



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-10/21/2026-0868

202685001187

FILED

October 21, 2026

HUGH NGUYEN

CLERK - RECORDER

By Shirley
Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

DISTRITO LA NOVIA

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** 10/21/2026

Posted 10/21/2026 Removed _____

Returned to agency on _____

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

Appendix D

To:

☒ Office of Planning and Research
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: Izzak Mireles, Senior Planner

Phone: (949) 443-6321

Lead Agency (if different from above):

Address: OCT 21 2026

Contact: HUGH NGUYEN, CLERK-RECORDER

Phone: BY: DEPUTY

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2008061078

Project Title: Distrito La Novia 15241 Laguna Canyon Rd, Ste 100

Project Applicant: Shea Homes, LP & South OC Realty, LLC IRVINE, CA 92618 (949) 241-7172

Project Location (include county): APNs: 666-292-01, 666-292-02, 666-292-06, 663-292-01, 666-312-02

Project Description:

The project involves development of the 18.7-acre site with a 61,219 sq. ft. BMW auto dealership and 95 for-sale residential units and other related improvements. A second addendum to the certified Environmental Impact Report was prepared and approved pursuant to Public Resource Code Section 21166 and State CEQA Guidelines Sections 15162 and 15164.

This is to advise that the City of San Juan Capistrano has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on October 20, 2026 and has made the following determinations regarding the above
(date)
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.
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 final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

City of San Juan Capistrano, 32400 Paseo Adelanto, San Juan Capistrano, CA 92675

Signature (Public Agency): Title: Environmental Administrator

Date: 10/21/2026 Date Received for filing at OPR:

Recorded in Official Records, Orange County
Tom Daly, County Recorder

50.00

201085001413 2:57 pm 11/17/10

7 OR06 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

FILED

OCT 21 2026

HUGH NGUYEN, CLERK-RECORDER

BY: sl DEPUTY

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



NOTICE OF DETERMINATION

From: Community Development Department
32400 Paseo Adelanto

San Juan Capistrano, California 92675

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

Subject: Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and 21152.

SCH No.: 2008061078

Lead Agency: City of San Juan Capistrano (Attn.: Development Services Department)

Project Mgr.: William A. Ramsey, AICP, Principal Planner

Applicant: Advanced Real Estate Services, Inc.

Address: 23792 Rockfield Boulevard, Suite 100; Lake Forest, CA 92630

Location: The 153.8 acre project site is located on the north and south sides of La Novia Avenue and east of Valle Road.

Title: Distrito La Novia-San Juan Meadows

Description: The project combines the San Juan Meadows site (south of La Novia Avenue) and the Distrito La Novia site (north of La Novia Avenue), previously approved with independent development projects, into a single project. The San Juan Meadows component includes a maximum 94 single-family detached (SFD) residential lots, a 500 horse equestrian center. Also, the "Meadows" site includes a Landfill Closure Plan/Post-Closure Maintenance Plan/Remedial Action Plan for approximately 35.5 acres that encompass the former Forster Canyon Landfill. The "Distrito La Novia" component allows for the development of not more than 130 dwelling units; including a maximum of 90 "for-sale, residential condominiums" and a maximum of 50 "rental apartment units" (note: the project may develop 90 condos and 40 apartments, or 80 condos and 50 apartments, or any combination thereof as long as the total unit count does not exceed 130 dwelling units on the "Distrito" site). In addition to the residential land uses, the "Distrito La Novia" site includes 75,100 gross square feet (68,200 net square feet) of commercial/service uses (e.g., food market, restaurants, retail & service uses) and 16,000 GSF (13,750 NSF) of office/retail/hotel use. Project implementation necessitates approval of the following legislative and discretionary actions by the City Council:

POSTED

NOV 17 2010

TOM DALY, CLERK-RECORDER

By: sl DEPUTY

FILED

NOV 17 2010

TOM DALY, CLERK-RECORDER

By: sl DEPUTY

- A General Plan Amendment to change the land use designation of the 18.7-acre Distrito La Novia site from "Specific Plan/Precise Plan" to "Planned Community."
- A General Plan Amendment to amend the Land Use Element, "Figure LU-3, Planned Communities" and "Table LU-3, Planned Communities: Allowable Use Guidelines." Also, the project would include an amendment to "Table LU-4, Development Capacity" to reflect associated acreage, dwelling units, and floor area statistics. The project would also amend the Circulation Element, Figure C-2, Arterial Highway System, to delete that segment of the planned "Forster Canyon" commuter street between La Novia Avenue and the northern boundary of the Pacifica San Juan development.
- A Rezone to amend the zoning designation of the 18.7 Distrito La Novia site from "Specific Plan/Precise Plan" to "Planned Community" and establishing a Comprehensive Development Plan for the proposed "Distrito La Novia-San Juan Meadows Planned Community". The Comprehensive Development Plan would establish use and development standards for the proposed residential, commercial, office, retail and equestrian uses and structures. The equestrian standards would need to include provisions for stables, paddocks, hot-walkers, training arenas (covered or un-covered), wash racks, turnouts, pastures, and similar improvements. The San Juan Meadows site would be "de-annexed" from the Forster Canyon Comprehensive Development Plan (CDP), merging it with the Distrito La Novia site, and creating the "San Juan Meadows-Distrito La Novia Planned Community."
- A Tentative Tract Map to subdivide the Distrito La Novia portion of the project site into development parcels consistent with the proposed development planning areas for that site to be established by the draft Comprehensive Development Plan.
- A Tentative Tract Map to subdivide the San Juan Meadows portion of the project site into not more than 94 residential lots and commercial equestrian facilities parcels consistent with the proposed development planning areas for that site.
- An Architectural Control (AC) for the preliminary site, architectural and related development plans for the Distrito La Novia site.
- A Grading Plan Modification (GPM) to mass grade the Distrito La Novia site and the San Juan Meadows site.
- A Development Agreement" pursuant to State law to establish specific rights and responsibilities of the applicant and the City.
- A right-of-way vacation of a portion of San Juan Creek Road (up to 0.40 acre).

Project implementation will necessitate future approval by the San Diego Regional Water Quality Control Board (SDRWQCB) for the following:

POSTED

NOV 17 2010

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY

FILED

NOV 17 2010

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY

FILED

OCT 21 2010

HUGH NGUYEN, CLERK-RECORDER

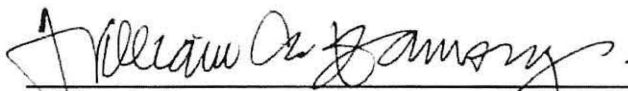
BY [Signature] DEPUTY

- A Landfill Closure Plan/Post-Closure Maintenance Plan/Remedial Action Plan. for approximately 35.5 acres that encompass the former Forster Canyon Landfill.

This is to advise that the City Council of the City of San Juan Capistrano, as Lead Agency, adopted certain ordinances, that were introduced on November 2, approving the above described project on November 16, 2010 and determined that:

1. The project will have a significant effect on the environment and required the adoption of a Statement of Overriding Considerations.
2. An Environmental Impact Report was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).
3. Mitigation measures were adopted and are contained in the City Council-approved Mitigation Monitoring Reporting Program (MMRP).
4. A Statement of Overriding Considerations was adopted.
5. Findings were made pursuant to CEQA.

Furthermore, this certifies that the Environmental Impact Report with comments and responses and the record of project approval is available to the general public the Planning Department, 32400 Paseo Adelanto, San Juan Capistrano, California.



William A. Ramsey, AICP, Environmental Administrator
Environmental Administrator

FILED

OCT 21 2026

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

FILED

NOV 17 2010

TOM DALY, CLERK-RECORDER

By

POSTED

NOV 17 2010

TOM DALY, CLERK-RECORDER

By DEPUTY

COPY
Proof of Pay
Filing

FILED

OCT 21 2026

HUGH NGUYEN, CLERK-RECORDER

BY: SP DEPUTY

Orange County
Clerk/Recorder's Office
Tom Daly

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20100000265863
11/3/10 12:01 PM
7 OR06

Item	Title	Count
------	-------	-------

1	202	1
Fish & Game: Env Impact Report		
Document ID		Amount
DOC# 201085001333		2842.25
Time Recorded 12:01 PM		

Total	2842.25
-------	---------

Payment Type	Amount
--------------	--------

Check tendered	1500.00
# 132848	
Check tendered	1342.25
# 132849	

Amount Due	0.00
------------	------

POSTED

NOV 17 2010

By SP TOM DALY, CLERK-RECORDER DEPUTY

FILED

NOV 17 2010

By SP TOM DALY, CLERK-RECORDER DEPUTY

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com

FILED

NOV 03 2010

TOM DALY, CLERK-RECORDER

By

DEPUTY

Recorded in Official Records, Orange County
Tom Daly, County Recorder

2842.25

201085001333 12:01 pm 11/03/10

7 OR06 Z02

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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



NOTICE OF DETERMINATION

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

POSTED

NOV 03 2010

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

TOM DALY, CLERK-RECORDER

By

DEPT

Subject: Filing of Notice of Determination in compliance with Public Resources Code, Sections 21108 and 21152.

SCH No.: 2008061078

Lead Agency: City of San Juan Capistrano (Attn.: Development Services Department)

Project Mgr.: William A. Ramsey, AICP, Principal Planner

Applicant: Advanced Real Estate Services, Inc.

Address: 23792 Rockfield Boulevard, Suite 100; Lake Forest, CA 92630

Location: The 153.8 acre project site is located on the north and south sides of La Novia Avenue and east of Valle Road.

Title: Distrito La Novia-San Juan Meadows

Description: The project combines the San Juan Meadows site (south of La Novia Avenue) and the Distrito La Novia site (north of La Novia Avenue), previously approved with independent development projects, into a single project. The San Juan Meadows component includes a maximum 94 single-family detached (SFD) residential lots, a 500 horse equestrian center. Also, the "Meadows" site includes a Landfill Closure Plan/Post-Closure Maintenance Plan/Remedial Action Plan for approximately 35.5 acres that encompass the former Forster Canyon Landfill. The "Distrito La Novia" component allows for the development of not more than 130 dwelling units; including a maximum of 90 "for-sale, residential condominiums" and a maximum of 50 "rental apartment units" (note: the project may develop 90 condos and 40 apartments, or 80 condos and 50 apartments, or any combination thereof as long as the total unit count does not exceed 130 dwelling units on the "Distrito" site). In addition to the residential land uses, the "Distrito La Novia" site includes 75,100 gross square feet (68,200 net square feet) of commercial/service uses (e.g., food market, restaurants, retail & service uses) and 16,000 GSF (13,750 NSF) of office/retail/hotel use. Project implementation necessitates approval of the following legislative and discretionary actions by the City Council:

FILED

OCT 21 2026

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

OCT 21 2026

BY: DEPUTY

POSTED

NOV 03 2010

TOM DALY, CLERK-RECORDER

By TOM DALY, CLERK-RECORDING DEPUTY

FILED

NOV 03 2010

TOM DALY, CLERK-RECORDER

By 90 DEPUTY

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



From: Community Development Department

32400 Paseo Adelanto

San Juan Capistrano, California 92675

Orange County Clerk-Recorder

PO Box 238

Santa Ana, California 92702

City of San Juan Capistrano

Environmental Administrator

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.: 2008061078

Lead Agency: City of San Juan Capistrano (Attn.: Development Services Department).

Project Mgr.: William A. Ramsey, AICP, Principal Planner

Applicant: Advanced Real Estate Services, Inc.

Address: 23792 Rockfield Boulevard, Suite 100; Lake Forest, CA 92630

Location: The 153.8 acre project site is located on the north and south sides of La Novia Avenue and east of Valle Road.

Title: Distrito La Novia-San Juan Meadows

Description: The project combines the San Juan Meadows site (south of La Novia Avenue) and the Distrito La Novia site (north of La Novia Avenue), previously approved with independent development projects, into a single project. The San Juan Meadows component includes a maximum 94 single-family detached (SFD) residential lots, a 500 horse equestrian center. Also, the "Meadows" site includes a Landfill Closure Plan/Post-Closure Maintenance Plan/Remedial Action Plan for approximately 35.5 acres that encompass the former Forster Canyon Landfill. The "Distrito La Novia" component allows for the development of not more than 130 dwelling units; including a maximum of 90 "for-sale, residential condominiums" and a maximum of 50 "rental apartment units" (note: the project may develop 90 condos and 40 apartments, or 80 condos and 50 apartments, or any combination thereof as long as the total unit count does not exceed 130 dwelling units on the "Distrito" site). In addition to the residential land uses, the "Distrito La Novia" site includes 75,100 gross square feet (68,200 net square feet) of commercial/service uses (e.g., food market, restaurants, retail & service uses) and 16,000 GSF (13,750 NSF) of office/retail/hotel use. Project implementation necessitates approval of the following legislative and discretionary actions by the City Council:

- A General Plan Amendment to change the land use designation of the 18.7-acre Distrito La Novia site from "Specific Plan/Precise Plan" to "Planned Community."
- A General Plan Amendment to amend the Land Use Element, "Figure LU-3, Planned Communities" and "Table LU-3, Planned Communities: Allowable Use Guidelines." Also, the project would include an amendment to "Table LU-4, Development Capacity" to reflect associated acreage, dwelling units, and floor area statistics. The project would also amend the Circulation Element, Figure C-2, Arterial Highway System, to delete that segment of the planned "Forster Canyon" commuter street between La Novia Avenue and the northern boundary of the Pacifica San Juan development.
- A Rezone to amend the zoning designation of the 18.7 Distrito La Novia site from "Specific Plan/Precise Plan" to "Planned Community" and establishing a Comprehensive Development Plan for the proposed "Distrito La Novia-San Juan Meadows Planned Community". The Comprehensive Development Plan would establish use and development standards for the proposed residential, commercial, office, retail and equestrian uses and structures. The equestrian standards would need to include provisions for stables, paddocks, hot-walkers, training arenas (covered or un-covered), wash racks, turnouts, pastures, and similar improvements. The San Juan Meadows site would be "de-annexed" from the Forster Canyon Comprehensive Development Plan (CDP), merging it with the Distrito La Novia site, and creating the "San Juan Meadows-Distrito La Novia Planned Community."
- A Tentative Tract Map to subdivide the Distrito La Novia portion of the project site into development parcels consistent with the proposed development planning areas for that site to be established by the draft Comprehensive Development Plan.
- A Tentative Tract Map to subdivide the San Juan Meadows portion of the project site into not more than 94 residential lots and commercial equestrian facilities parcels consistent with the proposed development planning areas for that site.
- An Architectural Control (AC) for the preliminary site, architectural and related development plans for the Distrito La Novia site.
- A Grading Plan Modification (GPM) to mass grade the Distrito La Novia site and the San Juan Meadows site.
- A Development Agreement pursuant to State law to establish specific rights and responsibilities of the applicant and the City.
- A right-of-way vacation of a portion of San Juan Creek Road (up to 0.40 acre).

Project implementation will necessitate future approval by the San Diego Regional Water Quality Control Board (SDRWQCB) for the following:

FILED

OCT 21 2026

HUGH NGUYEN, CLERK-RECORDER

BY:

SL

DEPUTY

POSTED

NOV 03 2010

TOM DALY, CLERK-RECORDER

By

TD

DEPUTY

FILED

NOV 03 2010

TOM DALY, CLERK-RECORDER

By

TD

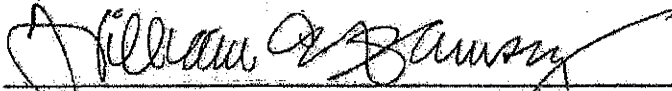
DEPUTY

- A Landfill Closure Plan/Post-Closure Maintenance Plan/Remedial Action Plan. for approximately 35.5 acres that encompass the former Forster Canyon Landfill.

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 2, 2010 and determined that:

1. The project will have a significant effect on the environment and required the adoption of a Statement of Overriding Considerations.
2. An Environmental Impact Report was prepared pursuant to the provisions of the California Environmental Quality Act (CEQA).
3. Mitigation measures were adopted and are contained in the City Council-approved Mitigation Monitoring Reporting Program (MMRP).
4. A Statement of Overriding Considerations was adopted.
5. Findings were made pursuant to CEQA.

Furthermore, this certifies that the Environmental Impact Report with comments and responses and the record of project approval is available to the general public the Planning Department, 32400 Paseo Adelanto, San Juan Capistrano, California.


William A. Ramsey, AICP, Environmental Administrator
Environmental Administrator

FILED

OCT 21 2026

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

POSTED

NOV 03 2010

TOM DALY, CLERK-RECORDER

By:  DEPUTY

FILED

NOV 03 2010

TOM DALY, CLERK-RECORDER

By:  DEPUTY



State of California—The Resources Agency
DEPARTMENT OF FISH AND GAME
2010 ENVIRONMENTAL FILING FEE CASH RECEIPT

TR# 265863

RECEIPT#	406912
STATE CLEARING HOUSE # (If applicable)	2008061078

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	City of San Juan Capistrano	DATE	11/3/2010
COUNTY/STATE AGENCY OF FILING	Orange County Clerk	DOCUMENT NUMBER	201085001333
PROJECT TITLE	Distrito La Novia - San Juan Meadows		
PROJECT APPLICANT NAME	Advanced Real Estate Services, Inc.	PHONE NUMBER	()
PROJECT APPLICANT ADDRESS	23792 Rockfield Blvd. #100 Lake Forest	STATE	CA
		ZIP CODE	92630
PROJECT APPLICANT (Check appropriate box):			
☐ Local Public Agency	☐ School District	☐ Other Special District	☐ State Agency
☒ Private Entity			

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	\$2,792.25	\$	2,792.25
☐ Mitigated/Negative Declaration (ND)(MND)	\$2,010.25	\$	
☐ Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$	
☐ Projects Subject to Certified Regulatory Programs (CRP)	\$949.50	\$	
☒ County Administrative Fee	\$50.00	\$	50-
☐ Project that is exempt from fees			
☐ Notice of Exemption			
☐ DFG No Effect Determination (Form Attached)			
☐ Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other

TOTAL RECEIVED \$ 2,842.25

SIGNATURE	TITLE
X	Deputy

WHITE - PROJECT APPLICANT YELLOW - DFG/ASB PINK - LEAD AGENCY GOLDEN ROD - COUNTY CLERK FG 753.5a (Rev. 11/09)

FILED

OCT 21 2026

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

FILED

NOV 17 2010

TOM DALY, CLERK-RECORDER

BY: DEPUTY

POSTED

NOV 17 2010

TOM DALY, CLERK-RECORDER

BY: DEPUTY



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print **Signature** **Save**

RECEIPT NUMBER:
30-10/21/2026-0868
STATE CLEARINGHOUSE NUMBER (If applicable)
2008061078

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN JUAN CAPISTRANO	LEAD AGENCY EMAIL	DATE 10/21/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685001187	
PROJECT TITLE		

DISTrito LA NOVIA			
PROJECT APPLICANT NAME SHEA HOMES, LP & SOUTH OC REALTY, LLC	PROJECT APPLICANT EMAIL		PHONE NUMBER (949) 244-7172
PROJECT APPLICANT ADDRESS 15261 LAGUNA CANYON RD, STE 100	CITY IRVINE	STATE CA	ZIP CODE 92618

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

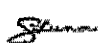
☐ Environmental Impact Report (EIR)	\$ 4,227.50	\$ _____
☐ Mitigated/Negative Declaration (MND)(ND)	\$ 3,043.75	\$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,437.25	\$ _____

☐ 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** \$ 50.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE Sarah Luna Deputy Clerk
---	--