

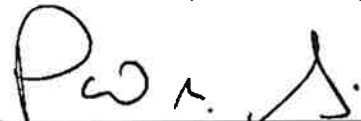
Plan and Allow Three Parcels Adjacent to Costco Within the Specific Plan Area (APNs 121-254-25/46/64) to be Redeveloped With Mixed Use Development, With up to 60 Dwelling Units Per Acre.

The proposed General Plan Amendment would 1) amend the Land Use Map to establish a 77-acre Residential Overlay that would encompass 57 properties that are currently developed with industrial uses. The Residential Overlay would allow any of the properties within the overlay to be redeveloped with residential units with a density of up to 30 dwelling units per acre. The proposed General Plan Amendment would also amend the General Plan Land Use Element text that identifies the "Industrial Park" and "Quasi-Industrial" land uses, identifying that residential development at densities up to 30 dwelling units per acre is permitted within the Residential Overlay; and 2) Amend the Land Use Map designation of the 4.12-acre 3-parcel Specific Plan area from "Quasi-Industrial" to "Specific Plan/Precise Plan" amend the Land Use designation of the subject property from "General Commercial" to "Specific Plan/Precise Plan" for the project site.

The City Council made the following determinations regarding the Project:

1. The project will not have a significant effect on the environment.
2. The project was determined to be within the scope of a previously adopted Program EIR (1999 General Plan) and a previously adopted IS/MND (2014-2021 Housing Element).
3. Mitigation measures were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA
6. A Statement of Overriding Considerations was not adopted for this project.

This is to certify that the EIR with comments and responses and record of the project approval, or the Negative Declaration is available to the public at: the Development Services Department, 32400 Paseo Adelanto, San Juan Capistrano, California.



 By order of Paul Garcia
 Environmental Administrator

Authority Cited:
Sections 21083, Public Resources Code.
Reference Section: 21000-21174, Public Resources Code.

POSTED

FILED

APR 11 2023

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20230000096777
4/11/23 11:16 am
423 SC3A

| Item | Title | Count |
|------|-------|-------|
|------|-------|-------|

| | | |
|----------------------------------|-----|---|
| 1 | Z02 | 1 |
| EIR: Environmental Impact Report | | |

| Document ID | Amount |
|-------------|--------|
|-------------|--------|

| | |
|------------------------|---------|
| DOC# 202385000259 | 3839.25 |
| Time Recorded 11:16 am | |

| | | |
|----------------------------------|-----|---|
| 2 | Z02 | 1 |
| EIR: Environmental Impact Report | | |

| Document ID | Amount |
|-------------|--------|
|-------------|--------|

| | |
|------------------------|---------|
| DOC# 202385000260 | 3839.25 |
| Time Recorded 11:16 am | |

| | |
|-------|---------|
| Total | 7678.50 |
|-------|---------|

| Payment Type | Amount |
|--------------|--------|
|--------------|--------|

| | |
|----------------------------------|---------|
| Credit Card tendered # 02150Z | 7678.50 |
|----------------------------------|---------|

| | |
|------------|------|
| Amount Due | 0.00 |
|------------|------|

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com

