



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: Laurel Reimer
Phone: (949) 443-6324

PROJECT TITLE: Accessory Use Permit (AUP) 24-001, Site Plan Review (SPR) 24-002, and Administrative Approval (AA) 24-011, The Cottage at River Street Ranch

PROJECT APPLICANT: 31791 Los Rios Street LLC. 31801 Paseo Adelanto, San Juan Capistrano, CA 92675

ADDRESS: 31791 Paseo Adelanto, San Juan Capistrano, CA 92675 (APN 121-160-17)

PROJECT LOCATION – CITY: San Juan Capistrano

PROJECT LOCATION – COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

A request to construct a 980 sq. ft. accessory structure with a 345 sq. ft. porch and 636 sq. ft. outdoor dining area to establish an eating and drinking establishment, and the sale and on-site consumption of beer and wine.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Laurel Reimer, Contract Principal Planner

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: Class 3 – Section 15303
- Statutory Exemptions. State code number: _____

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 entire project is categorically exempt from further review under 15303, Class 3 (New Construction or Conversion of Small Structures). This exemption applies to the construction and location of limited numbers of new, small facilities or structures, including, but not limited to, a restaurant or similar structure not involving the use of significant amounts of hazardous substances and not exceeding 2,500 square feet in floor area. The proposed Project involves the construction of a 980 sq. ft. accessory structure with a 345 sq. ft. porch and 636 sq. ft. of outdoor dining area. The Project does not involve the use of significant amounts of hazardous substances. As such, the entire Project falls within the scope of this categorical exemption.

Further, the City has also considered whether the project is subject to any of the six (6) exceptions that would prohibit the use of a categorical exemption as set forth in State CEQA Guidelines Section 15300.2. The six (6) exceptions to this Exemption are: (a) Location; (b) Cumulative Impacts; (c) Significant Effect; (d) Scenic Highways; (e) Hazardous Waste Sites; and (f) Historical Resources.

- a. The Project site is within the Historic Commercial District of the Los Rios Specific Plan, an area that has already been developed with commercial uses, including the River Street Ranch petting zoo and Hidden House Coffee.
- b. There is no evidence of a potentially significant cumulative impact because successive projects of the same type in the same place have not been approved and are not currently proposed. The project proposes the construction of a new accessory structure to be used as an eating establishment. There is no foreseeable successive project at this site and there is no possibility of a cumulative impact from this same type of project in this area over time.
- c. The project is not marked by unusual circumstances. The project proposes the construction of an eating establishment within the Historic Commercial District and is consistent with the permitted uses in the area. The Project does not introduce any unusual characteristics that would result in a potentially significant environmental effect.
- d. The project would not damage scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway.
- e. The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- f. The Project has been designed to be physically and aesthetically compatible with the surrounding historic resources and does not impact any historic structures. The proposed development is located on a currently vacant portion of the site and does not involve any physical modifications to the Olivares House, Olivares Accessory Building, or River Street. Additionally, the Project has been reviewed for compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, which ensures that new construction within a historic district does not compromise the integrity of the surrounding historic resources. The Project does not physically alter, damage, or otherwise affect any historic resource.

LEAD AGENCY

CONTACT PERSON: Laurel Reimer

TEL: (949) 443-6324



Laura Stokes, Environmental Administrator

July 22, 2025

Date