

FILED

MAY 15 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

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NOTICE OF DETERMINATION

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

TO:
Office of Planning and Research
1400 Tenth Street, Rm. 113
Sacramento, CA 95814

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

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

SCH No.: 2008061078

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

Project Manager: Paul Garcia, Principal Planner, (949) 443-6327

Project Title: Extension of Development Agreement No. 21-001 Between the City of San Juan Capistrano and Advanced Group Related to the Distrito La Novia - San Juan Meadows 154-acre Mixed Use Residential and Commercial Project.

Project Applicant: City of San Juan Capistrano

Project Location: The 154-acre Distrito La Novia – San Juan Meadows project encompasses two sites separated by La Novia Avenue. The Distrito La Novia site is 18.7 acres located between San Juan Creek Road southward to La Novia Avenue, eastward from Valle Road to the San Juan Hills Golf Club. The San Juan Meadows site is 137 acres located south of La Novia Avenue and north of McCracken Hill and the Pacifica San Juan project.

Case No.: Development Agreement (DA) No. 21-001

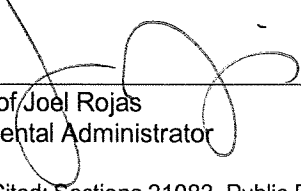
Project Description: The Distrito La Novia – San Juan Meadows project is an approved 154-acre mixed use residential/commercial development that encompasses two sites separated by La Novia Avenue. The project entitlements and a Development Agreement ("DA") between the City and property owner ("Applicant") were approved in 2010. Pursuant to Section 5.4 of the DA, changes and adjustments to the DA can be made without amendment, and rather through an operating memorandum. The DA has been extended twice since 2010 and is set to expire on June 7, 2024. The First Operating Memoranda extends the duration of the DA for an additional three years, to June 7, 2027.

The City Council made the following determinations regarding the Project:

1. The project would have a significant effect on the environment.
2. The project was determined to be within the scope of a previously certified EIR (SCH #2008061078).
3. Mitigation measures were made a condition of the approval of the project.

4. A mitigation reporting or monitoring plan was adopted for this project.
5. Findings were made pursuant to the provisions of CEQA
6. A Statement of Overriding Considerations was adopted for this project.

This is to certify that the EIR with comments and responses and record of the project approval 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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