

Form A

Notice of Completion and Environmental Document Transmittal

SCH # 2020049032

For U.S. Mail: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: Creekside Specific Plan

Lead Agency: City of San Juan Capistrano Contact Person: Paul Garcia, Associate Planner
Street Address: 32400 Paseo Adelanto Telephone: (949) 443-6327
City: San Juan Capistrano Zip Code: CA County: Orange

Project Location: County: Orange City/Nearest Community: San Juan Capistrano
Cross Streets: Rancho Viejo Road / Malaspina Road Zip Code: 92675
Lat. / Long.: 33°31'05.32"/117°39'45.59" Total Acres: 16.9 ac
Assessor's Parcel No. 650-111-15 Section: 36 Twp: 7S Range: 8W Base: San Bernardino
Within 2 Miles: State Hwy #: I-5 Waterways:
Airports: Railways: Metrolink Schools: JSerra Catholic High School, Saddleback Valley Christian School

Document Type:

CEQA: [] NOP [x] 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:

Local Action Type:

[] General Plan Update [] Specific Plan [x] Rezone [] Annexation
[x] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [x] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:

[x] Residential: Units 188 Acres 16.9 [] Water Facilities: Type MGD
[] Office: Sq.ft. Acres Employees [] Transportation: Type
[] Commercial: Sq.ft. Acres Employees [] Mining: Mineral
[] Industrial: Sq.ft. Acres Employees [] Power: Type MW
[] Educational: Approx. [] Waste Treatment: Type MGD
[] Recreational: [] Hazardous Waste: Type
Total Acres (approximate): 16.9 [] Other:

Project Issues Discussed in Document:

[x] Aesthetic/Visual [] Fiscal [x] Recreation/Parks [x] Vegetation
[x] Agricultural Land [x] Flood Plain/Flooding [x] Schools/Universities [x] Water Quality
[x] Air Quality [x] Forest Land/Fire Hazard [] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [x] Sewer Capacity [x] Wetland/Riparian
[x] Biological Resources [x] Minerals [x] Soil Erosion/Compaction/Grading [x] Wildlife
[] Coastal Zone [x] Noise [x] Solid Waste [] Growth Inducing
[x] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [x] Land Use
[] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [] Cumulative Effects
[] Other:

Present Land Use/Zoning/General Plan Designation:

Land Use: Zoning: General Plan: Industrial existing use/ IP (Industrial Park District) Zone /Industrial Park General Plan Land Use

Project Description:

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.

Form A, continued
Notice of Completion and Environmental Document Transmittal

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 type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating and Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input checked="" type="checkbox"/> Parks and Recreation |
| <input checked="" type="checkbox"/> Caltrans District # 12 | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning (Headquarters) | <input type="checkbox"/> Reclamation Board |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <input checked="" type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> S.F. Bay Conservation and Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish and Game Region # 5 South Coast | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food and Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Forestry and Fire Protection | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input checked="" type="checkbox"/> Health Services, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input checked="" type="checkbox"/> Housing and Community Development | Other: _____ |
| <input checked="" type="checkbox"/> Integrated Waste Management Board | Other: _____ |
| <input checked="" type="checkbox"/> Native American Heritage Commission | _____ |
| <input type="checkbox"/> Office of Emergency Services | _____ |

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

Starting Date: September 10, 2020

Ending Date: October 26, 2020

Lead Agency (complete if applicable):

Consulting Firm: PlaceWorks

Address: 3 MacArthur Place, Suite 1100

City/State/Zip: Santa Ana/CA/92707

Contact: Elizabeth Kim

Telephone: 714.966.9220

Applicant:

Name: Integral Communities

Address: 888 San Clemente, Suite 100

City/State/Zip: Newport Beach/CA/92660

Telephone: (949) 720-3612

Signature of Lead Agency Representative Elizabeth Kim Date: 9/9/2020

Authority cited: Sections 21083 and 21087, Public Resources Code. Reference: Section 21161, Public Resources Code.