

Notice of Determination

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Orange
Address: 601 N. Ross St. Santa Ana, CA 92701

From:

Public Agency: City of San Juan Capistrano
Address: 32400 Paseo Adelanto San Juan Capistrano, CA 92675
Contact: Laura Stokes
Phone: 949-443-6313

Lead Agency (if different from above): Same as above
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2019110154

Project Title: Tirador Residential Development Project

Project Applicant: Watt Companies

Project Location (include county): Paseo Tirador & Calle Arroyo, San Juan Capistrano, Orange County

Project Description:

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. 14 of the townhomes, or approximately 10.6 percent of the total units, would be designated moderate-income affordable units. Approximately 5.6 acres of the project site adjacent to San Juan Creek would be dedicated as a conservation area.

This is to advise that the City of San Juan Capistrano has approved the above (Lead Agency or Responsible Agency)

described project on June 21, 2020 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

San Juan Capistrano Development Services Dept., 32400 Paseo Adelanto, San Juan Capistrano, CA

Signature (Public Agency): [Signature] Title: Governor's Office of Planning & Research

Date: 7.22.2020 Date Received for filing at OPR:

Jul 22 2020