



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

September 26, 2013

To: Reviewing Agencies
Re: The Preserve at San Juan
SCH# 2006051110

Attached for your review and comment is the Notice of Preparation (NOP) for the The Preserve at San Juan draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Ron Tippetts
Orange County
300 N. Flower Street, 3rd Floor
Santa Ana, CA 92703

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Database

SCH# 2006051110
Project Title The Preserve at San Juan
Lead Agency Orange County

Type NOP Notice of Preparation
Description The project proposes to construct 52 single-family residences on 583.2 acres in an unincorporated portion of Orange County, adjacent to unincorporated Riverside County. The proposed project also includes development of 25 to 50 acres of vineyards that would be located through the site, along with a clubhouse for the private use of the residents. Of the 583.2 acres, 406.8 acres would remain as open space.

Lead Agency Contact

Name Ron Tippets
Agency Orange County
Phone 714 667 8856 **Fax**
email
Address 300 N. Flower Street, 3rd Floor
City Santa Ana **State** CA **Zip** 92703

Project Location

County Orange, Riverside
City Lake Elsinore
Region
Cross Streets Ortega Highway and Long Canyon Road
Lat / Long 33° 38' 38.37" N / 117° 26' 16.51" W
Parcel No. 125-120-32, 125-120-37
Township 5 **Range** 5W **Section** 17-20 **Base**

Proximity to:

Highways SR-74
Airports
Railways
Waterways
Schools
Land Use Open Space and General Agricultural

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Department of Conservation; Cal Fire; Office of Historic Preservation; Department of Parks and Recreation; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; State Lands Commission; California Highway Patrol; Department of Toxic Substances Control; Caltrans, District 12; Regional Water Quality Control Board, Region 8

Date Received 09/26/2013 **Start of Review** 09/26/2013 **End of Review** 10/25/2013

Resources Agency

Resources Agency
Nadell Gayou

Dept. of Boating & Waterways
Nicole Wong

California Coastal Commission
Elizabeth A. Fuchs

Colorado River Board
Tanya Trujillo

Dept. of Conservation
Elizabeth Carpenter

California Energy Commission
Eric Knight

Cal Fire
Dan Foster

Central Valley Flood Protection Board
James Herota

Office of Historic Preservation
Ron Parsons

Dept of Parks & Recreation
Environmental Stewardship Section

California Department of Resources, Recycling & Recovery
Sue O'Leary

S.F. Bay Conservation & Dev't. Comm.
Steve McAdam

Dept. of Water Resources
Agency
Nadell Gayou

Dept. of Fish & Wildlife
Scott Flint
Environmental Services Division

Fish & Wildlife Region 1
Donald Koch

Fish & Wildlife Region 1E
Laurie Harnsberger

Fish & Wildlife Region 2
Jeff Drongesen

Fish & Wildlife Region 3
Charles Armor

Fish & Wildlife Region 4
Julie Vance

Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

Fish & Wildlife Region 6
Gabrina Gatchel
Habitat Conservation Program

Fish & Wildlife Region 6 I/M
Heidi Sickler
Inyo/Mono, Habitat Conservation Program

Dept. of Fish & Wildlife M
George Isaac
Marine Region

Other Departments

Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

Dept. of General Services
Public School Construction

Dept. of General Services
Anna Garbeff
Environmental Services Section

Dept. of Public Health
Jeffery Worth
Dept. of Health/Drinking Water

Delta Stewardship Council
Kevan Samsam

Independent Commissions/Boards

Delta Protection Commission
Michael Machado

Cal EMA (Emergency Management Agency)
Dennis Castrillo

Native American Heritage Comm.
Debbie Treadway

Public Utilities Commission
Leo Wong

Santa Monica Bay Restoration
Guangyu Wang

State Lands Commission
Jennifer Deleong

Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Business, Trans & Housing

Caltrans - Division of Aeronautics
Philip Crimmins

Caltrans - Planning
Terri Pencovic

California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Housing & Community Development
CEQA Coordinator
Housing Policy Division

Dept. of Transportation

Caltrans, District 1
Rex Jackman

Caltrans, District 2
Marcelino Gonzalez

Caltrans, District 3
Gary Arnold

Caltrans, District 4
Erik Alm

Caltrans, District 5
David Murray

Caltrans, District 6
Michael Navarro

Caltrans, District 7
Dianna Watson

Caltrans, District 8
Dan Kopulsky

Caltrans, District 9
Gayle Rosander

Caltrans, District 10
Tom Dumas

Caltrans, District 11
Jacob Armstrong

Caltrans, District 12
Maureen El Harake

Cal EPA

Air Resources Board
All Projects
CEQA Coordinator

Transportation Projects
Jon Taylor

Industrial Projects
Mike Tollstrup

State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

State Water Resources Control Board
Phil Crader
Division of Water Rights

Dept. of Toxic Substances Control
CEQA Tracking Center

Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

RWQCB 1
Cathleen Hudson
North Coast Region (1)

RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

RWQCB 3
Central Coast Region (3)

RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

RWQCB 5S
Central Valley Region (5)

RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

RWQCB 5R
Central Valley Region (5)
Redding Branch Office

RWQCB 6
Lahontan Region (6)

RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

RWQCB 7
Colorado River Basin Region (7)

RWQCB 8
Santa Ana Region (8)

RWQCB 9
San Diego Region (9)

Other _____

Conservancy

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 # 2006051110

Project Title: The Preserve at San Juan

Lead Agency: County of Orange OC Planning Services

Contact Person: Ron Tippets

Mailing Address: 300 N. Flower Street

Phone: 714-667-8856

City: Santa Ana

Zip: 92703

County: Orange

Project Location: County: Orange

City/Nearest Community: Cariso Village

Cross Streets: Ortega Highway and Long Canyon Road

Zip Code: 92675

Longitude/Latitude (degrees, minutes and seconds): 33 ° 38 ' 38.37" N / 117 ° 26 ' 16.51" W Total Acres: 583.2

Assessor's Parcel No.: 125-120-32, 125-120-37

Section: 17, 19, 20 Twp.: 5

Range: 5W

Base: _____

Within 2 Miles: State Hwy #: SR 74

Waterways: _____

Airports: _____

Railways: _____

Schools: _____

Document Type:

- CEQA: [X] NOP [] Early Cons [] Neg Dec [] Mit Neg Dec

- [] Draft EIR [] Supplement/Subsequent EIR (Prior SCH No.) [] Other: _____

- NEPA: [] NOI [] BA [] Draft EIS [] FONSI

- Other: [] Joint Document [] Final Document [] Other: _____

Local Action Type:

- [] General Plan Update [X] General Plan Amendment [] General Plan Element [] Community Plan

- [] Specific Plan [] Master Plan [X] Planned Unit Development [] Site Plan

- [X] Rezone [] Prezone [] Use Permit [] Land Division (Subdivision, etc.)

- [] Annexation [] Redevelopment [] Coastal Permit [] Other: _____

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SEP 26 2013

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Development Type:

[X] Residential: Units 52 Acres 176.4

[] Office: Sq.ft. _____ Acres _____ Employees _____

[] Commercial: Sq.ft. _____ Acres _____ Employees _____

[] Industrial: Sq.ft. _____ Acres _____ Employees _____

[] Educational: _____

[] Recreational: _____

[] Water Facilities: Type _____ MGD _____

[] Transportation: Type _____

[] Mining: Mineral _____

[] Power: Type _____ MW _____

[] Waste Treatment: Type _____ MGD _____

[] Hazardous Waste: Type _____

[] Other: _____

Project Issues Discussed in Document:

- [X] Aesthetic/Visual [X] Agricultural Land [X] Air Quality [X] Archeological/Historical [X] Biological Resources [] Coastal Zone [X] Drainage/Absorption [] Economic/Jobs

- [] Fiscal [X] Flood Plain/Flooding [X] Forest Land/Fire Hazard [X] Geologic/Seismic [X] Minerals [X] Noise [X] Population/Housing Balance [X] Public Services/Facilities

- [X] Recreation/Parks [X] Schools/Universities [X] Septic Systems [X] Sewer Capacity [X] Soil Erosion/Compaction/Grading [X] Solid Waste [X] Toxic/Hazardous [X] Traffic/Circulation

- [X] Vegetation [X] Water Quality [X] Water Supply/Groundwater [X] Wetland/Riparian [X] Growth Inducement [X] Land Use [X] Cumulative Effects [] Other: _____

Present Land Use/Zoning/General Plan Designation:

The Orange County General Plan designates the project area as "Open Space" (5) and the zoning is "General Agricultural" (A1)
Project Description: (please use a separate page if necessary)

The project proposes to construct 52 single-family residences on 583.2 acres in an unincorporated portion of Orange County, adjacent to unincorporated Riverside County. The proposed project also includes development of 25 to 50 acres of vineyards that would be located through the site, along with a clubhouse for the private use of the residents. Of the 583.2 acres, 406.8 acres would remain as open space.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

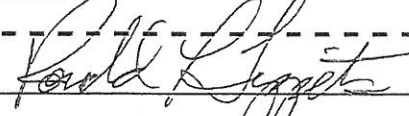
- | | |
|---|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input checked="" 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 #9 |
| <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 type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input checked="" 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 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 checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" 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 September 26, 2013 Ending Date October 25, 2013

Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA Associates</u>	Applicant: <u>Preserve at San Juan, LLC</u>
Address: <u>626 Wilshire Boulevard, Suite 1100</u>	Address: <u>2697 N. Vista Glen Road</u>
City/State/Zip: <u>Los Angeles, CA 90017</u>	City/State/Zip: <u>Orange, CA 92867</u>
Contact: <u>Deanna Hansen</u>	Phone: <u>949-254-0135</u>
Phone: <u>213-599-4300</u>	

Signature of Lead Agency Representative:  Date: 9.19.13

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