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Notice of Availability of a Draft Environmental Impact Report

TO: Agencies, Organizations, and Interested Parties

FROM: City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Contact: David Contreras, Principal Planner

SUBJECT: Notice of Availability of a Draft Environmental Impact Report (DEIR) for the River Street Marketplace Project

DEIR PUBLIC REVIEW PERIOD: January 30, 2019 to March 18, 2019

NOTICE IS HEREBY GIVEN that the City of San Juan Capistrano, as lead agency, has prepared a DEIR for the River Street Marketplace Project (proposed project). Pursuant to Public Resources Code Section 21165 and the California Environmental Quality Act Guidelines (CEQA Guidelines). The purpose of this notice is 1) to serve as a Notice of Availability (NOA) of a DEIR pursuant to the CEQA Guidelines Section 15087, and 2) to receive comments on content of the DEIR.

PROJECT TITLE: River Street Marketplace Project

PROJECT LOCATION: The 5.86-acre project site is at the southeast corner of Paseo Adelanto and River Street, just north of Del Obispo Street in the City of San Juan Capistrano, Orange County. The site is generally bounded by River Street on the north, Del Obispo Street on the south, Paseo Adelanto on the west, and Los Rios Street on the east. The project site lies within the southern portion of the 40-acre area that makes up the Los Rios Specific Plan (Specific Plan). The project site consists of the following Assessor Parcel Numbers (APNs): 121-160-28, 121-160-22, and 121-160-49.

PROJECT DESCRIPTION: Project implementation requires City Council approval of a General Plan Amendment (GPA 18-002), Code Amendment (CA 16-003) to the Los Rios Specific Plan (SP 78-01), Architectural Control (AC 16-029), Grading Plan Modification (GPM 16-014), Flood Plain Land Use Permit (FP 16-003), Tree Removal Permit (TRP 16-047), Site Plan Review (SPR 16-007), Sign Program (SP 16-037), and Development Agreement (DA 18-002).

The proposed project consists of a commercial and office development architecturally designed to highlight the agrarian history of the area. The project proposes the development of 64,900 square feet in five buildings: Marketplace, Mercantile, Greenhouse, Red Barn, and Farmstead. The overall design concept for the project depicts a pedestrian-oriented development, with outdoor seating and dining areas that incorporate a California-native landscape palette. Development of the proposed

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project includes demolition of the existing single-story sales office, sheds, and various improvements associated with the existing Ito Nursery.

The Marketplace building is the largest of the proposed buildings with a 20,200-square-foot main floor and a 2,900-square-foot basement. The Marketplace would provide patrons with a variety of unique boutique retail shopping offerings. The two-story Mercantile building would provide retail, restaurant, and fitness offerings on the ground floor (10,800 square feet), and office space on the second floor (8,000 square feet). The single-story Greenhouse would house approximately 10,900 square feet of restaurant and retail uses along the eastern portion of the site. The single-story, 7,500-square-foot Red Barn would house restaurant and/or brewery/winery uses in the northeast corner of the site. Along River Street, the single-story, 4,600-square-foot Farmstead would house restaurant uses in the northern portion of the site.

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

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 January 30, 2019, and ending March 18, 2019**. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. Copies of the DEIR are available for review at:

- City of San Juan Capistrano, Planning Division, 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: The City will accept written comments regarding this notice through the close of business on **March 18, 2019**. Please send your written comments to David Contreras, Principal Planner, Development Services Department, 32400 Paseo Adelanto, San Juan Capistrano, CA 92675; or by e-mail at dcontreras@sanjuancapistrano.org.

NEXT STEPS: Following the close of the public review period, the City will prepare responses to all comments for 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 the project.