

(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
601 N. Ross Street
Santa Ana, CA 92701

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.: 2019049084

Lead Agency: City of San Juan Capistrano (address above)

Project Manager: Sergio Klotz, Assistant Director, (949) 443-6331

Project Title: Historic Town Center Master Plan Repeal, General Plan Amendment, and Ordinance Change Project (Second Reading of Ordinance Nos. 1081 [General Plan Amendment 18-001] and 1082 [Code Amendment 18-001])

Project Applicant: City of San Juan Capistrano

Project Location: The project is located within the City of San Juan Capistrano and consists of the approximately 150-acres that compose the Historic Town Center Master Plan ("HTCMP") area, including the 48-acre Historic Town Center ("HTC") area. The project area is generally bounded by Acjachema Street to the north, the San Diego (I-5) Freeway to the east, existing retail to the south, and Paseo Adelanto to the west. See Figures 2-1 and 2-2 attached.

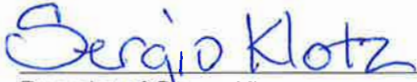
Case No.: General Plan Amendment (GPA) 18-001, Code Amendment (CA) 18-001

Project Description: The implementation of the 2012 HTCMP and the Form-Based Code ("FBC") introduced land use inconsistencies between the Master Plan, the City of San Juan Capistrano General Plan, and the FBC. To remedy the inconsistencies, this project proposes repeal of the HTCMP and FBC as well as several revisions to replace the FBC by amending the Zoning Code and General Plan Land Use Element.

The repeal of the HTCMP and the FBC would remove the inconsistencies that now burden the City's land use law and clarify allowable land uses in the project area. The accompanying General Plan Amendment and Zoning Ordinance will provide further clarity with respect to FAR, building height limits, and parking and setback regulations in the project area. Repealing the HTCMP would also maintain the existing roadway network and eliminate the identified future roadway connections proposed in the HTCMP. The General Plan Amendment would remove references to the HTCMP, and the Zoning Code Amendment would adopt language from the former FBC into the Zoning Code.

On January 19, 2021 at a regularly held public meeting of City Council, after conducting second reading, the City Council approved and adopted Ordinance Nos. 1081 [General Plan Amendment 18-001] and 1082 [Code Amendment 18-001] for the project.

This is to certify that the Final Environmental Impact Report with comments and responses and record of the project approval is available to the public at: the Development Services Department, 32400 Paseo Adelanto, San Juan Capistrano, California.



By order of Sergio Klotz
Environmental Administrator

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

Figure 2-1: Project Vicinity

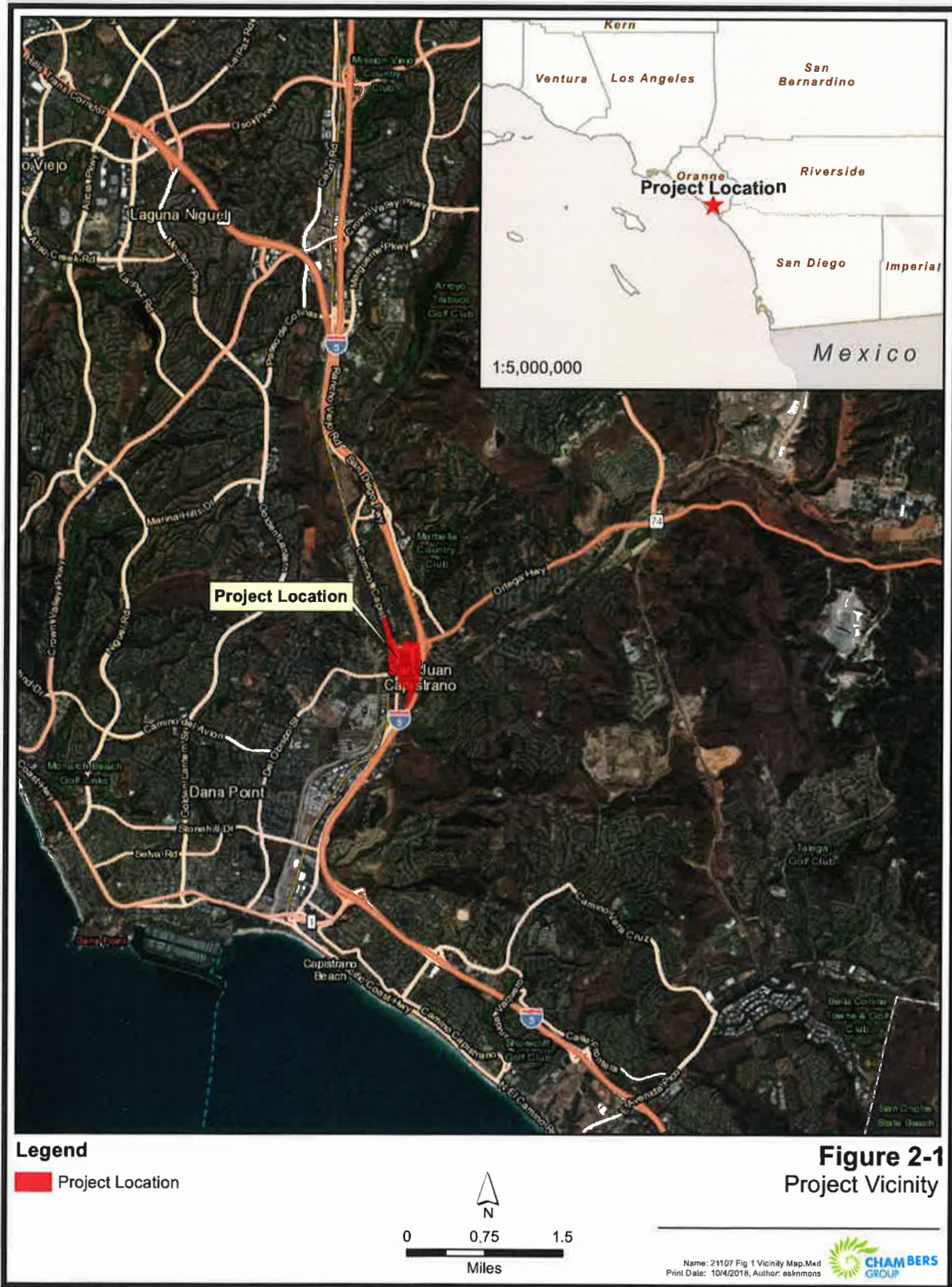


Figure 2-2: Project Location Map

