

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 # 2019049084**Project Title:** Historic Town Center Master Plan (HTCMP) Repeal, General Plan Amendment, and Ordinance Change Project

Lead Agency: City of San Juan Capistrano

Contact Person: Sergio Klotz

Mailing Address: 32400 Paseo Adelanto

Phone: (949) 443-6331

City: San Juan Capistrano

Zip: 92675

County: Orange

Project Location: County: Orange

City/Nearest Community: San Juan Capistrano

Cross Streets: HTCMP area bounded by Ajachema Street to the north, San Diego (I-5) Freeway to the east, retail to the south, and Paseo Adelanto to the west

Zip Code: 92675

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 150

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: SR 74

Waterways: _____

Airports: _____ Railways: San Juan Capistrano Station Schools: Junipero Serra School, San Juan Elementary School

Document Type:CEQA: ☐ NOP
☐ Early Cons
☐ Neg Dec
☐ Mit Neg Dec☒ Draft EIR
☐ Supplement/Subsequent EIR
(Prior SCH No.) _____
Other: _____NEPA: ☐ NOI
☐ EA
☐ Draft EIS
☐ FONSIOther: ☐ Joint Document
☐ Final Document
☐ Other: _____**Local Action Type:**☐ General Plan Update
☒ General Plan Amendment
☐ General Plan Element
☐ Community Plan☐ Specific Plan
☐ Master Plan
☐ Planned Unit Development
☐ Site Plan☐ Rezone
☐ Prezone
☐ Use Permit
☐ Land Division (Subdivision, etc.)☐ Annexation
☐ Redevelopment
☐ Coastal Permit
☒ Other: Code Amendment, Master Plan Repeal**Development Type:**☐ Residential: Units _____ Acres _____☐ 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:**☒ Aesthetic/Visual
☐ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☐ Biological Resources
☐ Coastal Zone
☐ Drainage/Absorption
☐ Economic/Jobs☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☐ Geologic/Seismic
☐ Minerals
☐ Noise
☐ Population/Housing Balance
☐ Public Services/Facilities☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☐ Soil Erosion/Compaction/Grading
☐ Solid Waste
☐ Toxic/Hazardous
☒ Traffic/Circulation☐ Vegetation
☐ Water Quality
☐ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☒ Land Use
☐ Cumulative Effects
☐ Other: _____**Present Land Use/Zoning/General Plan Designation:**

General Commercial

Project Description: (please use a separate page if necessary)

The Project area consists of the approximately 150 acres governed by the HTCMP. Within the boundaries of the HTCMP area is the 48-acre Historic Town Center (HTC). These two areas overlap and compose the Project area.

The implementation of the HTCMP and the Form Based Codes (FBC) in 2012 introduced land use inconsistencies between the Master Plan, the City of San Juan Capistrano General Plan, and the FBC. To remedy the inconsistencies, the Project proposes the repeal of the HTCMP and FBC as well as several revisions to replace the FBC by amending the Zoning Code and General Plan Land Use Element. The Project would amend the General Plan to allow a FAR of 0.75:1 for the TC and TCE Districts and 1.5:1 for buildings with provisions for public spaces. The project would also clarify building height limits and would also readopt and affirm the Park Once Program.

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 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 # <u>12</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>9</u>
<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 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 type="checkbox"/> Fish & Game Region # <u> </u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Cal EPA</u>
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>South Coast Air Quality Management District, Southern California Association of Governments (SCAG)</u>
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date June 22, 2020 Ending Date August 5, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Chambers Group Inc.</u>	Applicant: <u>City of San Juan Capistrano</u>
Address: <u>5 Hutton Centre Dr, Suite 750</u>	Address: <u>32400 Paseo Adelanto</u>
City/State/Zip: <u>Santa Ana, CA 92707</u>	City/State/Zip: <u>San Juan Capistrano, CA 92675</u>
Contact: <u>Meghan Gibson</u>	Phone: <u>949) 443-6331</u>
Phone: <u>(213) 623-1859</u>	

Signature of Lead Agency Representative: _____

Date: 6.17.2020

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