Print Form

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 #: _____

Project Title: Trumark Residential Project

Lead Agency: City of Mission Viejo

Contact Name: Larry Longenecker, Planning and Economic Development Manager

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Project Location: Mission Viejo (*City*) County of Orange (*County*)

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

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),. potential 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.

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

The Initial Study prepared for the proposed project concluded that the following environmental topical areas would have either no impact or less than significant impacts: Agriculture and Forestry Resources; Air Quality; Energy; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Land Use and Planning; Mineral Resources; Population and Housing; Public Services; Recreation; and Wildfire.

Environmental topical areas identified to have potentially significant impacts include: Aesthetics; Biological Resources; Cultural Resources; Geology and Soils; Hydrology and Water Quality; Noise; Transportation; Tribal Cultural Resources; and Utilities and Service Systems. However, implementation of Mitigation Measures AES-1, BIO-1 through BIO-8, CR-1 and CR-2, GEO-1, PALEO-1 and PALEO-2, HYDRO-1, N-1 and N-2, T-1, and U-1 would reduce these impacts to less than significant levels. Thus, the proposed project would not have any significant and unavoidable environmental impacts.

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

There are no areas of controversy associated with the Project.

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

Responsible and Trustee Agencies and other entities that may use the IS/MND in their decision-making process or for informational purposes include the following, among others: the San Diego Regional Water Quality Control Board and the California Department of Fish and Wildlife.