



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-10/09/2025 - 0770

202585000974
FILED
October 9, 2025
HUGH NGUYEN
CLERK - RECORDER
By Spine
Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

EL CAMINO SPECIFIC PLAN AMENDMENT

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☐ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON** October 9, 2025

Posted for 30 **days**

DEPUTY 461

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

To:

☒ Office of Land Use and Climate Innovation
U.S. Mail: Street Address:
P.O. Box 3044 1400 Tenth St., Rm 113
Sacramento, CA 95812-3044 Sacramento, CA 95814

☒ County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of San Juan Capistrano
Address: 32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Contact: Paul Garcia, Principal Analyst
Phone: 949-443-6327

Lead Agency (if different from above):
Address:

Contact:
Phone:

FILED

OCT 09 2025

State Clearinghouse Number (if submitted to State Clearinghouse): 2023100025

HUGH NGUYEN, CLERK-RECORDER

Project Title: El Camino Specific Plan Amendment

BY: SP DEPUTY

Project Applicant: Camino Capistrano OZ, LLC, 31791 Los Rios St, San Juan Capistrano, CA 92675

Project Location (include county): Between 31806 El Camino Real and 31882 Camino Capistrano, San Juan Capistrano, County of Orange

Project Description: The Project proposes to expand the boundaries of the previously approved El Camino Corridor Specific Plan, increasing the total plan area to 7.3 acres. This expansion would accommodate the Forster & El Camino Mixed-Use Development, a mixed-use community on approximately 3.17 acres, incorporating both commercial and residential uses. The Forster & El Camino Mixed Use Project consists of 95 apartment units and related amenities, a 3,895 sq. ft. restaurant, and a 3,100 sq. ft. fitness center attached to the residential building.

On September 16, 2025, the City Council (1) adopted Resolution No. 25-09-16-01 certifying the Environmental Impact Report for the El Camino Specific Plan Amendment project (SCH#2023100025); and adopting the Mitigation Monitoring and Reporting Program, CEQA Findings of Fact, and Statement of Overriding Considerations; (2) adopted Resolution No. 25-09-16-02 approving GPA 23-002, AC 23-003, GPM 23-013, SP 23-006, TIM 23-001, TRP 23-012 and (3) approved the introduction and first reading of an ordinance approving Code Amendment 23-001, to amend the El Camino Specific Plan and Rezone (RZ) 23-001 to change the zoning designation of three privately-owned and five city-owned parcels that are proposed to be added to the Specific Plan to Specific Plan/Precise Plan. A Notice of Determination was filed with the County Clerk on September 18, 2025, and transmitted to the State Clearinghouse, where it was received and posted on September 22, 2025.

On October 7, 2025, the City of San Juan Capistrano City Council conducted the second reading and adopted an ordinance entitled "Code Amendment 23-001 to amend the El Camino Specific Plan and Rezone (RZ) 23-001 to change the zoning designation of three privately-owned and five City-owned parcels that are proposed to be added to the Specific Plan to Specific Plan/Precise Plan (Assessor Parcel Numbers 124-160-08, -09, -10, -11, -12, -37, -51, -52)."

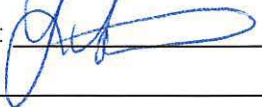
This is to advise that the City of San Juan Capistrano (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on October 7, 2025 and has made the following determinations regarding the above-described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.

Notice of Determination

5. A statement of Overriding Considerations [☒was ☐was not] adopted for this project.
6. Findings [☒were ☐were not] made pursuant to the provisions of CEQA.

This is to certify that the Draft and Final EIR 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.

Signature (Public Agency):  Title: Planning Manager
Date: 10/8/2025 Date Received for filing at OPR: _____

FILED

OCT 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

202585000889

FILED

September 18, 2025

HUGH NGUYEN

CLERK - RECORDER

By *H. Nguyen*
Deputy clerk

30-09118/2025-0702

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

EL CAMINO SPECIFIC PLAN AMENDMENT

Check Document being Filed:

- ☒ Environmental Impact Report (EIR)
☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
☐ Notice of Exemption (NOE)
☐ Other (Please fill in type):

FILED

OCT 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: *SL* DEPUTY

**FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 09/18/2025**
Posted 09/18/2025 Removed _____
Returned to agency on _____
DEPUTY 428

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Determination

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

To:

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☒ County Clerk
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Address: 601 N. Ross Street
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From:

Public Agency: City of San Juan Capistrano
Address: 32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Contact: Paul Garcia, Principal Analyst
Phone: 949-443-6327

Lead Agency (if different from above):
Address:

Contact:
Phone:

State Clearinghouse Number (if submitted to State Clearinghouse): 2023100025

Project Title: El Camino Specific Plan Amendment

Project Applicant: Camino Capistrano OZ, LLC, 31791 Los Rios St, San Juan Capistrano, CA 92675

Project Location (include county): Between 31806 El Camino Real and 31882 Camino Capistrano, San Juan Capistrano, County of Orange

Project Description: The Project proposes to expand the boundaries of the previously approved El Camino Corridor Specific Plan ("Specific Plan"), increasing the total plan area to 7.3 acres. This expansion would accommodate the Forster & El Camino Mixed-Use Development, a mixed-use community on approximately 3.17 acres, incorporating both commercial and residential uses. The Forster & El Camino Mixed Use Project consists of 95 apartment units and related amenities, a 3,895 sq. ft. restaurant, and a 3,100 sq. ft. fitness center attached to the residential building.

On September 16, 2025, the City of San Juan Capistrano City Council adopted Resolution No. 25-09-16-01 certifying the Environmental Impact Report for the El Camino Specific Plan Amendment project (SCH#2023100025); and adopting the Mitigation Monitoring and Reporting Program, CEQA Findings of Fact, and Statement of Overriding Considerations. The City Council introduced Ordinance No. 1129 approving Code Amendment 23-001 to amend the El Camino Specific Plan and Rezone (RZ) 23-001 to change the zoning designation of three privately-owned and five city-owned parcels that are proposed to be added to the Specific Plan to Specific Plan/Precise Plan (Assessor Parcel Numbers 124-160-08, -09, -10, -11, -12, -37, -51, -52). Additionally, City Council adopted Resolution No. 25-09-16-02 approving GPA 23-002, AC 23-003, GPM 23-013, SP 23-006, TTM 23-001, TRP 23-012.

This is to advise that the City of San Juan Capistrano (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on September 16, 2025 and has made the following determinations regarding the above-described project.

FILED

SEP 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

FILED

OCT 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: SL DEPUTY

Notice of Determination

1. The project [☒will ☐will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA
☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒were ☐were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒was ☐was not] adopted for this project.
5. A statement of Overriding Considerations [☒was ☐was not] adopted for this project.
6. Findings [☒were ☐were not] made pursuant to the provisions of CEQA.

This is to certify that the Draft and Final EIR 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.

Signature (Public Agency): [Signature] Title: Planning Manager
Date: 9/17/2025 Date Received for filing at LCI: _____

FILED

SEP 18 2025

HUGH NGUYEN, CLERK-RECORDER

BY: MG DEPUTY

FILED

OCT 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: SL DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print	RECEIVED	Save
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RECEIPT NUMBER:

30-09/18/2025-0702

STATE CLEARINGHOUSE NUMBER (If applicable)

2023100025

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JUAN CAPISTRANO	LEAD AGENCY EMAIL	DATE 09/18/2025
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202585000889	
PROJECT TITLE EL CAMINO SPECIFIC PLAN AMENDMENT		

PROJECT APPLICANT NAME CAMINO CAPISTRANO OZ, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 443-6327
PROJECT APPLICANT ADDRESS 31791 LOS RIOS ST	CITY SAN JUAN CAPISTRANO	STATE CA
	ZIP CODE 92675	
PROJECT APPLICANT (Check appropriate box) ☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity		

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$ 4,123.50	\$ 4,123.50
☐ Mitigated/Negative Declaration (MND)(ND)	\$ 2,968.75	\$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,401.75	\$

☐ 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	\$
☒ County documentary handling fee	\$ 50.00	\$ 50.00
☐ Other	\$	\$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 4,173.50

SIGNATURE X <i>H. Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE Melissa Gomez Deputy Clerk
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FILED

OCT 09 2025

HUGH NGUYEN, CLERK-RECORDER

BY: *SL* DEPUTY



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

Print

StartOver

Save

RECEIPT NUMBER:

30 — 10/09/2025 — 0770

STATE CLEARINGHOUSE NUMBER (If applicable)

2023100025

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF SAN JUAN CAPISTRANO

LEAD AGENCY EMAIL

DATE

10/09/2025

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202585000974

PROJECT TITLE

EL CAMINO SPECIFIC PLAN AMENDMENT

PROJECT APPLICANT NAME

CAMINO CAPISTRANO OZ, LLC

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949)443-6327

PROJECT APPLICANT ADDRESS

31791 LOS RIOS ST

CITY

STATE

ZIP CODE

SAN JUAN CAPISTRANO CA

92675

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$4,123.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$2,968.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,401.75	\$	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
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☒ County documentary handling fee		\$	50.00
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☐ Other		\$	
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PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

SARAH LUNA, DEPUTY CLERK