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**PUBLIC NOTICE OF THE AVAILABILITY OF THE  
PRESERVE AT SAN JUAN RESIDENTIAL DEVELOPMENT PROJECT  
DRAFT ENVIRONMENTAL IMPACT REPORT  
(SCH 2006051110)**

**NOTICE IS HEREBY GIVEN** that on May 23, 2017, the County of Orange, OC Public Works, Development Services, acting as Lead Agency, issued for public review and comment a Draft Environmental Impact Report (Draft EIR) that evaluates potential environmental effects associated with the proposed Preserve at San Juan Residential Development Project (proposed project). The 45-day public comment period will commence on May 24, 2017 and conclude on July 7, 2017. The Draft EIR is available for review on the County's website at the following link:

[http://www.ocpublicworks.com/ds/planning/projects/the\\_preserve\\_at\\_san\\_juan](http://www.ocpublicworks.com/ds/planning/projects/the_preserve_at_san_juan)

Copies of the Draft EIR are available for public review at the following locations:

- OC Public Works, Development Services/Planning, 300 N. Flower Street, Santa Ana 92703
- Mission Viejo Branch Library: 100 Civic Center, Mission Viejo 92691
- El Toro Branch Library: 24672 Raymond Ave, Lake Forest 92630
- Rancho Santa Margarita Branch Library: 30902 La Promesa Drive, Rancho Santa Margarita 92688
- Silverado Branch Library: 28192 Silverado Canyon Road, Silverado 92676
- Lakeside Library: 32593 Riverside Drive, Lake Elsinore 92530

Please submit written comments on the environmental analysis in the Draft EIR to the address provided below no later than 5:00 p.m. on July 7, 2017.

Kevin Shannon, Contract Planner  
OC Public Works  
OC Development Services/Planning  
300 N. Flower Street  
Santa Ana, CA 92703  
[Kevin.Shannon@ocpw.ocgov.com](mailto:Kevin.Shannon@ocpw.ocgov.com)

In accordance with state law, a 45-day public review period has been established for the Draft EIR. Following the close of the public review period, responses to comments on the Draft EIR will be prepared, and, together with the Draft EIR, will constitute the Final EIR. This notice of availability is required to be filed with the Orange County Clerk's office for a period of not less than 30 days.

**PROJECT LOCATION:** The project site is located in the unincorporated portion of the County of Orange (County), and generally lies west of Ortega Highway, and separated by Long Canyon Road. More specifically, the project site is approximately 1,500 feet west of El Cariso Village, six miles west of the City of Lake Elsinore in Riverside County and approximately 6 miles east of the City of Rancho Santa Margarita in Orange County. Pursuant to Section 15087(c)(6) of the California Environmental Quality Act, the project site was not listed on the list of hazardous material sites, as enumerated under Section 65962.5 of the Government Code.

**PROJECT DESCRIPTION:** The applicant is proposing to develop 72 two-story single-family residential units and associated internal circulation, external access improvements, on-site wastewater treatment systems, internal landscaping, and fuel modification zones, along with dedicated open space on the 584.1-acre project site.

**Brea Canyon Road Widening Project**

**Notice of Preparation of a Draft Environmental Impact Report and Notice of Public Scoping Meeting**

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Development is proposed in two phases. Phase 1 (south parcel) of the project would develop 43 single-family residences on approximately 108.6 acres and 281 acres would be dedicated to open space. Phase 2 (north parcel) would develop 29 single-family residences on approximately 60.9 acres and 133.6 acres would be dedicated to open space. The total onsite project area includes 584.1 acres and the project proposes improvements to 169.5 of those acres. The remaining 414.6 acres (71 percent of the project area) would remain undeveloped open space.

The proposed project includes a General Plan land use designation change from Open Space (OS) to Rural Residential (1A), which allows up to 4 dwelling units per acre; and a zone change from General Agricultural (A1) with a 4-acre minimum building site area to Agricultural Residential (AR) with a 7,200-square foot minimum building site area. However, residential lot sizes would average over 23,000 square feet.

Water supplies to the proposed project would be supplied through an existing pipeline that runs adjacent to the site, and approximately 133.4 acres of the project site that would require potable water would be annexed into the Elsinore Valley Municipal Water District, Western Municipal Water District, and Metropolitan Water District service areas.

Implementation of the proposed project may require permits or other forms of approval from public agencies or other entities prior to construction of the project. The following provides a summary of public agency approvals and recommendations that are associated with the proposed project.

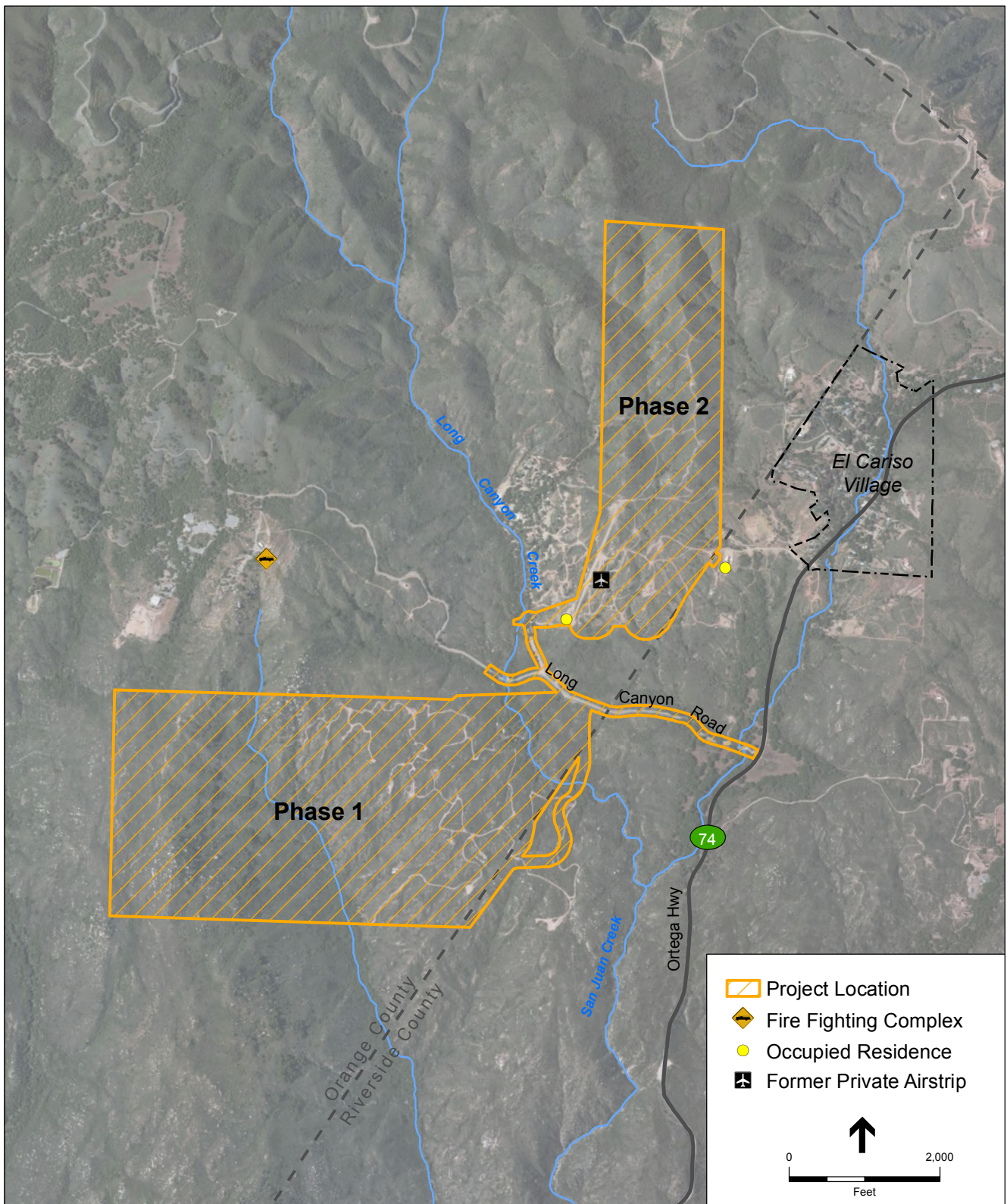
Entity	Action
<i>County of Orange</i>	
Planning Commission	Area Plan Approval Recommendation to Board of Supervisors Land Use Designation Change Recommendation to Board of Supervisors Zone Change Recommendation to Board of Supervisors Review EIR and Recommendation to Board of Supervisors
Board of Supervisors	Area Plan Approval Land Use Designation Change Zone Change Certification of EIR
Subdivision Committee	Vesting Tentative Tract Map
Riverside County LAFCO	Annexation of the development area into the Elsinore Valley Municipal Water District, Western Municipal Water District, Metropolitan Water District

**ENVIRONMENTAL IMPACTS:** The Draft EIR identifies that the proposed project would result in no impact or less than significant impacts in the following environmental impact categories: agricultural and forestry resources, air quality, greenhouse gas emissions, hydrology and water quality, land use and planning, mineral resources, population and housing, recreation, and transportation/traffic. With the incorporation of mitigation measures identified in the Draft EIR, the potentially significant impacts of the proposed project in the following categories would be reduced below a level of significance: biological resources, cultural resources, hazards and hazardous materials, geology and soils, public services, and utilities and service systems. Significant and unmitigable impacts related to aesthetics and construction noise have been identified in the Draft EIR.

Date: 05.10.17

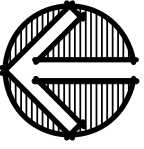
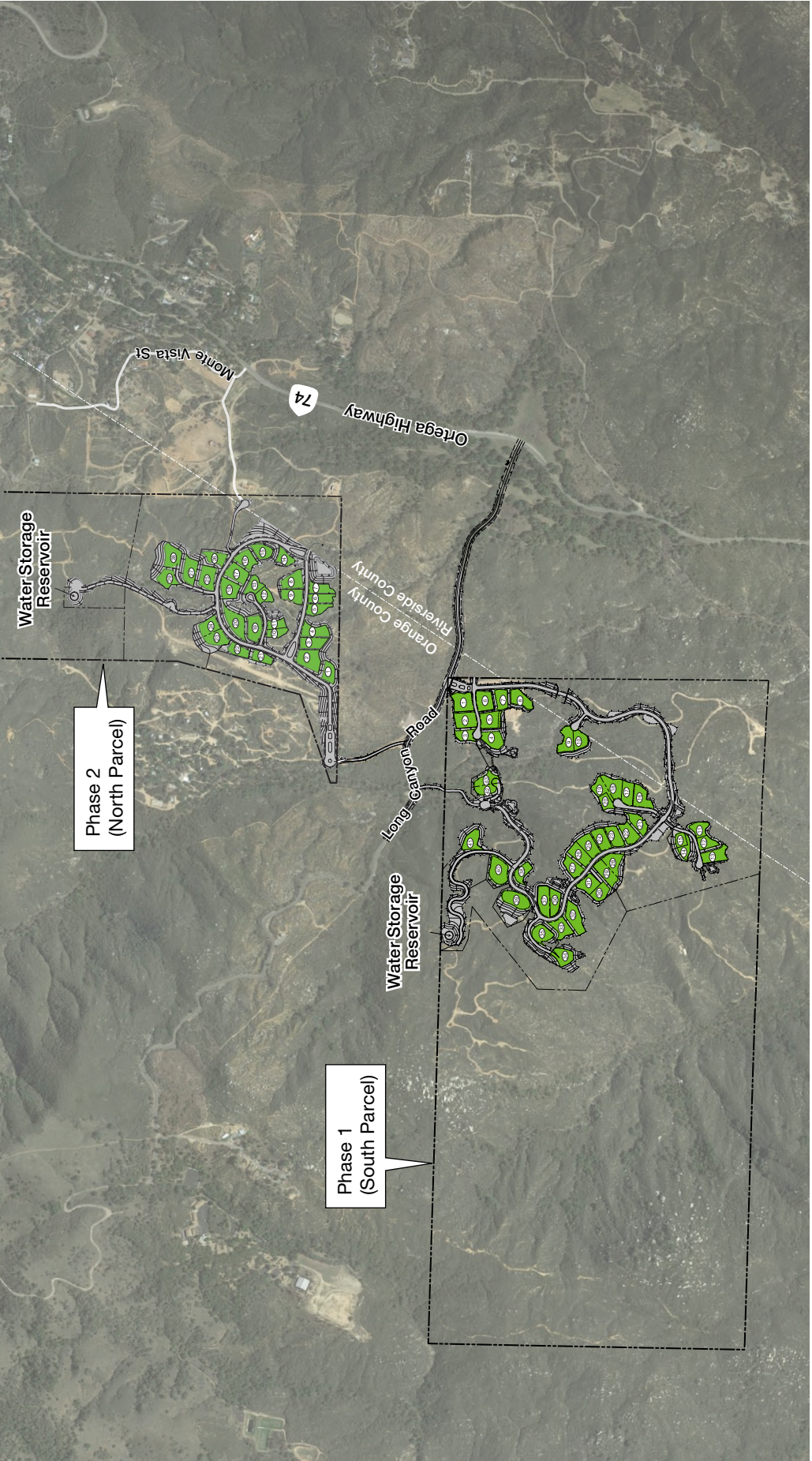
Signature: *Kim Shuman*

Attachments: Figure 1, Project Location and Boundary Map  
Figure 2, Site Plan Exhibit



SOURCE: ESRI.

The Preserve at San Juan  
Project Location



**THE PRESERVE**  
 ORANGE COUNTY, CALIFORNIA

**SITE PLAN**