traditional)	SF Detached (Cottages)	MF Attached (Duplexes and Triplexes)	MF Attached (4 Attached Units or More)
Max Density	9 du/ac	12 du/ac	16 du/ac ¹⁰	19 du/ac ¹⁰
Min Lot Area	2,000 sq. ft.	2,000 sq. ft.	1 ac ¹⁰	1 ac ¹⁰
Min Public Street Frontage (as defined by SJCMC)	35 ft	35 ft	150 ft ¹⁰	150 ft ¹⁰
Building Separations				
Min Front Door to Front Door	n/a	n/a	15 ft	15 ft
Min Front Door to Side Living Space	n/a	n/a	15 ft	15 ft
Min Side Living Space to Side Living Space	n/a	n/a	15 ft	15 ft
Min Rear Living Space to Rear Living Space	n/a	n/a	10 ft	15 ft
Min Garage Face to Garage Face	n/a	n/a	25 ft	25 ft
Building Setbacks (From Private Street/Alley)				
Min Front Yard to Living Space or Porch	5 ft (from back of sidewalk)	8 ft (from back of sidewalk)	8 ft (from back of sidewalk)	8 ft (from back of sidewalk)
Min Front Yard to Garage Face	5 ft (18 ft if using full driveway) (from back of sidewalk)	n/a	n/a	n/a
Min Front Yard to Porch/Low-Wall	n/a	3 ft (from back of sidewalk)	3 ft (from back of sidewalk)	3 ft (from back of sidewalk)
Min Interior Side Yard to Living Space	3 ft	3 ft	n/a	n/a
Min Side Yard on Corner Lot	8 ft (from back of sidewalk) / 5 ft (if curb only)	8 ft (from back of sidewalk) / 5 ft (if curb only)	n/a	n/a
Min Rear Yard to Living Space	5 ft	n/a	8 ft (from back of sidewalk)	8 ft (from back of sidewalk)
Side Yard Setbacks - To Living Space	n/a	n/a	8 ft (from back of sidewalk) / 5 ft (if curb only)	5 ft (from back of curb)
Min Drive/Driveway Apron	n/a	3 ft (18 ft if using full driveway) (from back of curb)	3 ft (must be 18 ft if used for parking)	0 ft (must be 18 ft if used for parking)
Min Building Setback from Project Boundary	15 ft (12 ft if along southern boundary)	20 ft (12 ft if along southern boundary)	15 ft (12 ft if along southern boundary)	15 ft (12 ft if along southern boundary)
Min Building Setback to Public Street	20 ft	20 ft	20 ft	20 ft
Other Requirements				
Max Lot Coverage Ratio	65%	65%	n/a	n/a
Max 2nd Floor/1st Floor Ratio	115% ^{2,3}	115% ^{2,3}	100% ⁷	100% ⁷
Max Building Height	35 ft	35 ft	35 ft	35 ft
Min Common Open Space Per Unit	400 sq. ft ⁴	400 sq. ft. ⁴	300 sq. ft ⁸	300 sq. ft ⁸
Min Private Open Space Per Unit	100 sq. ft ⁵	100 sq. ft. ⁵	50 sq. ft ⁹	50 sq. ft ⁹
Min Garage Face to Garage Face Separation	n/a	30 ft	n/a	n/a

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Table 3-1 Single-Family Detached and Multifamily Attached Site Development Standards Summary

Element ¹	SF Detached (Traditional)	SF Detached (Cottages)	MF Attached (Duplexes and Triplexes)	MF Attached (4 Attached Units or More)
Max Architectural Encroachment into Setback Area ⁶	1 ft (side and rear yard only)	1 ft (side and rear yard only)	1 ft (side and rear yard only)	1 ft (side and rear yard only)

Source: Creekside Specific Plan.

¹ All homes may be two stories.

² Plane breaks are mandatory in the elevations to break up the wall plane.

³ Single-story element required on all elevations visible from street or open space.

⁴ Common Open Space calculation may include all HOA-maintained open space areas.

⁵ Private open space can be aggregate of all levels (including patios, balconies and roof decks).

⁶ These include eaves, cornices, chimneys, and similar minor projections

⁷ Plane breaks are mandatory in the elevations to break up the wall plane.

⁸ Common Open Space calculation may include all HOA-maintained open space areas.

⁹ Private open space can be aggregate of all levels (including patios, balconies and roof decks).

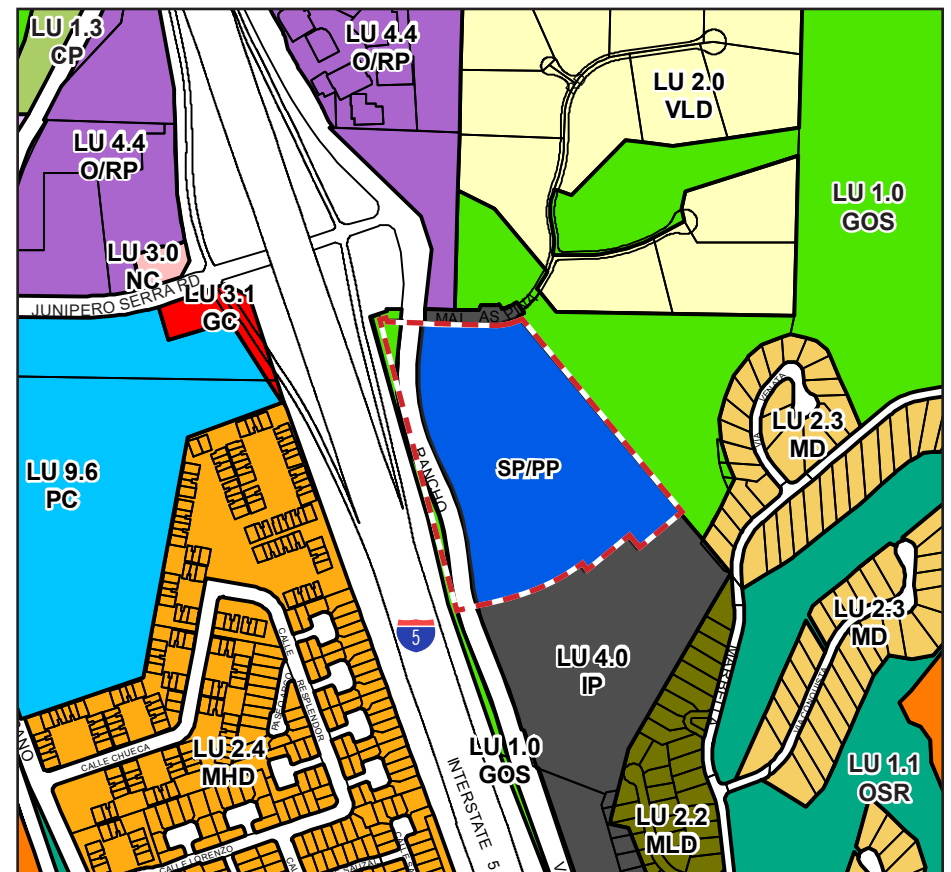
¹⁰ Lot 109 is exempt. For homes on Lot 109 (or adjacent to the community recreation area), front yard setbacks from building to recreation area: may be reduced to 0 foot as long as there is a pedestrian path separating the two uses for community access, and side yard setbacks from back of curb to the building: may be reduced to 5 feet.

The project applicant would be responsible for provision of all necessary infrastructure improvements associated with the Specific Plan, including but not limited to sewer facilities, storm drainage, on- and off-site water facilities, residential streetscape, and common area improvements. Maintenance of the mainline sewer and on- and off-site water facilities would be the responsibility of the City of San Juan Capistrano or the City's utilities successor agency, once the improvements are constructed. An HOA would be established to protect, maintain, and enhance the community for perpetuity, managing the long-term maintenance of items on-site not maintained by the City, such as stormwater and private area improvements. The HOA would be responsible for operating and maintaining the residential streetscape, common area improvements such as lighting, and irrigation systems.









3.3.2.1 PROPOSED GENERAL PLAN LAND USE AND ZONING DESIGNATIONS

The Creekside Specific Plan would change its existing Industrial Park (IP) General Plan land use designations, to Specific Plan/Precise Plan (SP/PP) for the 15.3-acre (APN 650-111-15) parcel of the Project Site. The 1.6-acre (APN 650-112-07) parcel would remain as Industrial Park (IP). Figure 3-5, *Existing and Proposed General Plan Land Use Designations*, shows the existing and proposed General Plan land use designations for the Proposed Project.

The Proposed Project would require a zone change from the existing Industrial Park District (IP) zoning designation to Specific Plan/Precise Plan District (SP/PP) for the 15.3-acre (APN 650-111-15) parcel, as shown in Figure 3-6, *Existing and Proposed Zoning Designations*. The 1.6-acre (APN 650-112-07) parcel would remain as Industrial Park District (IP).



PROPOSED

-  LU 3.1 General Commercial (GC)
  Specific Plan/Precise Plan (SP/PP)
-  LU 3.0 Neighborhood Commercial (NC)
-  LU 4.0 Industrial Park (IP)
-  LU 4.4 Office/Research Park (ORP)
-  LU 9.6 Planned Community (PC)
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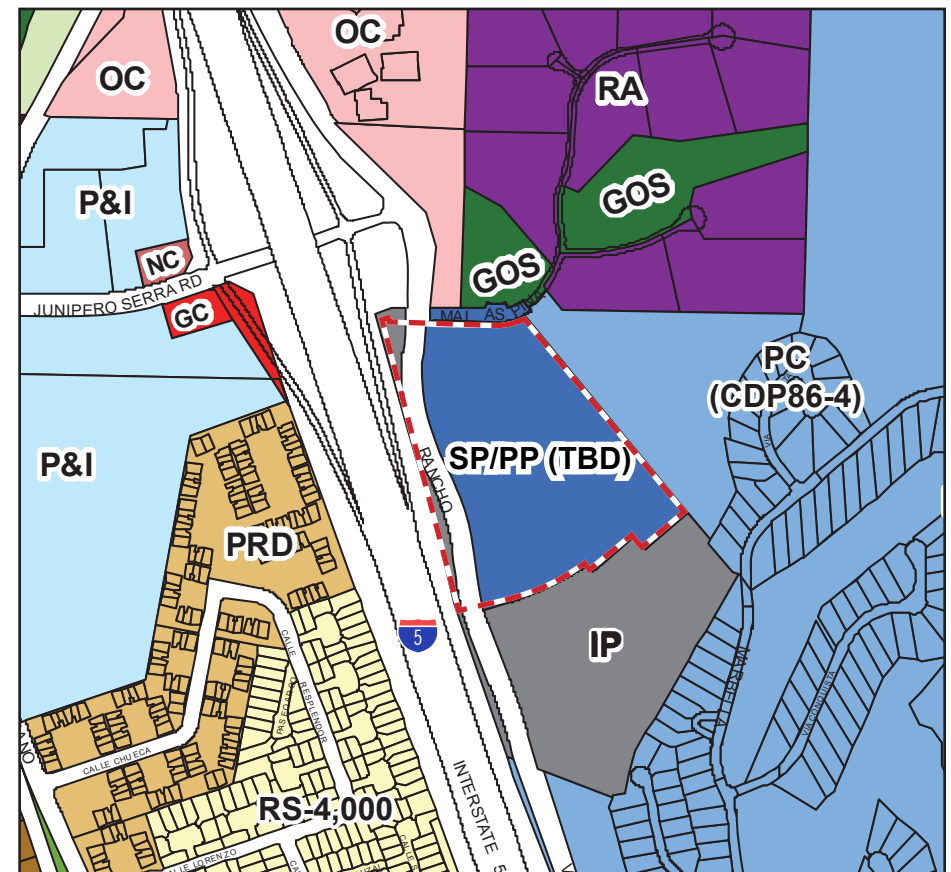
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PROPOSED

- — — — Project Boundary

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3.3.2.2 ACCESS AND ROADWAY IMPROVEMENTS

The main entrance, gated with keypad, would be provided from Rancho Viejo Road. Rancho Viejo Road would be realigned and improved to two lanes each way within the project vicinity, as shown in Figure 3-7, *Rancho Viejo Road Street Improvement Plan*. The realignment of Rancho Viejo Road and necessary easement provision would require disturbance of the existing Rancho Viejo Road right-of-way and the 1.6-acre portion of the Project Site. A secondary access would be provided from the 25-foot easement road along the southern boundary. This easement would also provide access to the adjacent property to the south (i.e., Fluidmaster).

The entire Specific Plan community would be gated, but the individual product neighborhoods within the Specific Plan would not be gated. The internal circulation network would consist of all private streets with on-street parking where feasible. Alleys for the townhomes would be for garage access only and would not contain guest parking spaces.

3.3.2.3 LANDSCAPE STANDARDS

The landscape design would include drought-tolerant, low- to moderate-water-use plants that meet the City of San Juan Capistrano's Water Efficient Landscape Guidelines (Ordinance 1054) and the City of San Juan Capistrano Municipal Code (SJCMC) Section 8-20.01.

3.3.2.4 LIGHTING STANDARDS

The Specific Plan would incorporate energy efficient lighting technologies, and lighting would be used along streets, homes, and in recreation areas. Pedestrian walkways would be provided for the enhancement of safety and visibility. Landscape accent lighting would also be used to highlight landscape focal points and on-site monument signs. All lighting would be shielded, recessed, or directed downward so that light is contained within Creekside to the greatest extent possible. Light fixtures would be selected to prevent glare and spillover onto adjacent properties and to minimize lighting of the night sky. Locations of exterior lights would comply with the City of San Juan Capistrano's safety standards and the SJCMC Sec. 9-3.529.

3.3.2.5 ON-SITE AMENITIES

The Proposed Project would have its own HOA-maintained swimming pool and recreational area. The Proposed Project would provide a minimum of 400 square feet per dwelling unit of common open space and 100 square feet of private open space for the 107 single-family products; and a minimum of 300 square feet of common open space per unit and 50 square feet of private open space per unit for the townhome products. See Table 3-1, above.

3.3.2.6 WALLS AND FENCES

A combination of retaining walls and block walls would be provided as shown in Figure 3-8, *Conceptual Wall and Fence Plan*. Typical wall or fence height would be six feet within any required rear or side setback area and along the project perimeter, and a maximum of nine feet (in combination with a retaining wall) unless required for pool safety or retaining along the eastern boundary. Fences and walls heights are to be measured from the base of the fence/wall to the top of the interior or exterior side, whichever is greater.

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3.3.2.7 PARKING

The Specific Plan would require that all residential units have attached garage with two enclosed parking spaces per home, and have 0.5 guest space per home that does not have to be covered. Therefore, at a minimum, 376 garage spaces and 94 uncovered guest spaces would be provided. On-street parking would be allowed where feasible. Alleys for the townhomes would be for garage access only and would not contain guest parking spaces. The SJCMC Section 9-3.535, Parking, requires both single-family and multi-family residences to provide two off-street parking spaces and 0.8 guest space per dwelling unit, and two spaces have to be in a garage for single-family residences and only one has to be enclosed or covered for multi-family residences. Guest spaces do not have to be covered.

3.3.2.8 UTILITIES

Water

The Proposed Project would connect to the City's existing water infrastructure and would be serviced by the City's Utilities Department or the City's utilities successor agency.¹ The Proposed Project would connect to the existing 10-inch water line in Malaspina Road with a proposed 10-inch line at the northeast corner of the Project Site. A second point of connection would be at the southeast corner of the Project Site with a proposed 8-inch water line into an existing 10-inch water line in the driveway/parking lot of the adjacent property (i.e., Fluidmaster). Fluidmaster has existing water service running in the access road at the southern boundary of the Project Site, and this water service would remain as is. Within the Specific Plan, 8-inch and 10-inch water lines are proposed throughout the private streets. The proposed water and wastewater plans are illustrated in Figure 3-9, *Water and Wastewater Utility Plan*.

Wastewater

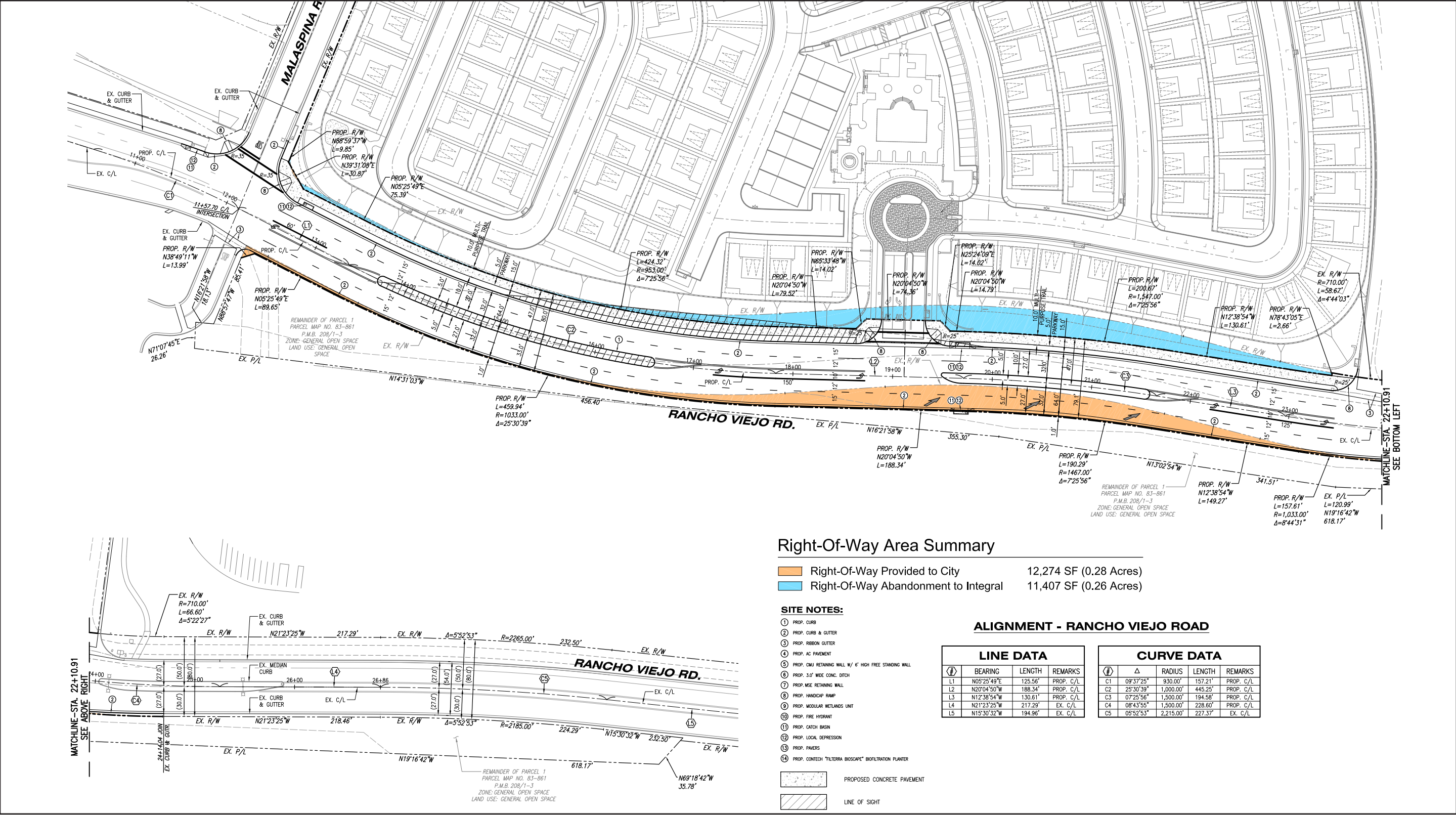
The Proposed Project would connect to the City's existing wastewater infrastructure and would be serviced by the City's Utilities Department or the City's utilities successor agency. Existing sewer pipelines run adjacent to the Project Site, and the Proposed Project would take its points of connection at three points along Rancho Viejo Road, one at the main entry and two toward Malaspina Road. All existing sewer lines are eight inches, and the Proposed Project would use eight-inch lines. The proposed water and wastewater plans are illustrated in Figure 3-9, *Water and Wastewater Utility Plan*.

Solid Waste

CR&R Incorporated provides solid waste hauling services for the City of San Juan Capistrano. Each of the Proposed Project's residences would have separate cans for recycled and nonrecycled trash. Cans are emptied once a week on regularly scheduled pick-ups by the local provider using standard trash trucks.

¹ The City of San Juan Capistrano is in the process of selling its water and wastewater facilities to the Santa Margarita Water District. However, the change in ownership in the future would not interrupt or otherwise affect on-site water and wastewater utilities.

Figure 3-7 - Rancho Viejo Road Street Improvement Plan
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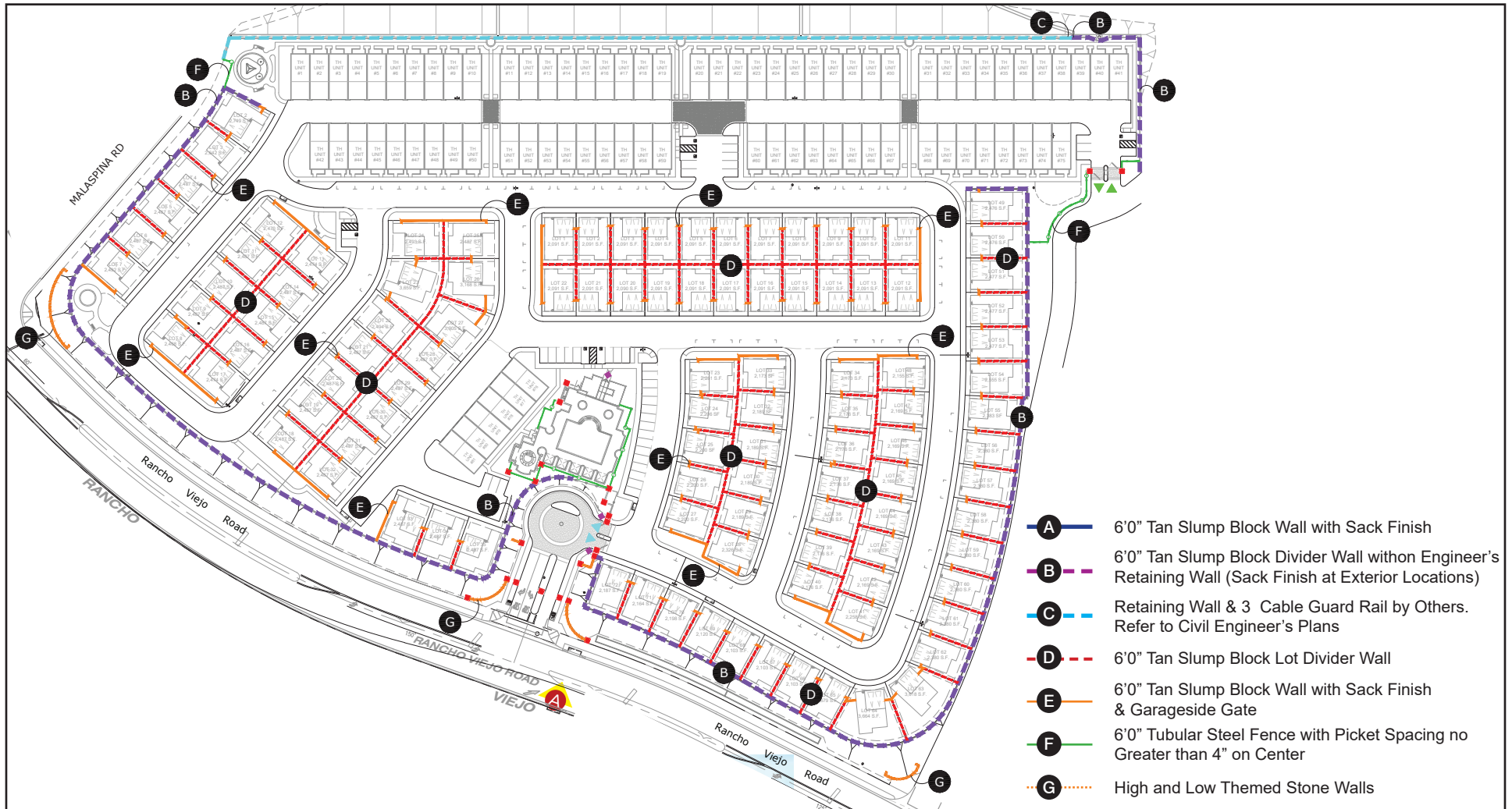


Source: KHR Associates, Inc., 2020

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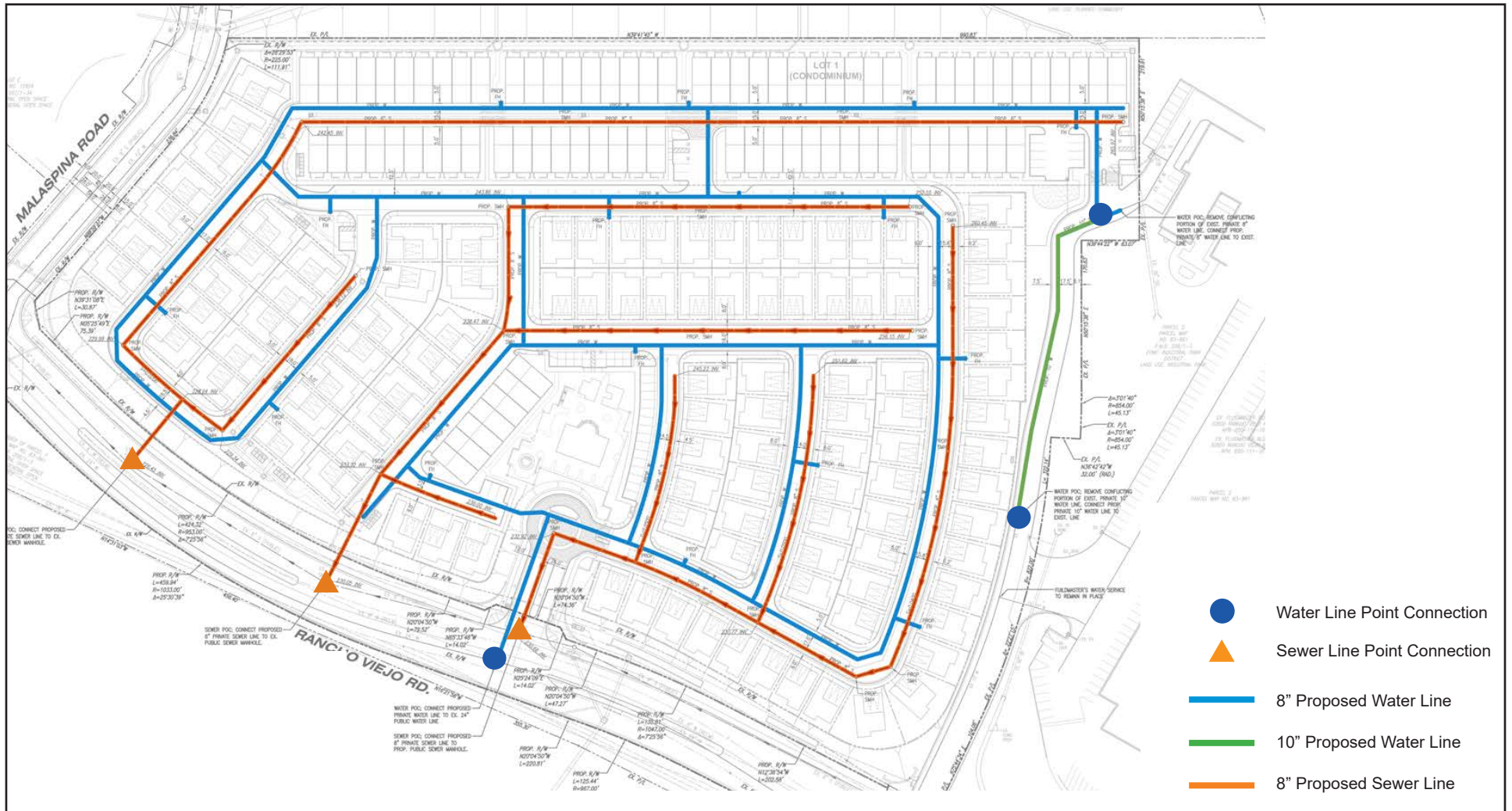
Figure 3-8 - Conceptual Wall and Fence Plan
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Figure 3-9 - Water and Wastewater Utility Plan
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- Water Line Point Connection
- ▲ Sewer Line Point Connection
- 8" Proposed Water Line
- 10" Proposed Water Line
- 8" Proposed Sewer Line

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Electrical and Natural Gas Utilities

San Diego Gas & Electric provides energy services to the City of San Juan Capistrano. All on-site dry utilities would be provided through underground infrastructure except the above-ground transformers.

Storm Drains

The Proposed Project would provide drainage systems on-site that would connect to the City of San Juan Capistrano storm drain network, and all storm drain facilities would be designed to conform to Orange County standards. Stormwater on the Project Site would flow westerly toward Rancho Viejo Road and would be collected by multiple catch basins throughout the site. These catch basins would be connected to a City storm drain line by a 42-inch storm drainpipe that will increase to a 48-inch storm drainpipe.

To manage Project Site runoff, the proposed stormwater facilities would follow water quality treatment control best management practices—specifically, modular wetlands. These modular wetlands, which would be located throughout the Project Site, would collect water from the catch basins and treat it before it goes into the City storm drains. The proposed drainage plan is illustrated in Figure 3-10, *Proposed Drainage Plan*.

3.3.3 Project Phasing

Construction within the project boundary would be completed in one phase (e.g., demolition, grading, installation of storm drain, water, wastewater, and dry utilities, building construction, and street improvements). The Proposed Project is tentatively scheduled to start in February 2021 and end in May 2024.

3.4 INTENDED USES OF THE EIR

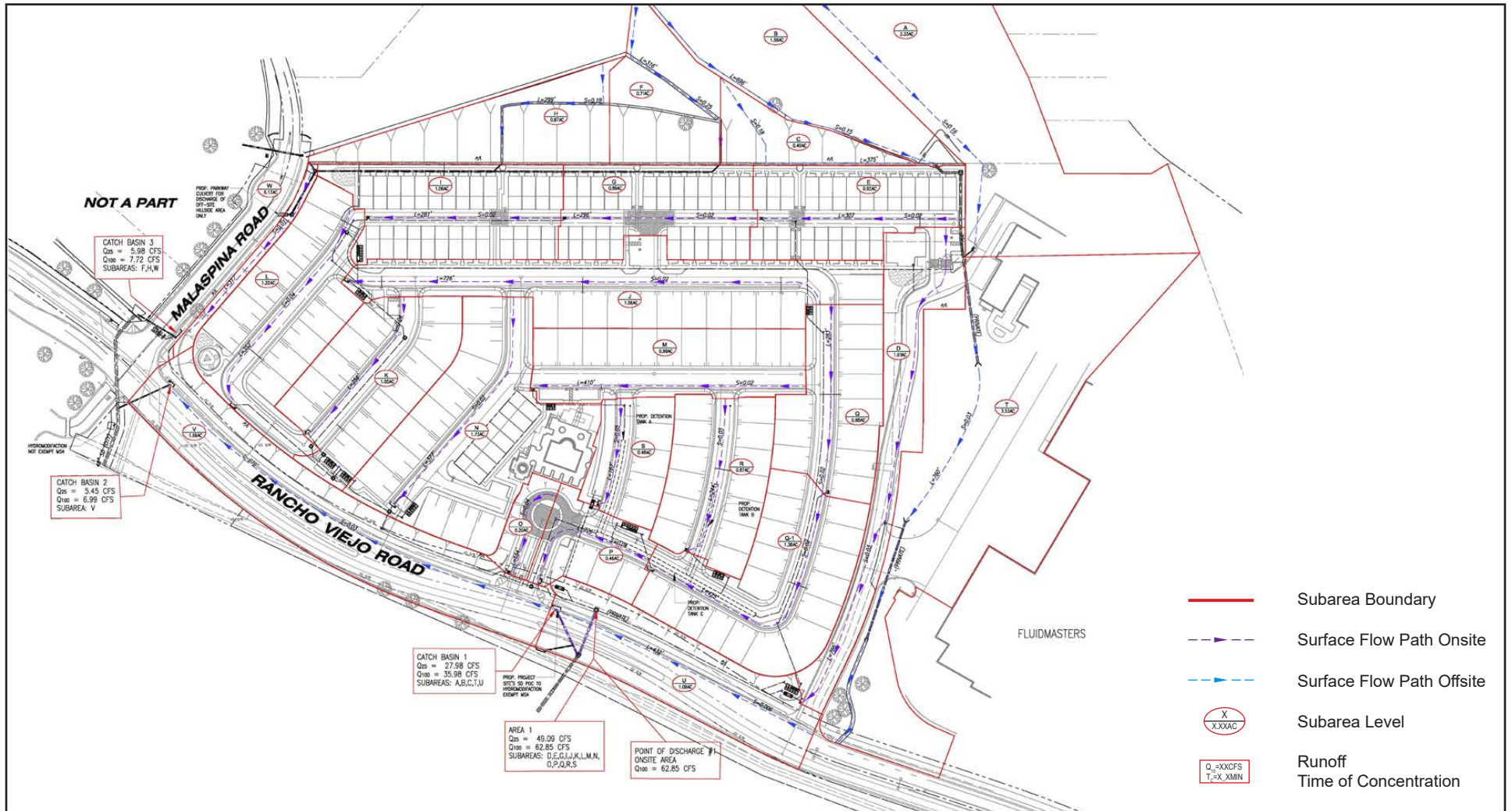
This Draft EIR is a project DEIR that examines the environmental impacts of the Proposed Project. This DEIR also addresses various actions by the City and others to adopt and implement the Proposed Project. It is the intent of this DEIR to evaluate the environmental impacts of the Proposed Project, thereby enabling the City of San Juan Capistrano, other responsible agencies, and interested parties to make informed decisions with respect to the requested entitlements. The anticipated approvals required for this project are listed in Table 3-2.

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Table 3-2 Lead and Responsible Agencies

Lead Agency	Action
City of San Juan Capistrano	<ul style="list-style-type: none"> • Approval of an Architectural Control (AC) 19-010 • Approval of a General Plan Amendment (GPA) 18-004 • Approval of a Zone Change (RZ) 19-001 • Adoption of the Creekside Specific Plan (SP) 20-01 • Approval of a Development Agreement (DA) 20-002 • Approval of Community Facilities District • Approval of a Grading Plan Modification (GPM) 19-012 • Approval of a Tentative Tract Map (TTM) 19-001 • Approval of a Tree Permit (TRP) 19-018 • Sign Permit (SP) 20-018 • Certification of the Environmental Impact Report • Adoption of the Mitigation Monitoring and Reporting Program
Responsible Agencies	Action
Regional Water Quality Control Board	<ul style="list-style-type: none"> • Issuance of National Pollution Discharge Elimination System (NPDES) Permit • Issuance of Construction Permit
South Coast Air Quality Management District	<ul style="list-style-type: none"> • SCAQMD Rule 201 (Permit to Construct) and SCAQMD Rule 203 (Permit to Operate): A permit is required to construct and operate any stationary equipment that generates new emissions (e.g., boiler or emergency generator). • SCAQMD Rule 403 (Large Operation Notification Form): The applicant/applicant's construction contractor is required to file a Large Operation Notification Form with SCAQMD for grading activities and prepare and implement a dust control plan.
Orange County Fire Authority	<ul style="list-style-type: none"> • Approve the building and emergency access plans for compliance with the California Fire Code.
Department of Toxic Substances Control	<ul style="list-style-type: none"> • Approve the case closed status to use the Project Site for residential land use.

Figure 3-10 - Proposed Drainage Plan
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