

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Paseo Espada

Lead Agency: City of San Juan Capistrano

Contact Name: Izzak Mireles, Senior Planner

Email: imireles@sanjuancapistrano.org

Phone Number: (949) 443-6321

Project Location: City of San Juan Capistrano
City

Orange
County

Project Description (Proposed actions, location, and/or consequences).

The Project would allow for the redevelopment of the existing Capistrano Business Park into a residential community. The Project involves preparation of the Paseo Espada Specific Plan and requires the following discretionary approvals: General Plan Amendment, Rezone, and Code Amendment, Tentative Tract Map, Architectural Control, and Tree Removal Permit. The Project would allow for the development of up to 247 residential units that include a balanced mix of market-rate and affordable housing with associated landscaping, amenities, and parking. The Project would provide approximately 62 market rate for-sale single-family detached units, 129 market-rate for-sale townhomes, and 56 deed-restricted low-income affordable rental units reserved for seniors (age restricted to 55+). The Project includes approximately 70,150 square feet (sf) of common open space and 64,600 sf of private open space, including landscaped paseos, seating with barbecue and shade areas, a children's play area, internal backbone trail, and on-site drainage basins.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Draft EIR will evaluate the probable environmental effects of the Project including the following: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gas Emissions, Hazards & Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

There are no areas of known controversy known to the City of San Juan Capistrano.

Provide a list of the responsible or trustee agencies for the project.

Santa Ana Regional Water Quality Control Board
South Coast Air Quality Management District
Orange County Flood Control
Santa Margarita Water District
Native American Heritage Commission