

### 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 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 County

**Project Location:** County: Orange County City/Nearest Community: San Juan Capistrano  
Cross Streets: Ortega Highway to the north and El Camino Real to the east Zip Code: 92675  
Longitude/Latitude (degrees, minutes and seconds): 33 ° 30 ' 1.21 " N / -117 ° 39 ' 40.6 " W Total Acres: 150  
Assessor's Parcel No.: \_\_\_\_\_ Section: S1 Twp.: T8S Range: R8W Base: \_\_\_\_\_  
Within 2 Miles: State Hwy #: I-5 Waterways: Trabuco Creek  
Airports: N/A Railways: N/A Schools: JSerra HS SJC El. MBS

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

Governor's Office of Planning & Research

APR 15 2019

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Ordinance

STATE CLEARINGHOUSE

**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: Land Use Changes/Clarifications

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Energy, Tribal

**Present Land Use/Zoning/General Plan Designation:**

General Commercial, Tourist Commercial District, Community Park District, Specific Plan/Precise Plan, and Public & Institutional

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

Refer to Appendix A for full project description.

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".

- |  |  |
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| <input 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>8</u>                 |
| <input checked="" 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 checked="" 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 # _____                  | <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              | Other: _____   |
| <input type="checkbox"/> Housing & Community Development             | Other: _____   |
| <input type="checkbox"/> Native American Heritage Commission         |  |

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

Starting Date 4/15/19 Ending Date 5/15/19

**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 Drive, 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>John Thomason</u>	Phone: <u>(949) 443-6331</u>
Phone: <u>(949) 261-5414</u>	

Signature of Lead Agency Representative:  Date: 4/12/19

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

**PROJECT DESCRIPTION:** The implementation of the HTCMP introduced land use inconsistencies between that document and the City of San Juan Capistrano General Plan.

The Proposed Project will reconcile the identified discrepancies between the HTCMP, the Form Based Code (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.

