



# NOTICE OF PREPARATION

From: Community Development Department  
32400 Paseo Adelanto  
San Juan Capistrano, California 92675

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**TO:**

Capistrano Unified School District  
Calif. Office of Planning and Research (15)  
Calif. Department of Transportation-District 12  
California Dept. of Fish and Game (DFG)  
California Dept. of Toxic Substances Control  
City of San Clemente  
City of Dana Point  
City of Mission Viejo  
City of Laguna Niguel  
Local Agency Formation Commission (LAFCO)  
Native American Heritage Commission  
Orange County Fire Authority (OCFA)  
Orange County Health Care Agency  
Orange County Waste & Recycling  
Orange County Planning & Develop. Services  
Orange County Clerk-Recorder  
Orange County Flood Control District (2)  
Orange County Public Library

Orange County Sheriff-Coroner Department  
Orange County Transportation Authority (OCTA)  
Pacific Bell Engineering  
Regional Water Quality Control Board District 9  
San Diego Gas & Electric (San Clemente)  
San Diego Gas & Electric (San Diego)  
Southern Calif. Association of Governments  
Southern California Regional Rail Authority  
South Coast Air Quality Management District  
South Coast Water District  
Southern California Gas Company  
U.S. Fish and Wildlife Service (USFWS)  
U.S. Army Corps of Engineers (ACOE)  
Juaneño Band of Mission Indians (SJC)  
Juaneño Band of Mission Indians (SJC)  
Juaneño Band of Mission Indians (SA)  
Juaneño Band of Mission Indians (SA)

**Subject:** Notice of Preparation of a Draft Environmental Impact Report (DEIR).

**Project:** Historic Town Center Master Plan

**Lead**

**Agency:** City of San Juan Capistrano and the Community Redevelopment Agency (RDA) of the City.

Pursuant to Section 15082(a) of the California Environmental Quality Act (1970), the City of San Juan Capistrano will be the lead agency and will prepare an environmental impact report for the project described below. The City needs to know your agency's views as to the scope and content of the environmental information related to your agency's statutory authority with respect to the proposed project. Your agency will need to use the EIR prepared by our agency when considering any applicable permits for the project. Pursuant to Section 15060(d) of the CEQA Guidelines, the City has concluded, without preparation of an initial study, that the project could result in potentially significant environmental impacts and that an Environmental Impact Report (EIR) is required for the project. Consequently, the City has dispensed with the preparation of an Initial Study.

Pursuant to Section 15103 of the CEQA Guidelines, your response must be sent at the earliest date but received by our agency no later than thirty (30) days after receipt of this notice. Please mail your written response to the NOP including any comments you may have on this project to:

Nicole Carlsson, Director of Environmental Services  
Templeton Planning Group  
20411 SW Birch Street, #330  
Newport Beach, CA 92660

You may also e-mail your Notice of Preparation (NOP) comment to Ms. Carlsson at [ncarlsson@templetonplanning.com](mailto:ncarlsson@templetonplanning.com). For any questions regarding the status of the HTC Master Plan project, please call Karisa Rojas-Norton, Administrative Specialist at (949) 234-4572. For any questions regarding the City's environmental review process and the preparation of the EIR, please call Bill Ramsey, the City's Environmental Administrator at (949) 443-6334. The Historic Town Center Master Plan Public Review Draft and Appendix, and Traffic Impact Analysis may be viewed on the City's website at <http://sanjuancapistrano.org/index.aspx?page=638>

**Applicant:** City of San Juan Capistrano

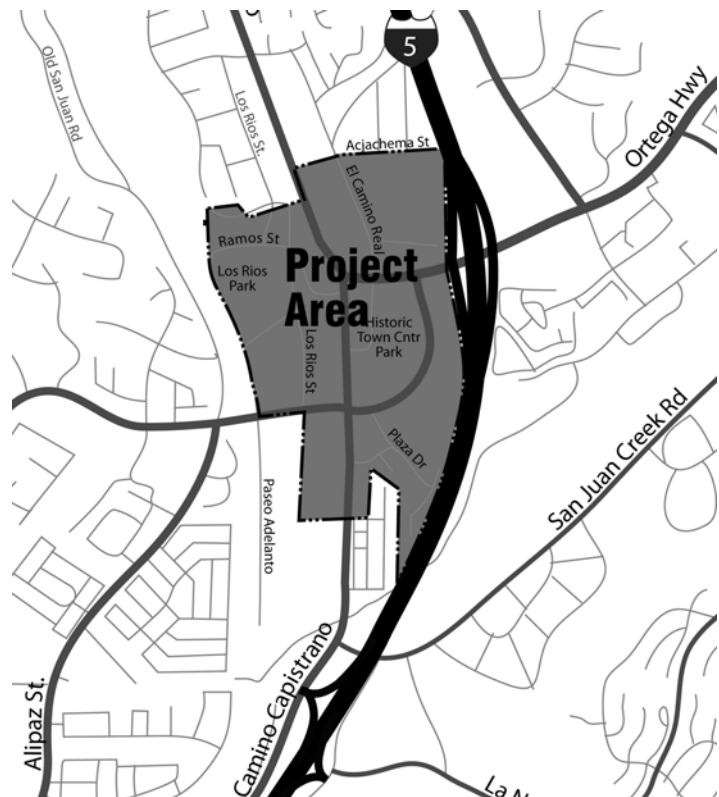
**Project Location:** The site is generally bounded by Acjachema Street to the north, the San Diego (I-5) Freeway to the east, Avenue La Paloma and existing retail to the south, and Paseo Adelanto to the west (see Vicinity Map).

**Description:** The Historic Town Center ("HTC") Project consists of amendments to the HTC Master Plan and the City's General Plan, and adoption of a new form-based Zoning Code covering the roughly 150 acre planning area which is comprised of the following three sub-areas:

- Historic Town Center ("Revitalization" area) – 44 acres
- Del Obispo Downtown Expansion ("Repositioning" area) – 42 acres
- Town Center Neighborhoods ("Connectivity" area) – 64 acres

The HTC Master Plan along with the proposed zoning implements the City's Strategic Vision Plan by providing guidance for redevelopment of the Town Center over time. The Strategic Vision Plan, as described in Section 2 of the HTC Master Plan, does not specify the exact development potential of the planning area and allows some flexibility in the Master Plan to account for evolving market conditions. For example, some of the planned/potential "retail" development could become "office" development, and vice versa, while upper floor "office" space could be developed as "residential." The project as described below assumes maximum intensity at buildout with respect to land uses and floor area so as to assure that all potentially significant impacts are identified and disclosed.

In addition to several circulation improvements including the extension of public streets within the planning area, the project would allow for the future, potential development of approximately:



- 220,000 sf of additional retail space;
- 140,000 sf of commercial/office space,
- 1,200 sf of public/institutional/religious use,
- 240 residential units,
- 214 hotel rooms; and,
- 40,000 sf of civic use which includes relocating City Hall from its present “commercial manufacturing” location to the downtown.

In order to create a more pedestrian friendly environment and in recognition of the reduced parking demand generally associated with mixed-use town center environments, implementation of a “shared parking / park once” strategy will substantially reduce parking demand in the downtown. A total of 769 net new parking spaces are anticipated to be provided by the updated HTC Master Plan.

The project will require that the City consider the following legislative actions:

- A General Plan Amendment (GPA) to the Land Use Element establishing the general land use planning framework for the Historic Town Center Master Plan planning area,
- A General Plan Amendment (GPA) to the Circulation Element establishing public street improvements/connections consistent with the Master Plan,
- A Rezone to the Official Zoning Map establishing the Historic Town Center Planning Area and associated Zone Districts implementing the Historic Town Center Master Plan through the adoption of a new Form-Based Code for the planning area.

**City/County location:** City of San Juan Capistrano / County of Orange