

FILED

OCT 16 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: NA DEPUTY

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



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201985001040 12:19 pm 10/16/19

323 OR03 Z02

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Notice of Determination

To: X Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

X Orange County Clerk-Recorder
12 Civic Center Plaza, Room #106
Santa Ana, CA 92702

From/Lead Agency:
City of San Juan Capistrano
Planning Division
David Contreras, Principal Planner
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
(949) 443-6320

Subject: Filing of Notice of Determination in Compliance with Section 21152 of the Public Resources Code

State Clearinghouse Number: 2018011019

Project Title: River Street Marketplace Project

Project Applicant: Dan Almquist
River Street SJC, LLC
Frontier Real Estate Investments
610 Newport Center Drive, Suite 1520
Newport Beach, CA 92660

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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. The project site consists of the following Assessor Parcel Numbers (APNs): 121-160-28, 121-160-22, and 121-160-49.

Project Description: The River Street Marketplace project consists of a commercial and office development architecturally designed to highlight the agrarian history of the area. The project proposes the development of 59,067 square feet in seven buildings: Marketplace, Mercantile, Greenhouse, Red Barn, Farmstead, Hay Loft/Restrooms, and Workshop. 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 project includes demolition of the existing single-story sales office, sheds, and various improvements associated with the existing Ito Nursery.

30-2019-1012

The Marketplace building (9,100 square feet) at the northern end of the central green area, would provide communal dining, activities, and amenities. The two-story Mercantile building (18,800 square feet), the largest of the proposed buildings, would provide retail, restaurant, fitness uses on the ground floor, and office space on the second floor. The single-story Greenhouse building (7,040 square feet) would house restaurant and retail uses along the east side of the project site. The single-story Red Barn building (8,080 square feet) would house restaurant and/or brewery/winery and retail uses in the northeast corner of the project site. The single-story Farmstead building (4,500 square feet) would house restaurant uses at the south side of the central green area. The single-story Hay Loft/Restrooms building (3,904 square feet) would house restaurant uses and restrooms at the east side of the central green area. The single-story Workshop building (4,000 square feet) would house restaurant uses at the central portion of the central green area.

On October 15, 2019, the Council of the City of San Juan Capistrano, as lead agency, took the first step in approving the overall project by taking the following actions: (i) Adopted Resolution No. 19-10-15-01 approving GPA 18-002; (ii) introduced for first reading Ordinance No. 1071 regarding Code Amendment 16-003 to the Los Rios Specific Plan; (iii) approved Architectural Control (AC 16-029); (iv) approved Grading Plan Modification (GPM 16-014); (v) approved Flood Plain Land Use Permit (FP 16-003) (vi) approved Tree Removal Permit (TRP 16-047); (vii) approved Site Plan Review (SPR 16-007); (viii) approved Sign Program (SP 16-037); and (ix) introduced for first reading Ordinance No. 1072 regarding Development Agreement DA 18-002. The City Council made the following determinations regarding the Project:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA
6. A statement of overriding considerations was adopted for this project.

This is to certify that the Environmental Impact Report with comments and responses and record of project approval is available to the general public at:

- City of San Juan Capistrano, Planning Division, 32400 Paseo Adelanto, San Juan Capistrano, CA 92675.


Sergio Klotz, Environmental Administrator

10.16.19
Date

Governor's Office of Planning & Research

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STATE CLEARINGHOUSE

OCT 16 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

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BY:  DEPUTY



State of California - Department of Fish and Wildlife

2019 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

Print

StartOver

Finalize&Email

RECEIPT NUMBER:

30-2019 1012

STATE CLEARINGHOUSE NUMBER (If applicable)

2018011019

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JUAN CAPISTRANO	LEAD AGENCY EMAIL	DATE 10/16/2019
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201985001040	

PROJECT TITLE

RIVER STREET MARKETPLACE PROJECT

PROJECT APPLICANT NAME DAN ALMQUIST, RIVER STREET SJC, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 443-6320
PROJECT APPLICANT ADDRESS 610 NEWPORT CENTER DR. STE # 1520	CITY NEWPORT BEACH	STATE CA
	ZIP CODE 92660	

PROJECT APPLICANT (Check appropriate box)☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity**CHECK APPLICABLE FEES:**

<input checked="" type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	<u>3,271.00</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$	<u>0.00</u>

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u></u>

PAYMENT METHOD:☐ Cash ☐ Credit ☐ Check ☐ Other**TOTAL RECEIVED** \$ 3,321.00

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

NADIA AL OBAIDI, DEPUTY CLERK

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20190000372176
10/16/19 12:19 pm
323 OR03

Item	Title	Count
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1	Z02	1
EIR: Environmental Impact Report		

Document ID	Amount
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DOC# 201985001040	3321.00
Time Recorded 12:19 pm	

Total	3321.00
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Payment Type	Amount
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Check tendered	3321.00
# 450841	

Amount Due	0.00
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