

32400 PASEO ADELANTO
SAN JUAN CAPISTRANO, CA 92675
(949) 493-1171
(949) 493-1053 FAX
www.sanjuancapistrano.org



MEMBERS OF THE CITY COUNCIL

TROY BOURNE
JOHN CAMPBELL
SERGIO FARIAS
HOWARD HART
JOHN TAYLOR

DATE: April 24, 2025

TO: Public Agencies, Property Owners, Residents, and Interested Parties

FROM: City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Contact: Paul Garcia, Principal Analyst

SUBJECT: **Notice of Availability of a Draft Environmental Impact Report for the El Camino Specific Plan Amendment**

NOTICE IS HEREBY GIVEN that the City of San Juan Capistrano (“City”), in its capacity as lead agency has prepared a Draft Environmental Impact Report (“DEIR”) for the El Camino Specific Plan Amendment Project (“Project” or “Specific Plan Amendment”). Pursuant to Public Resources Code 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines), the purpose of this notice is to 1) serve as a Notice of Availability (“NOA”) of a DEIR pursuant to the CEQA Guidelines Section 15087, and 2) to receive comments on the content of the DEIR.

PROJECT LOCATION: The Project site encompasses approximately 5.61 acres of land in the downtown area of the City of San Juan Capistrano. The Forster & El Camino Mixed Use Project portion of the Project site is located at 31878 Camino Capistrano on a 3.17-acre property (Assessor’s Parcel Numbers [APNs]: 124-160-37, -51, and -52). The central portion of the Project site includes the Blas Aguilar Adobe and Historic Town Center (HTC) Park (APNs: 124-160-08, -09, -10, -11, -12, and -27). The Project site is generally bounded by the Approved 1.68-acre El Camino Specific Plan Area to the north, commercial uses that front onto Del Obispo Street to the east, the Mercado Village Property to the south, and El Camino Real and Camino Capistrano to the west. Regional access to the Project site is via Interstate 5 and Old Mission Road (I-5 and SR-74). Local access is provided primarily from Forster Street and El Camino Real.

PROJECT DESCRIPTION: The Project Applicant, Camino Capistrano OZ, LLC, is seeking to expand the boundaries of the previously approved El Camino Corridor Specific Plan (“Specific Plan”). The Specific Plan was adopted in October 2022 and planned for the development of 27,457 square feet (sf) of commercial uses and a four-story parking structure with a 2,607 sf retail space on a 1.68-acre site. The proposed El Camino Specific Plan Specific Plan Amendment (“Specific Plan Amendment”) would expand the Specific Plan Area to a total of 7.3 acres for the development of mixed-use community and performing arts center. The Project consists of two proposed developments: 1) the Forster & El Camino Mixed-Use Project at the intersection of Forster Street and El Camino Real on a 3.17-acre vacant site (APNs: 124-160-37, 124-160-52, and 124-160-51); and 2) the Performing Arts Center on a 1.88-acre site (APNs: 124-160-011 and 124-160-12) located at the eastern portion of the City-owned Historic Town Center Park. No development will occur on the 0.56-acre Blas Aguilar Adobe Museum property.

The General Plan Amendment, Rezone, and Code Amendment are required allow for the adoption of the Specific Plan Amendment. The General Plan Amendment would allow for the proposed residential uses to be developed onsite by changing the land use designation of three privately-owned parcels (APNs: 124-160-37, -51, -52) from General Commercial to Specific Plan/Precise Plan. The land use designation of a City-owned parcel that is part of Historic Town Center Park (APN: 124-160-12) would also change from

General Commercial to Specialty Park, consistent with the Specialty Park land use designation of the other Historic Town Center Park parcels. Lastly, an increase of the Floor Area Ratio ("FAR") from .20 to 1.7 for the Specialty Park land use designation is proposed to accommodate the proposed Performing Arts Center. Additional discretionary approvals are required to approve the two projects covered by the Specific Plan, described in further detail below.

Forster & El Camino Mixed Use Project

The Forster & El Camino Mixed Use Project consists of a mixed-use community on approximately 3.17 acres, incorporating both commercial and residential uses, and will require Architectural Control (AC) 23-003, Grading Plan Modification (GPM) 23-013, Sign Program (SP) 23-006, Tentative Tract Map (TTM) 23-001, and Tree Removal Permit (TRP) 23-012. The Forster & El Camino Mixed Use Project will include a free-standing 4,294 square foot restaurant, a 3,100 square foot fitness center attached to the residential building, and 95 apartments with a gross area of 107,499 square feet surrounding a resort-style pool and recreational facility. A 3,271 square foot clubhouse building will be located at the entrance to the residences and will serve as a central focal point for the community. Related improvements are proposed within the adjacent right-of-way, including constructing an American with Disabilities Act (ADA) compliant crosswalk on the east side of Camino Capistrano at Forster Street, relocation of an existing crosswalk south of the intersection of Camino Capistrano and Forster Street to the north side of the intersection, new ADA compliant sidewalks on the north and south sides of Forster Street (between Camino Capistrano and El Camino Real), and related improvements to enhance pedestrian connectivity.

Performing Arts Center

The Performing Arts Center will require Architectural Control (AC) 23-004, Grading Plan Modification (GPM) 23-012, Historical & Cultural Landmark Site Plan Review (SPR) 23-002, and Tree Removal Permit (TRP) 23-015. The Performing Arts Center will be approximately 48,235 sf with a total of 450 seats (350 seats in the main theater and 100 seats in the studio theater). The Performing Arts Center will also include a box office, restrooms, offices, storage area, and dressing rooms. The Performing Arts Center would be used for both professional rentals and school performances. The Main Auditorium would host performances for approximately 120 days throughout the year and the studio theater would host performances for approximately 156 days of the year. There will also be a summer children's theater program every day in the studio "Black Box" theater. Performances would typically be held in the evenings (e.g., after 7:30 PM) with rehearsals during the morning (e.g. 10:00 AM) and afternoon. Refer to EIR Section 3.0, *Project Description*, for a detailed description of the Project.

ENVIRONMENTAL DETERMINATION: The DEIR analysis determined that the Project has the potential to result in significant impacts related to Biological Resources, Cultural Resources, Geology and Soils, Hazards and Hazardous Materials, Noise, and Tribal Cultural Resources. The DEIR incorporates mitigation measures to ensure that the Project will not result in any significant, adverse effects on the environment, with the exception of construction-related cultural and tribal cultural resources impacts. With the incorporation of mitigation measures, construction-related cultural and tribal cultural resources impacts would remain significant. Impacts related to Aesthetics, Air Quality, Energy, Greenhouse Gas, Emissions, Hydrology and Water Quality, Land Use and Planning, Population and Housing, Public Services, Recreation, Transportation, and Utilities and Service Systems were determined to be less than significant.

HAZARDOUS WASTE SITES: The Project site is not listed on any list of hazardous waste sites prepared pursuant to Government Code Section 65962.5. The Project site is contained in 4 databases searched: two property listings were identified on the Hazardous Waste Tracking System (HWTS) and one property was reported as a HWTS, Facility and Manifest Data (HAZNET), and Underground Storage Tank listing sites.

PUBLIC REVIEW PERIOD AND DOCUMENT AVAILABILITY: The City welcomes input and comments on the DEIR. the DEIR is available for a 45-day public review period **beginning of April 24, 2025 and ending at 5:30 pm, June 9, 2025**. Copies of the DEIR are available for review at:

- City of San Juan Capistrano, Development Services Department, 32400 Paseo Adelanto, San Juan Capistrano, CA 92675

- San Juan Capistrano Library, 31495 El Camino Real, San Juan Capistrano, CA 92675
- The City's website at the following address:
<http://sanjuancapistrano.org/Departments/Development-Services/Planning-Zoning/Environmental-Documents>

RESPONDING TO THIS NOTICE: All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments on the content of the DEIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. Written comments must be submitted to the City of San Juan Capistrano by **June 9, 2025 at 5:30 p.m.** Please direct your comments by e-mail or U.S. mail to:

Paul Garcia, Principal Analyst
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
(949) 443-6327
E-Mail: pgarcia@SanJuanCapistrano.org

NEXT STEPS: Following the close of the public review period, the City will prepare responses to all comments for the inclusion in the Final EIR. The Final EIR will need to be certified by the City Council prior to making a decision to approve or deny the Project. Public input is encouraged at all Planning Commission and City Council public hearings regarding this Project.