

**TO:** Interested Agencies and Individuals

**LEAD AGENCY:** City of San Juan Capistrano

**SUBJECT:** **Notice of Intent to Adopt a Mitigated Negative Declaration for the San Juan Capistrano Skatepark Project**

**Project Location:** The project site is located within the southwestern part of the City of San Juan Capistrano in Orange County, California. The project site is located adjacent to the City's Sports Park and within the City-owned 28-acre parcel known as the Kinoshita Farm Property located at 32681 Alipaz Street, directly north of Camino Del Avion. The future Skatepark and trail site are located on City-owned parcel (Assessor's Parcel Number [APN] 121-190-57).

The project site is currently undeveloped land used for agricultural purposes. Surrounding land uses include The Farm residential development to the north, single family residential to the south, mobile home park and single family residential to the east and the City Sports park to the west. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

**Project Description:** The project proposes approximately 42,575 square feet of recreational space that would consist of a new skatepark, new playground, restroom building, raised berm seating, and landscaping. The perimeter of the 42,575-square-foot recreational space would be fenced. The proposed skatepark, totaling approximately 20,000 square feet, would be located in the northern portion of the project site and would include a 5,300-square-foot flow bowl area, a 4,200-square-foot pool bowl area, and a 10,500-square-foot street skating area for skateboarding. The street skating area includes numerous rails, ledges, banks and other features. The proposed skatepark hours would be 8:00 a.m. to sunset, year-round. The proposed playground, totaling approximately 1,123 square feet, would be located in the southern portion of the project site and would include a new playground structure, a water fountain, a restroom building and wrap around concrete bench-style seating. The proposed playground hours would be 8:00 a.m. to sunset, year-round. An open area grass seating space and shade structures would diagonally divide the north and south areas of the project site separating the proposed skatepark from the proposed playground and restroom building.

In addition to the recreation area, the project would include a new 20' wide decomposed granite multi-use public trail, with six-foot-high fencing on the farm-side of the trail and open access to the Community Center/Sports Fields on the other, along Via Positiva and the western edge of the Kinoshita Farm property that would connect The Farm residential development, currently under construction adjacent to the project site, to the new skatepark and Camino Del Avion. The trail would be approximately 1,700 linear feet and 33,988 square feet. The trail would be accessible at all hours; however, access to the skatepark would be limited to 8:00 a.m. to sunset.

Trash receptacles would be located throughout the site. Additionally, a doggy waste station would be provided on the proposed trail near the proposed skatepark. The project would include landscaping around the perimeter of the proposed skatepark and proposed play park. The proposed restroom building would be surrounded by dwarf citrus trees.

**NOTICE IS HEREBY GIVEN THAT** the City of San Juan Capistrano (City) proposes to adopt a Mitigated Negative Declaration for the above-referenced project. Such Mitigated Negative Declaration is based on the finding that, by implementing the identified mitigation measures, the project's potentially significant environmental effects will be reduced to levels that are less than significant. The reasons to support such a finding are documented by an Initial Study prepared by the City.

The proposed Mitigated Negative Declaration, and supporting materials are available for review at the following locations:

- City of San Juan Capistrano Planning Department, 32400 Paseo Adelanto, Monday through Thursday from 7:30 a.m. to 5:30 p.m., and Friday from 7:30 a.m. to 4:30 p.m.
- City of San Juan Capistrano website: <https://sanjuancapistrano.org/Departments/Development-Service/Planning-Zoning/Environmental-Documents>

Written comments regarding the proposed Mitigated Negative Declaration must be submitted to the City **prior to 5:30 p.m. on Monday, March 21, 2022.**

All written comments should indicate a contact person for your agency or organization, if applicable, and reference the project name. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding.

All correspondence and any questions regarding the Mitigated Negative Declaration should be directed to the following City staff:

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**TITLE:** Senior Management Analyst  
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City Manager's Department  
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*Public Review Period:* **Begins – November 18, 2021** **Ends – December 17, 2021**

*Additional Public Review Period:* **Begins – February 17, 2022** **Ends – March 21, 2022**

*Public Hearing:* A public hearing has not yet been scheduled. A separate notice of public hearing will be circulated pursuant to all applicable City of San Juan Capistrano public noticing requirements once a public hearing has been scheduled.