

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: \_\_\_\_\_

2019049084

Project Title: Historic Town Center Master Plan Repeal, General Plan Amendment, and Ordinance Change ProjectLead Agency: City of San Juan CapistranoContact Name: Sergio KlotzEmail: sklotz@sanjuancapistrano.orgPhone Number: (949) 443-6331Project Location: San Juan Capistrano  
CityOrange  
County

Project Description (Proposed actions, location, and/or consequences).

The Proposed Project is to reconcile discrepancies between the HTCMP, the FBC, and the General Plan. The elements included in these proposed clarifications include:

- Maintaining the General Plan's prohibition of residential uses in the HTCMP area and amending the FBC to remove the residential standards.
- For the HTCMP Project Area, increasing the Floor Area Ratio (FAR) to 0.75, with a cap of 1.5 FAR for buildings that include provisions for public gathering space.
- Amend the FBC to remove all residential standards.
- Clarify the FBC to limit the height of two-story buildings to 35 feet and the height of hotel buildings to 45 feet.
- Use the Park Once Program in the Project Area, replacing the existing parking standards in the existing FBC parking table with the Park Once standards.
- Clarify the setback requirements for new buildings adjacent to all historic buildings in the Project Area. Specifically, that new construction on properties adjacent to historic buildings would require any portion of the new building to have a setback of one foot for every foot in new building height.
- Repeal the HTCMP due to inconsistencies with the General Plan.
- Clarify land uses and parking requirements identified within the FBC Table 2B.
- Establish standards to address existing nonconforming buildings or conditions.
- Eliminate the Town Center Edge and Freeway Edge Overlays.
- Maintain the existing roadway network and not construct the roadway connections proposed in the HTCMP including the proposed extensions of Forster Street, Yorba Street, and Avenida Los Amigos.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts associated with aesthetics, historic resources, land use, and transportation and traffic will be further analyzed in a Focused EIR. Recommended mitigation measures will be detailed in the Focused EIR.

Aesthetics - the Focused EIR will examine potentially significant impacts of increased building heights on the visual character of the Project Area.

Historic Resources - the Focused EIR will examine potentially significant impacts to historic resources that could be caused by changes in setbacks, FAR, and building height clarifications

Land Use - the Focused EIR will examine potentially significant impacts regarding land use changes as a result of the proposed General Plan Amendment and Ordinance changes.

Transportation and Traffic - the Focused EIR will examine potentially significant impacts on transportation and traffic in the Project Area as a result of proposed land use changes/clarifications, including the repeal of previously proposed roadway connections.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of known controversy include potential impacts to historic resources in the Project Area due to land use clarifications, visual effects based on an increase in allowable building heights, traffic issues associated with the proposed land use clarifications, and land use compatibility.

Provide a list of the responsible or trustee agencies for the project.

Reviewing Agencies include those agencies that do not have discretionary powers, but that may review the EIR for adequacy and accuracy. Potential Reviewing Agencies include the following:

State Agencies

- California Department of Transportation (Caltrans)
- Environmental Protection Agency (Cal EPA)

Regional Agencies

- Southern California Association of Governments (SCAG)
- Regional Water Quality Control Board (RWQCB)
- South Coast Air Quality Management District
- Local tribes who have requested consultation for projects in the area