



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

Finalize & Email

RECEIPT NUMBER:
 30-2019 1091
 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 11/06/2019
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201985001117	

PROJECT TITLE
 RIVER STREET MARKETPLACE PROJECT (SECOND READING OF ORDINANCE NO. 1071 [CODE AMENDMENT 16-003] AND ORDINANCE NO. 1072 [DEVELOPMENT AGREEMENT DA 18-002])

PROJECT APPLICANT NAME DAN ALMQUIST, RIVER STREET SJC, LLC. FRONTIER REAL ESTATE INVESTMENTS	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 443-6320
PROJECT APPLICANT ADDRESS 610 NEWPORT CENTER DRIVE, SUITE 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:

- Environmental Impact Report (EIR) \$3,271.00 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,354.75 \$ _____ 0.00
- Certified Regulatory Program document (CRP) \$1,112.00 \$ _____ 0.00

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

- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ _____ 0.00
- County documentary handling fee \$ _____ 50.00
- Other \$ _____

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ _____ 50.00

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE DIANNA VELASQUEZ, DEPUTY CLERK
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FILED

NOV 06 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY

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



50.00

* \$ R 0 0 1 1 2 5 7 1 1 2 \$ *

201985001117 9:57 am 11/06/19

381 11 201

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Notice of Determination

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

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

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

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 (Second Reading of Ordinance No. 1071 [Code Amendment 16-003] and Ordinance No. 1072 [Development Agreement DA 18-002])

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

POSTED

NOV 06 2019

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

30-2019-1090

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.

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 November 5, 2019, after conducting second reading, the City Council approved and adopted Ordinance No. 1071 (Code Amendment 16-003) and Ordinance No. 1072 (Development Agreement DA 18-002) for the River Street Marketplace 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

11.0.19
Date

Governor's Office of Planning & Research

NOV 06 2019

STATE CLEARINGHOUSE

FILED

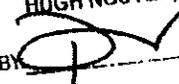
NOV 06 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

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NOV 06 2019

HUGH NGUYEN, CLERK-RECORDER
BY:  DEPUTY

FILED

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NOV 06 2019

OCT 16 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY: NA DEPUTY

RECEIVED BY CLERK RECORDER, ORANGE COUNTY
Hugh Nguyen, Clerk-Recorder



3321.0

201985001040 12:19 pm 10/16/19

323 OR63 Z02

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NOV 06 2019

BY: _____ DEPUTY: _____
HUGH NGUYEN, CLERK-RECORDER
DEPUTY

Notice of Determination

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

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

Orange County Clerk-Recorder
12 Civic Center Plaza, Room #108
Santa Ana, CA 92702

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

State Clearinghouse Number: 2016011019

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

POSTED

OCT 16 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: _____ DEPUTY: _____
NA

Project Location: The 5.88-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.

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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 18-003 to the Los Rios Specific Plan; (iii) approved Architectural Control (AC 18-029); (iv) approved Grading Plan Modification (GPM 18-014); (v) approved Flood Plain Land Use Permit (FP 18-003) (vi) approved Tree Removal Permit (TRP 18-047); (vii) approved Site Plan Review (SPR 18-007); (viii) approved Sign Program (SP 18-037); 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

POSTED
 NOV 06 2019
 HUGH NGUYEN, CLERK-RECORDER
 DEPUTY

FILED
 OCT 16 2019
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: NA DEPUTY

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 NOV 06 2019
 DEPT

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 OCT 16 2019
 ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: NA DEPUTY

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	E02	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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POSTED

NOV 06 2019

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

FILED

NOV 06 2019

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

THANK YOU
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Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20190000404535
11/6/19 9:57 am
381 11

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid		
Document ID		Amount
DOC# 201985001117		50.00
Time Recorded 9:57 am		

Total		50.00

Payment Type		Amount
Credit Card tendered		50.00
# 04366g		

Amount Due		0.00

O.C. CLERK RECORDER
601 N. ROSS ST.
SANTA ANA, CA 92701
11/06/2019 09:58:12

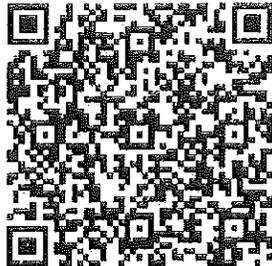
CREDIT CARD
VISA SALE

Card # XXXXXXXXXXXXX7140
Chip Card: CHASE VISA
AID: A0000000031010
SEQ #: 5
Batch #: 46
INVOICE 5
CLERK 0381
Approval Code: 04366G
Entry Method: Chip Read
Mode: Issuer
Tax Amount: \$0.00

SALE AMOUNT \$50.00

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