

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2023100025

Project Title: El Camino Specific Plan Amendment

Lead Agency: City of San Juan Capistrano Contact Person: Paul Garcia, Principal Analyst
 Mailing Address: 32400 Paseo Adelanto Phone: 949-443-6327
 City: San Juan Capistrano Zip: 92675 County: Orange

Project Location: County: Orange City/Nearest Community: San Juan Capistrano
 Cross Streets: Camino Capistrano and Forster Street Zip Code: 92675

Longitude/Latitude (degrees, minutes and seconds): 33 ° 29 ' 58.3 " N / 117 ° 39 ' 42.5 " W Total Acres: 5.61

Assessor's Parcel No.: 124-160-08, -09, -10, -11, -12, and -27 Section: 01 Twp.: 8S Range: 8W Base: San Bernardino

Within 2 Miles: State Hwy #: I-5 Waterways: Trabuco Creek
 Airports: N/A Railways: Amtrak/Metrolink Schools: San Juan Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: SPA

Development Type:

Residential: Units 95 Acres 3.17
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. 7,394 Acres 0.16 Employees 50 Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: Performing Arts Center, 48,235 sf; 450 seats Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: GHG, Energy

Present Land Use/Zoning/General Plan Designation:

Commercial Building, Historic Town Center Park, Camino Real Playhouse/General Commercial, Specialty Park & Specific Plan/ TC & SP

Project Description: (please use a separate page if necessary)

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 the 3.17-acre vacant site; and 2) a performing arts center on a 1.68-acre site located at 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 proposed 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board | <input checked="" type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 12 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 9 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input checked="" type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # 5 | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input checked="" type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input checked="" type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 24, 2025 Ending Date June 9, 2025

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning</u>	Applicant: <u>Camino Capistrano OZ, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>31791 Los Rios St.</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>San Juan Capistrano, CA 92675</u>
Contact: <u>Nicole Morse</u>	Phone: <u>949.354.5600</u>
Phone: <u>714.505.6360</u>	

Signature of Lead Agency Representative: Nicole Morse Digitally signed by Nicole Morse
Date: 2025.04.24 07:46:55 -0700 Date: 4/24/25

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.