(above for use by Office of Planning and Research only)

NOTICE OF EXEMPTION

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

Orange County Clerk-Recorder
County Administration South
Attn: Recorder Operations
601 N. Ross Street
Santa Ana, CA 92701

From: Development Services Department
32400 Paseo Adelanto
San Juan Capistrano, California 92675
Contact: Izzak Mireles, Senior Planner
Phone: (949) 443-6321

PROJECT TITLE: Initiation of General Plan Amendment (GPA) 25-002 and Code Amendment (CA) 25-005 for the Distrito La Novia Project
PROJECT APPLICANT: Emilie Simard, Shea Homes LP; emilie.simard@sheahomes.com; (949) 244-7172
APPLICANT ADDRESS: 15261 Laguna Canyon Road, Suite 100, Irvine, CA 92618
ADDRESS: Project site is located on the northeast corner of Valle Road and La Novia Avenue (APNs: 666-311-02, -03, -04)
PROJECT LOCATION – CITY: San Juan Capistrano
PROJECT LOCATION – COUNTY: Orange County
DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Initiation of a study of Amending the General Plan and the San Juan Meadows/Distrito La Novia Planned Community Comprehensive Development Plan (CDP) 09-01 to allow the 18.7-acre Distrito La Novia site to be developed with a 65,000-square-foot BMW automotive dealership and 96 for-sale homes replacing the 75,100 square feet of retail space, 16,000 square feet of office and 130 dwelling units.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Juan Capistrano

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Emilie Simard

EXEMPT STATUS: (check one):

☐Ministerial (Sec. 21080(b)(1); 15268);
☐Declared Emergency (Sec. 21080(b)(3); 15269(a));
☐Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
☐Categorical Exemption. State type and section number:
☒Statutory Exemptions. State code number: 15262. Planning and Feasibility Study

REASONS WHY PROJECT IS EXEMPT: This project has been reviewed in accordance with the California Environmental Quality Act ("CEQA"). The City's Environmental Administrator has determined that the project is statutory exempt from further environmental review under Section 15262, Planning and Feasibility Study, of the State CEQA Guidelines. This statutory exemption applies to planning studies for possible future actions that have not yet been approved, adopted, or funded. Here, the action directs staff to undertake a study to determine the feasibility and potential impacts (including environmental impacts) of requested General Plan and Code Amendments. Undertaking this study is not a commitment to adopt this or any other General Plan Amendment or Code Amendment and the study itself will not lead directly to the implementation of any specific project. The action taken only directs staff to study and review the potential for a possible future amendment. Undertaking this study will have no legally binding effect on later activities. As such, this action is exempt from CEQA pursuant to this exemption.

LEAD AGENCY CONTACT PERSON: Izzak Mireles, Senior Planner **TEL:** (949)-443-6321

Laura Stokes, Environmental Administrator

January 22, 2026
Date