

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 #

Project Title: Paseo EspadaLead Agency: City of San Juan CapistranoContact Person: Izzak Mireles, Senior PlannerMailing Address: 32400 Paseo AdelantoPhone: (949) 443-6321City: San Juan CapistranoZip: 92675County: Orange**Project Location:** County: OrangeCity/Nearest Community: San Juan CapistranoCross Streets: Paseo Espada and Rancho Viejo RoadZip Code: 92675Longitude/Latitude (degrees, minutes and seconds): 33 ° 30 ' 1.8 " N / 117 ° 39 ' 22.7 " W Total Acres: 15.6Assessor's Parcel No.: 666-131-23, 666-131-17Section: 6 Twp.: 8S Range: 7W Base: San BernWithin 2 Miles: State Hwy #: I-5, SR-74Waterways: Horno Creek/San Juan CreekAirports: N/ARailways: 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: <u>CA, AC, Tree Removal</u>

Development Type:

☒ Residential: Units <u>247</u> Acres <u>15.6</u>	☐ Transportation: Type _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____	☐ Mining: Mineral _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____	☐ Power: Type _____ MW _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____	☐ Waste Treatment: Type _____ MGD _____
☐ Educational: _____	☐ Hazardous Waste: Type _____
☐ Recreational: _____	☐ Other: _____
☐ Water Facilities: Type _____ MGD _____	

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: <u>GHG, Energy, TCR, Wildfire</u>

Present Land Use/Zoning/General Plan Designation:Capistrano Business Park/Industrial Park (IP)/Planned Community District (Ortega Planned Community)**Project Description:** *(please use a separate page if necessary)*

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.

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".

☒ Air Resources Board	☒ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☒ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>12</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>8</u>
☐ Caltrans Planning	☐ Resources Agency
☐ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☒ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>5</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☒ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☒ Water Resources, Department of
☐ General Services, Department of	☐ Other: _____
☐ Health Services, Department of	☐ Other: _____
☐ Housing & Community Development	
☒ Native American Heritage Commission	

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

Starting Date June 18, 2026 Ending Date July 20, 2026

Lead Agency (Complete if applicable):

Consulting Firm: <u>T&B Planning, Inc.</u>	Applicant: <u>Pendulum Property Partners, LLC</u>
Address: <u>3200 El Camino Real, Suite 100</u>	Address: <u>27134 A Paseo Espada, Suite 304</u>
City/State/Zip: <u>Irvine, CA 92602</u>	City/State/Zip: <u>San Juan Capistrano, CA 92675</u>
Contact: <u>Nicole Morse, Esq.</u>	Phone: <u>(949) 449-1381</u>
Phone: <u>(714) 505-6360</u>	

Signature of Lead Agency Representative: Laura Stokes

Digitally signed by Laura Stokes
Date: 2026.06.17 17:29:29 -0700

Date: _____

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