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FILED

NOV 20 2014

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

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



**NOTICE OF DETERMINATION**

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

POSTED

NOV 20 2014

**TO:**  
Orange County Clerk-Recorder  
PO Box 238  
Santa Ana, California 92702

**FROM:**  
City of San Juan Capistrano  
Environmental Administrator  
32400 Paseo Adelanto  
San Juan Capistrano, CA 92675

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

**Subject:** Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and 21152.  
**SCH No.:** n.a.  
**Lead Agency:** City of San Juan Capistrano (SJC) (address above)  
**Project Mgr.:** Charles View, Development Services Director, City of SJC  
**Project Applicant:** Joshua P. Host, Urban Village Development Company  
**Applicant Address:** 2361 Campus Drive, Suite 160, Irvine, CA 92612  
**Project Location:** Historic Town Center in downtown SJC, at the southeast corner of Forster Street and Camino Capistrano. 31882, 31878, and 31872 Camino Capistrano (Assessor Parcel Numbers: 124-160-37, 51, and 52)  
**Project Title:** San Juan Hotel & Villas  
**Project Description:** Adoption of a Mitigated Negative Declaration (MND), Approval of Tentative Tract Map (TTM) 17626, Conditional Use Permit 13-08, Architectural Control (AC) 13-23, Grading Plan Modification (GPM) 13-03, Tree Removal Plan, HTC Form Based Code Administrative Modifications to the Town Center Zone District standards, and Amendment to the Historic Town Center Master Plan to allow for 30 townhouse-style villas and a 136 guest room hotel and supporting commercial facilities in 69,282 sf.

This is to advise that the City Council of the City of San Juan Capistrano, as Lead Agency, approved the above described project on November 18, 2014 and determined that:

1. The project will not have a significant effect on the environment because the mitigation measures adopted as part of the project approval reduce all project impacts below a level of significance.
2. A Mitigated Negative Declaration was prepared pursuant to the provisions of CEQA.
3. Mitigation measures were adopted and are reflected in the approved Mitigation Monitoring Reporting Program (MMRP).
4. A Statement of Overriding Consideration was not required because all impacts were mitigated to a level of insignificance.
5. Findings were made pursuant to CEQA.

Furthermore, this certifies that the Mitigated Negative Declaration (MND) with comments and responses, if required, and the record of project approval is available to the general public for review at the City of San Juan Capistrano, Development Services Department, 32400 Paseo Adelanto, San Juan Capistrano, California.

[Signature]  
Charlie View, Development Services Director