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APR 11 2023

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Hugh Nguyen, Clerk-Recorder

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(Above for use by County Clerk-Recorder's Office)



NOTICE OF DETERMINATION

From: Development Services Department 32400 Paseo Adelanto, San Juan Capistrano, California, 92675

TO:

Orange County Clerk-Recorder P.O. Box 238

Santa Ana, CA 92702

FROM:

City of San Juan Capistrano 32400 Paseo Adelanto,

San Juan Capistrano, CA 92675

Subject:

Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and

21152

SCH No.:

99081117

Lead Agency:

City of San Juan Capistrano (address above)

Project Manager:

Laura Stokes, Senior Planner, (949) 443-6313

Project Title:

General Plan Amendment (GPA) 22-004 Industrial Residential Overlay and Costco Plaza Specific

Plan Amendment – Housing Element Implementation

Project Applicant:

City of San Juan Capistrano

Project Location:

1) Industrial Zoned Properties off Camino Capistrano, Calle Perfecto, Paseo Cerveza, Via De Anza, Calle Aviador, and Avenida Aeropuerto (APNs 668-121-03/13/15, 668-121-01/03/04/05/06, 668-291-01/03/04/05/11/14/17/18/19/20/22/23/24, 121-171-42, 668-041-02/03/04/05/06/09/10/13/19/20/32/33/34/35/36/37/38, 668-042-01/02/06, 668-043-01/02/03, 668-051-14/15/16, 668-052-01/02/03/04, 668-053-04, 668-231-01, 668-431-08/09/10/02/03/07, 668-501-01/02/03/04/05/06/07/08/10); and, 2) Three southeast parcels within the Costco Plaza, 33955, 33959, and 33963

Doheny Park Road (APNs 121-254-25/46/64).

Case No.:

General Plan Amendment (GPA) 22-004

Project Description:

Industrial Residential Overlay and Costco Plaza Specific Plan Amendment - Housing Element

Implementation

Purpose and Content

A City Proposal to Amend the General Plan to 1) Create a Residential Overlay on Industrial Zoned Properties off Camino Capistrano, Calle Perfecto, Paseo Cerveza, Via De Anza, Calle Aviador, and Avenida Aeropuerto (APNs 668-121-03/13/15, 668-121-01/03/04/05/06, 668-291-01/03/04/05/11/14/17/18/19/20/22/23/24, 121-171-42, 668-041-02/03/04/05/06/09/10/13/19/20/32/33/34/35/36/37/38, 668-042-01/02/06, 668-043-01/02/03, 668-051-14/15/16, 668-052-01/02/03/04, 668-053-04, 668-231-01, 668-431-08/09/10/02/03/07, 668-501-01/02/03/04/05/06/07/08/10) That Would Allow Future Redevelopment Consistent with the Very High Density Residential District, and 2) Amend the Existing Price Club Specific Plan to Rename it the Costco Plaza Specific

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: 21000-24174 Public Resources Code.

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

County

Finalization: 20230000096777

4/11/23 11:16 am

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Item Title Count _____

1 202 1

EIR: Environmental Impact

Report

Amount Document ID ______

DOC# 202385000259 3839.25

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2 202 1

EIR: Environmental Impact

Report

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