



CITY OF MISSION VIEJO

NOTICE OF PREPARATION

Subject: Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR)

Project: Mission Viejo Garden Plaza Redevelopment Project (The Gardens)

Lead Agency: City of Mission Viejo

In its capacity as lead agency for the Mission Viejo Garden Plaza Project (Proposed Project), the City of Mission Viejo has determined that a Draft Environmental Impact Report (DEIR) should be prepared, and the City of Mission Viejo will prepare a DEIR, to analyze the impacts of the project in accordance with the California Environmental Quality Act (Pub. Resources Code, section 21166 et seq.: “CEQA”).

The project site consists of a 6.5-acre parcel at 27001 La Paz Road (Assessor’s Parcel Number [APN] 784-53-126) in the City of Mission Viejo, Orange County. The site is currently developed with a 46,148-square-foot office and retail complex called Garden Plaza.

The Proposed Project proposes to redevelop the 6.5-acre site with a mixed-use development featuring ground-level market and retail shops, and four-levels of residential uses. The Proposed Project consists of demolishing the existing buildings and constructing 40,000 square feet of grocery store uses, with an additional 3,120 square feet designated for a loading area, and 8,000 square feet of retail uses. The Proposed Project would also include 275,891 square feet of residential uses, totaling 234 multi-family residential units, which would consist of 26 studio units, 131 one-bedroom units, 66 two-bedroom units, and 11 three-bedroom units. The project would have a density of 36 dwelling units per acre with a 20% housing bonus. The project includes a 20 percent density bonus on 195 units with 5 percent of the total units being affordable (12 units). The residential units would be built over the grocery store, retail structures, and parking deck. The project also includes outdoor seating outside of the grocery retail store area with a canopy/trellis structure overhead.

The Proposed Project would also provide 22,891 square feet of open space areas in the Project Site. This would include a 6,003 square foot corner park adjacent to the La Paz Road and Marguerite Parkway intersection, at the southeast portion of the Project Site. This park would include space for a permitted project event area and a food truck location. Another common area includes Marguerite Park which would be 16,888 square feet and would occur between the proposed Whole Foods Market and Marguerite Parkway at the northeastern portion of the Project Site. An additional 21,628 square feet of residential open space would also be provided in the form of two amenity decks on Level 3 and on amenity deck on Level 7. The Proposed Project would include the following discretionary actions: (1) Certification of Environmental Impact Report and adopt Findings, a Statement of Overriding Considerations, and Mitigation Monitoring Program; (2) General Plan Amendment; (3) Zone Change to New Zoning Designation of Mixed Use (MU); (4) Vesting Tentative Tract Map; (5) Conditional Use Permit (6) Permits to construct and/or permits to operate new stationary sources of equipment that emit or control air contaminants; and (7) Issue National Pollutant Discharge Elimination System Permit to implement the project.

The DEIR will evaluate the probable environmental effects of the project, including: aesthetics, air quality, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, noise, public services, transportation, tribal cultural resources, and utilities/service systems.

Additional information about the Proposed Project is available on the City's website at:

<https://cityofmissionviejo.org/departments/community-development/planning>

The purpose of this notice is to request input regarding the scope and content of the environmental information that should be included in the forthcoming DEIR. Pursuant to the time limits mandated by State law, please send any comments at the earliest possible date **but not later than February 7, 2022 at 5:30 p.m.** to Larry Longenecker, AICP, Planning & Economic Development Manager, at the address below:

Project Title: Mission Viejo Garden Plaza Redevelopment Project (The Gardens)

Project Applicant: ValueRock Realty Partners

Send Responses to: Larry Longenecker, AICP, Planning & Economic Development Manager at:

City of Mission Viejo
200 Civic Center
Mission Viejo, CA 92691

Telephone: (949) 470-3053

Email: llongnecker@cityofmissionviejo.org.

Public Scoping Meeting: A scoping meeting will be held from 6:00 p.m. to 8:00 p.m., on Monday, January 24th, 2022, at:

Norman P. Murray Community and Senior Center, Room Sycamore B
24932 Veterans Way
Mission Viejo, CA 92692

The purpose of the scoping meeting is to present the Proposed Project, describe the Environmental Impact Report (EIR) process and to receive public comments. Interested parties are invited to participate in the scoping meeting for the Proposed Project in order to learn more about the project, ask questions, and submit comments.

If you have any questions related to the proposed project, review process, environmental documentation, or scoping meeting, or if further information is desired, you may contact the Community Development Department at (949) 470-3053.



Elaine Lister, AICP
Director of Community Development

Send proof of publication to:
City of Mission Viejo
200 Civic Center
Mission Viejo, CA 92691
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