(above for use by Office of Land Use & Climate Innovation only)

NOTICE OF EXEMPTION

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

1. **APPLICANT:** City of San Juan Capistrano
2. **ADDRESS:** 32400 Paseo Adelanto, San Juan Capistrano, CA 92675
3. **PHONE NUMBER:** (949) 493-1171
4. **LEAD AGENCY:** City of San Juan Capistrano, 32400 Paseo Adelanto, SJC, CA 92675
5. **PROJECT MGR.:** Matisse Reischl, Assistant City Manager
6. **PHONE NUMBER:** (949) 493-1171
7. **PROJECT TITLE:** Second Amendment to License Agreement with Legacy Ranch Partners LLC for Operation of the City-owned Swanner House Property
8. **PROJECT LOCATION:** 29943 Camino Capistrano, San Juan Capistrano, CA 92675
9. **DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:** On July 15, 2025, the City Council approved a second amendment to the License Agreement with Legacy Ranch Partners LLC for operation of the City-owned Swanner House property for the hosting of private and community events, and made the finding that said action is not subject to the California Environmental Quality Act (CEQA).

ENIVRONMENTAL DETERMINATION:

Therefore, the City Council has determined that further environmental evaluation is not required because:

[ ] The requirements of the California Environmental Quality Act ("CEQA") do not apply to this action because it does not qualify as a "project" under State CEQA Guidelines Section 15378. Section 15378 defines a project as an activity that "has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment." (State CEQA Guidelines, § 15378(a).)

[ ] The project is not subject to CEQA because it *"does not involve the exercise of discretionary power,"* or *"will not result in a direct or reasonably foreseeable indirect physical change in the environment,"* or, *"is not a project as defined in Section 15378 of the CEQA guidelines."* (Section 15060(c)(1), (2) & (3)0; or,

[ ] *"The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA"* (Section 15061(b)(3)); or,

[ ] The project is statutorily exempt, Section _____, or,

[X] The project is categorically exempt, Section 15301 (Class 1).

10. Was a public hearing held by the Lead Agency to consider the exemption?
Yes [ ] No [X] If yes, the date of the public hearing was:

for Laura Stokes, Environmental Administrator

7/18/2025
Date