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## Notice of Availability

DATE: September 10, 2020  
TO: Public Agencies, Property Owners, Residents, and Interested Parties  
FROM: City of San Juan Capistrano  
SUBJECT: **Notice of Availability of a Draft Environmental Impact Report for the Creekside Specific Plan (SCH# 2020049032)**

**Notice is hereby given** that, in its capacity as lead agency for the Creekside Specific Plan project, the City of San Juan Capistrano has completed a Draft Environmental Impact Report (DEIR) for the Creekside Specific Plan and it will be available for a 45-day public review period from September 10, 2020 through October 26, 2020.

The purpose of this notice is to inform residents, institutions, agencies, and other interested parties about the availability of the DEIR during the public comment. The City's Planning Commission and City Council will conduct public hearings to consider the proposed project at a future date. A separate notice will be provided in accordance with the City of San Juan Capistrano noticing requirements once the date(s) of those meetings have been confirmed.

### **Project Location:**

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.

### **Project Description**

The Proposed Project involves demolition of an existing one-story vacant industrial building (approximately 123,000 sq. ft.) and associated parking lot 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. The Proposed Project includes realignment of Rancho Viejo Road adjacent to the 15.3-acre parcel, 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 development standards, design guidelines, and infrastructure system contained in the Specific Plan. The Proposed Project would include the following 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/Precise Plan that allows the project 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; (6) Tree

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Removal Permit for the removal of any tree with a trunk diameter of six inches or greater measured at three feet above grade; (7) Sign Permit for the two subdivision monument signs at the project entry; (8) Specific Plan adoption for the Creekside Specific Plan; (9) Development Agreement approval; and (10) Community Facilities District approval.

The DEIR is available to the public for review at the following locations:

- On the web at: <http://sanjuancapistrano.org/Departments/Development-Services/Planning-Zoning/Environmental-Documents>.
- City of San Juan Capistrano Development Services Department - 32400 Paseo Adelanto, San Juan Capistrano, CA 92675. Due to the ongoing coronavirus pandemic, an appointment is required to view the DEIR in-person at city hall and an appointment can be made via the following web address: <https://sanjuancapistrano.as.me/schedule.php>

### **Significant Environmental Impact**

DEIR analyzes the environmental effects of the Proposed Project to the degree of specificity required by Section 15146 of the State CEQA Guidelines. The majority of the environmental topics analyzed would either have less than significant impacts or impacts that could be mitigated to less than significant levels with implementation of mitigation measures required in the DEIR. However, the DEIR identified greenhouse gas (GHG) emissions and transportation impacts related to vehicle miles traveled (VMT) as significant and unavoidable effects on the environment as a result of the Proposed Project. Thus, the DEIR examines alternatives to the Proposed Project in accordance with CEQA.

### **Hazardous Materials Site**

The Project Site is on the lists compiled pursuant to Section 65962.5 of the Government Code including, but not limited to, RCRA-LQG, FINDS, HAZNET, EMI, and ENVIROSTOR databases as a hazardous waste generator.

### **Comments**

All interested parties are invited to submit written comments on the DEIR for consideration by the Planning Commission and the City Council. Pursuant to the time limits mandated by State law, please send written comments at the earliest possible date but **not later than October 26, 2020 at 5:30 p.m.** to Paul Garcia, Associate Planner, at the address below:

**Project Title:** Creekside Specific Plan

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