

DOCKETED

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| Docket Number: | 24-OPT-02 |
| Project Title: | Compass Energy Storage Project |
| TN #: | 258508 |
| Document Title: | Cathleen Pryor Comments - Has Compass addressed The Oso Road Project in the application |
| Description: | N/A |
| Filer: | System |
| Organization: | Cathleen Pryor |
| Submitter Role: | Public |
| Submission Date: | 8/15/2024 8:57:06 AM |
| Docketed Date: | 8/15/2024 |

*Comment Received From: Cathleen Pryor
Submitted On: 8/15/2024
Docket Number: 24-OPT-02*

Has Compass addressed The Oso Road Project in the application

Has Compass commented on " The Oso Road (Ranch) Project" being developed by High Pointe Communities? Does the CEC know the City of San Juan would like to add housing on acreage next to the parcel proposed for the BESS. The Oso Ranch housing development will be a 57 acre site just to the south of the acres planned for this BESS with up to 700 housing units planned. It would be located at the west terminus of Oso Road APN 121-070-57 and extend to the north. This development will help satisfy the State of California mandate to add more housing to our cities within the city limits. This community will need Camino Capistrano for ingress and egress and evacuation. This community will be vulnerable if a main road to the freeway is blocked due to a fire at the facility or an earthquake affects the stability of these containers. They could have other concerns too.

Highpointe Communities should be contacted.

Here is a copy of the Filing of Notice of Determination posted on the internet:

Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and 21152
99081117

City of San Juan Capistrano (address above)

Laura. Stokes, Senior Planner, (949) 443-6313

General Plan Amendment (GPA) 22-002 Oso Ranch - Housing Element Implementation
City of San Juan Capistrano

The Oso Ranch is located at the west terminus of Oso Road APN 121-070-57, and portions of APNs 121-070-66 and 121-070-67.

Rezone (RZ) 22-004 Oso Ranch - Housing Element Implementation

Oso Ranch - Housing Element Implementation

Purpose and Content

Implementing the City of San Juan Capistrano's Housing Element and in association with General Plan Amendment 22-002, a City proposal to amend the Zoning Map related to a 59-acre property known as Oso Ranch (APN 121-070-57 and portions of APNs 121-070-66 and 121-070-67) to change the Zoning of the privately owned portion from Planned Community (TBD) to Specific Plan / Precise Plan to increase the development capacity of a 44-acre portion of the property from 470 dwelling units to 700 dwelling units, 200 of which would be designated as Affordable Housing Units, and change the zoning of a 15-acre City-Owned portion of Oso Ranch from Planned Community to General Open Space.

The proposed Rezone involves the following action

1) Changing the Zoning of a 44-acre portion of the Oso Ranch property (APN 121-070-57 and the developable portion of APN 121-070-67) from "Planned Community (To Be

Determined)" to "Specific Plan/Precise Plan."

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2) As a clean-up Item, changing. the Zoning designation of a City-owned 15-acre portion of Oso Ranch (APN 121-070-66) from "Planned Community (To Be Determined)" to "General Open pace."

The City Council made the following determinations regarding the Project:

1. The project will not have a significant effect on the environment.
2. The project was determined to be within the scope of a previously adopted Program EIR (1999 General Plan) and a previously adopted IS/MND (2014-2021 Housing Element).
3. Mitigation measures were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was not adopted for this project.
5. Findings were made pursuant to the provisions of CEQA
6. A Statement of Overriding Considerations was not adopted for this project.

This is to certify that the EIR with comments and responses and record of the project approval, or the Negative Declaration Is available to the public at: the Development Services Department, 32400 Paseo Adelanto, San Juan Capistrano, California.

By order of Joel Rojas Environmental Administrator
Authority Cited:
Sections 21083, Public Resources Code.
Reference Section: 21000-21174, Public Resources Code.

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Additional submitted attachment is included below.

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APR 25 2023

APR 25 2023

HUGH NGUYEN, CLERK-RECORDER

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BY:  DEPU

DEPUTY

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



NO FEE

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(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
P.O. Box 238
Santa Ana, CA 92702

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.: 99081117

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

Project Manager: Laura Stokes, Senior Planner, (949) 443-6313

Project Title: General Plan Amendment (GPA) 22-002 Oso Ranch – Housing Element Implementation

Project Applicant: City of San Juan Capistrano

Project Location: The Oso Ranch is located at the west terminus of Oso Road APN 121-070-57, and portions of APNs 121-070-66 and 121-070-67.

Case No.: Rezone (RZ) 22-004 Oso Ranch – Housing Element Implementation

Project Description: Oso Ranch – Housing Element Implementation

Purpose and Content

Implementing the City of San Juan Capistrano's Housing Element and in association with General Plan Amendment 22-002, a City proposal to amend the Zoning Map related to a 59-acre property known as Oso Ranch (APN 121-070-57 and portions of APNs 121-070-66 and 121-070-67) to change the Zoning of the privately owned portion from Planned Community (TBD) to Specific Plan / Precise Plan to increase the development capacity of a 44-acre portion of the property from 470 dwelling units to 700 dwelling units, 200 of which would be designated as Affordable Housing Units, and change the zoning of a 15-acre City-Owned portion of Oso Ranch from Planned Community to General Open Space.

The proposed Rezone involves the following actions:

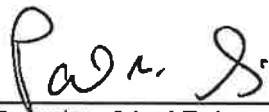
- 1) Changing the Zoning of a 44-acre portion of the Oso Ranch property (APN 121-070-57 and the developable portion of APN 121-070-67) from "Planned Community (To Be Determined)" to "Specific Plan/Precise Plan."

- 2) As a clean-up item, changing the Zoning designation of a City-owned 15-acre portion of Oso Ranch (APN 121-070-66) from "Planned Community (To Be Determined)" to "General Open Space."

The City Council made the following determinations regarding the Project:

- 1. The project will not have a significant effect on the environment.
- 2. The project was determined to be within the scope of a previously adopted Program EIR (1999 General Plan) and a previously adopted IS/MND (2014-2021 Housing Element).
- 3. Mitigation measures were not made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan was not adopted for this project.
- 5. Findings were made pursuant to the provisions of CEQA
- 6. A Statement of Overriding Considerations was not adopted for this project.

This is to certify that the EIR with comments and responses and record of the project approval, or the Negative Declaration is available to the public at: the Development Services Department, 32400 Paseo Adelanto, San Juan Capistrano, California.



for _____
By order of Joel Rojas
Environmental Administrator

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

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APR 25 2023

APR 25 2023

HUGH NGUYEN, CLERK-RECORDER

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BY:  DEPUTY

BY:  DEPUTY

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APR 11 2023

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BY: [Signature] DEPUTY

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APR 11 2023

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY
(Above for use by County Clerk-Recorder's Office)

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



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

TO:
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P.O. Box 238
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Project Applicant: City of San Juan Capistrano

Project Location: The Oso Ranch is located at the west terminus of Oso Road APN 121-070-57, and portions of APNs 121-070-66 and 121-070-67.

Case No.: General Plan Amendment (GPA) 22-002

Project Description: Oso Ranch – Housing Element Implementation

Purpose and Content

A City Proposal to Amend the General Plan related to a 59-acre Privately Owned Property Known as Oso Ranch (APN 121-070-57 and Portions of APNs 121-070-66 and 121-070-67) to Increase the Development Capacity of a 44-acre Portion of the Property from 470 Dwelling Units to 700 Dwelling Units, 200 of Which Would be Designated as Affordable Housing Units, and Change the Land Use of a 15-acre City-Owned Portion of Oso Ranch from Planned Community to General Open Space.

The proposed General Plan Amendment involves the following actions:

- 1) Changing the Land Use Designation of a 44-acre portion of the Oso Ranch property (APN 121-070-57 and the developable portion of APN 121-070-67) from "Planned Community" to "Specific Plan/Precise Plan".
- 2) Amending the Land Use Element to remove the Oso Ranch property from the "Planned Communities" Table and Map.

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APR 25 2023

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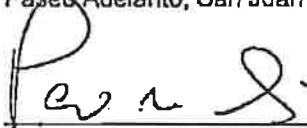
BY: [Signature] DEPUTY

- 3) Amending the Land Use Element to add a description of a 44-acre Oso Ranch Specific Plan to the "Specific Plan/Precise Plan" discussion that would allow the development of up to 700 residential units, including 200 units as affordable and very high density units.
- 4) As a clean-up item, changing the Land Use Designation of a City-owned 15-acre portion of Oso Ranch (APN 121-070-66) from "Planned Community" to "General Open Space."

The City Council made the following determinations regarding the Project:

- 1. The project will not have a significant effect on the environment.
- 2. The project was determined to be within the scope of a previously adopted Program EIR (1999 General Plan) and a previously adopted IS/MND (2014-2021 Housing Element).
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By order of Paul Garcia
Environmental Administrator

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

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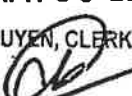
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BY:  DEPUTY

BY:  DEPUTY

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

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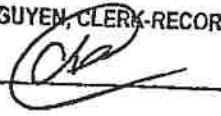
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BY: _____



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County

Finalization: 20230000096712
4/11/23 10:48 am
423 SC3A

| Item | Title | Count |
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| EIR: Environmental Impact Report | | |
| Document ID | | Amount |
| DOC# 202385000258 | | 3839.25 |
| Time Recorded 10:48 am | | |

Total 3839.25

| Payment Type | Amount |
|----------------------|---------|
| Credit Card tendered | 3839.25 |
| # 073044 | |

Amount Due 0.00

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Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20230000111938
4/25/23 3:24 pm
423 SC3A

| Item | Title | Count |
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| EIR: Exempt or Previously Paid Document ID | Amount |
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| NO FEE | 50.00 |
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