



NOTICE OF PREPARATION

From: City Manager's Department
30448 Rancho Viejo Road
San Juan Capistrano, California 92675

TO:

California Office of Planning and Research (15)
California Department of Transportation-District 12
California Department of Fish and Wildlife
California Dept. of Toxic Substances Control
South Coast Air Quality Management District
South Coast Water District
South Orange County Wastewater Authority
Regional Water Quality Control Board- District 9
Native American Heritage Commission
Orange County Administration Center
San Diego County Administration Center
Riverside County Administration Center
San Bernardino County Administration Center
Los Angeles County Administration Center
Orange County Fire Authority
Orange County Planning & Develop. Services
Orange County Clerk-Recorder
Orange County Public Library
Capistrano Unified School District
City of Dana Point
City of Laguna Niguel
City of San Clemente
City of Mission Viejo
Briggs Law Corporation, Cory Briggs

Subject: Notice of Preparation of a Draft Environmental Impact Report (Draft EIR)

Project: San Juan Capistrano Skatepark and Trail Project

Lead

Agency: City of San Juan Capistrano

In accordance with the California Code of Regulations (CCR) Section 15082, the City of San Juan Capistrano will be the lead agency and has prepared this notice of preparation (NOP) to inform agencies and interested parties that an Environmental Impact Report will be prepared for the San Juan Capistrano Skatepark and Trail Project (project). The purpose of an NOP is to provide sufficient information about the project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including mitigation measures that should be considered and alternatives that should be addressed (CCR Section 15082[b]).

The City of San Juan Capistrano needs to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by the City when considering your permit or other approval for the project.

Project Background: On April 5, 2022, the San Juan Capistrano City Council (City Council) approved an Initial Study/ Mitigated Negative Declaration (MND), adopted a Mitigation Monitoring and Reporting Program (MMRP), and approved the project. On July 22, 2022, City Council rescinded approvals associated with the project and directed staff to prepare and circulate an EIR for the project.

Applicant: City of San Juan Capistrano

Project Description and Location: The project involves the development of a new, approximately 42,575 square feet of recreational space that would consist of a 20,000 square foot new skatepark, new farm-themed play structure, restroom building, raised berm seating, shade structures and landscaping located on an approximately 0.97-acre project site at 26095-26119 Camino Del Avion, San Juan Capistrano, California. In addition to the recreation area, the project would include a new multi-use public trail along Via Positiva and the western edge of the Kinoshita Farm property (farm) that would connect The Farm residential development, currently under construction adjacent to the project site, to the new skatepark and Camino Del Avion.

Potential Environmental Impacts: The EIR will describe the direct and indirect potentially significant and significant environmental impacts of the proposed project. The EIR will also evaluate the potentially significant environmental impacts of the proposed project, on both a direct and cumulative basis, identify mitigation measures that may be feasible to lessen or avoid such impacts, and identify and evaluate a reasonable range of alternatives to the project. The EIR will analyze the significant environmental effects associated with adoption and implementation of the proposed project. Specific areas of analysis will include the following topics based on Appendix G of the 2022 State CEQA Guidelines:

- Aesthetics
- Agricultural and Forestry Services
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

Public Review Process

A copy of the NOP is available for public review at the following locations:

City of San Juan Capistrano City Hall
30448 Rancho Viejo Road
San Juan Capistrano, California 92675

San Juan Capistrano Community Center
25925 Camino Del Avion
San Juan Capistrano, California 92675

City of San Juan Capistrano City Hall and Community Center (see addresses above) are open to the public between the hours 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 7:30 a.m. and 4:30 p.m. on Friday.

The NOP is also available for public review on the City's website at:

<https://sanjuancapistrano.org/Departments/Development-Services/Planning-Zoning/Environmental-Documents>

An Initial Study is not attached and will not be prepared. The City intends to proceed directly to preparation of an EIR.

The City will hold a public scoping meeting to inform interested parties about the proposed project and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting time and location is as follows:

Thursday, February 23, 2023, at 6:00 p.m.
San Juan Capistrano Community Center
25925 Camino del Avion
San Juan Capistrano, CA 92675

Agencies and interested parties may provide the City with written comments on topics to be addressed in the EIR for the project. Comments should be provided no later than 5:00 p.m. on March 03, 2023. Please send all comments to:

City Manager's Department
City of San Juan Capistrano
30448 Rancho Viejo Road
San Juan Capistrano, California 92675
Contact: Matisse Reischl, Assistant to the City Manager/Community Services Director
Telephone: 949.443.6315
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