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Notice of Preparation

DATE: April 14, 2020
TO: Public Agencies, Property Owners, Residents, and Interested Parties
FROM: City of San Juan Capistrano
SUBJECT: **Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the Creekside Specific Plan**

In its capacity as lead agency for the Creekside Specific Plan project, the City of San Juan Capistrano has determined that a Draft Environmental Impact Report (DEIR) should be prepared, and the City of San Juan Capistrano 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 proposed project involves demolition of an existing one-story vacant industrial building (approximately 123,000 square feet) and development of a 188-unit residential community with necessary roadway improvements on a site totaling 16.9 acres through implementation of the Creekside Specific Plan, in the City of San Juan Capistrano, Orange County. The proposed project would also require realignment of Rancho Viejo Road adjacent to the project site, impacting the 1.6-acre portion of the project site west of Rancho Viejo Road. The 188 units would consist of 107 detached single-family units and 81 multi-family attached units (townhomes). Development would follow the design guidelines chapter of the Specific Plan, which provides a design framework for streetscape, landscape, and buildings to convey a unified community character. The proposed project would include the following discretionary actions: (1) General Plan Amendment to change the General Plan land use designation from Industrial Park to Specific Plan/Precise Plan; (2) Zone Change from Industrial Park District to Specific Plan that allows the Applicant to create a land use plan for the project site; (3) Architectural Control for construction of the proposed project; (4) Tentative Map Approval for all subdivision creating five or more lots; (5) Grading Plan Modification to change ground elevation for primary structures of two feet or greater from what was previously approved; and (6) Tree Removal Permit for the removal of any tree with a trunk diameter of six inches or greater measured at three feet above grade.

The 16.9-acre project site consists of a 15.3-acre parcel at 30700 Rancho Viejo Road (Assessor's Parcel Number [APN] 650-111-15) and the adjacent 1.6-acre parcel (APN 650-112-07) west of Rancho Viejo Road in the City of San Juan Capistrano, Orange County.

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, land use/planning, noise, population/housing, public services, transportation, tribal cultural resources, utilities/service systems, mandatory findings of significance.

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Additional information about the proposed project is available on the City's website at:

<http://sanjuancapistrano.org/Departments/Development-Services/Planning-Zoning/Environmental-Documents>.

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 Thursday, May 14, 2020 at 5:30 p.m.** to Paul Garcia, Associate Planner, at the address below:

Project Title: Creekside Specific Plan

Project Applicant: Integral Communities

Send Responses to: Paul Garcia, Associate Planner
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Email: pgarcia@sanjuancapistrano.org

Public Scoping Meeting: The City of San Juan Capistrano will hold a scoping meeting from 5:00 p.m. to 7:00 p.m., on Wednesday, April 22, 2020 at the City Council Chambers located at 32400 Paseo Adelanto, San Juan Capistrano. The purpose of the scoping meeting is to present the proposed project, describe the Environmental Impact Report (EIR) process and to receive public comments. The City invites interested parties to participate in the scoping meeting for the proposed project in order to learn more about the project, ask questions, and submit comments.

Pursuant to Executive Order N-29-20 issued by Governor Newsom, the public scoping meeting will be conducted telephonically and broadcast live on the City's website. Please be advised that the Council Chambers will not be open to the public to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus.

The public may view the public scoping meeting live at the City's website at: <http://sanjuancapistrano.org/Government/Public-Meetings>

You can participate by electronically submitting any comments or questions by 4:00 p.m. on Wednesday, April 22, 2020 to Associate Planner Paul Garcia at pgarcia@sanjuancapistrano.org. Questions or comments received will be read into the record during the scoping meeting and any questions will be answered.

If you would like to speak during the scoping meeting, you may do so by telephone. To make this arrangement, please submit a request to speak to Associate Planner Paul Garcia by 4:00 p.m. on Wednesday, April 22, 2020, at pgarcia@sanjuancapistrano.org or (949) 443-6327.

Questions: Telephone: (949) 443-6327
Email: pgarcia@sanjuancapistrano.org