

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 #

Project Title: Trumark Residential ProjectLead Agency: City of Mission Viejo, Community Development DepartmentContact Person: Larry Longenecker, Planning MgrMailing Address: 200 Civic CenterPhone: (949) 470-3053City: Mission Viejo Zip: 92691County: Orange**Project Location:** County: OrangeCity/Nearest Community: Mission ViejoCross Streets: El Toro Road and Marguerite ParkwayZip Code: 92691Longitude/Latitude (degrees, minutes and seconds): 33 ° 39 ' 38 " N / 117 ° 38 ' 18 " W Total Acres: 6.79Assessor's Parcel No.: 839-273-04, partial area 839-273-03Section: 27Twp.: 6SRange: 7WBase: N/AWithin 2 Miles: State Hwy #: SR-241 and I-5Waterways: N/AAirports: N/ARailways: N/ASchools: Various**Document Type:**

CEQA:

☐ NOP☐ Draft EIR

NEPA:

☐ NOI

Other:

☐ 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 91 Acres 6.79☐ 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: _____☐ 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: GHG Emissions**Present Land Use/Zoning/General Plan Designation:**Undeveloped Lot/Recreation/Open Space - Recreation**Project Description:** *(please use a separate page if necessary)*

The proposed project involves the development of 91 dwelling units on 6.79 acres at a density of 13.40 dwelling units per acre. The following discretionary approvals are required by the City of Mission Viejo: General Plan Amendment from Open Space/Recreation to Residential Planned Development 30 (RPD-30), Zone Changes from Recreation (RPD-30). Lot Line Adjustment, Planned Development Permit, Tentative Tract Map and Variances to allow for increased in building height to 40 feet, to allow increase height of retaining wall to 32 feet and reduce minimum building separation to 15 feet.

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 checked="" 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 type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #12	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #8
<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 checked="" 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 checked="" 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 type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	Other: _____
<input type="checkbox"/> Housing & Community Development	Other: _____
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date May 29, 2020 Ending Date June 29, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>VCS Environmental</u>	Applicant: <u>City of Mission Viejo</u>
Address: <u>30900 Rancho Viejo Road, Suite 100</u>	Address: <u>200 Civic Center</u>
City/State/Zip: <u>San Juan Capistrano, CA 92675</u>	City/State/Zip: <u>Mission Viejo, CA 92691</u>
Contact: <u>Dan Bott</u>	Phone: <u>((949) 470-3053</u>
Phone: <u>(949) 234-6072</u>	

Signature of Lead Agency Representative: _____

Date: 5-28-20

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