



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: City Manager's Department
32400 Paseo Adelanto
San Juan Capistrano, California 92675
Contact: Matisse Reischl
Phone: (949) 493-1171

PROJECT TITLE: License Agreement between the City and Ecocenter, Inc. (The Ecology Center) for Farming Operations and Agricultural-Focused Programming

PROJECT APPLICANT: City of San Juan Capistrano

ADDRESS: 31750 La Novia Avenue San Juan Capistrano, CA 92675

PROJECT LOCATION – CITY: San Juan Capistrano

PROJECT LOCATION – COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Enter into a 20-year License Agreement, with two optional ten-year extensions, with Ecocenter, Inc. (The Ecology Center) for the use of 31750 La Novia Avenue. Under the License Agreement, The Ecology Center will implement its signature organic farming model and provide community programming for both children and adults on City-owned property located north of San Juan Creek Road and on the east side of La Novia Avenue.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Matisse Reischl, Assistant City Manager

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: Section 15332, Class 32 In Fill Development
- 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 whole of the Project is categorically exempt from further review per State CEQA Guidelines, Section 15332, Class 32 (In-Fill Development Projects).

The Project is exempt from CEQA under the Class 32 exemption set forth in State CEQA

Guidelines section 15332. The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designations and regulations; the Project is consistent with the San Juan Capistrano General Plan and Title 9 of the San Juan Capistrano Municipal Code, Land Use. The Project occurs within city limits on a project site of less than 5 acres substantially surrounded by urban uses. A Biological Resources Assessment was prepared and concluded that the Project site has no value as a habitat for endangered, rare, or threatened species. Additionally, the minor nature of the Project would not result in any significant effects relating to traffic, noise, or air quality. Further, the proposed soil amendment and pest management products to be used for the farming operations have been reviewed by the City's Engineering and Environmental Services Department and determined to be acceptable for use and have no water quality impact. Lastly, the site can be adequately served by all required utilities and public services, including but not limited to electricity, gas, garbage, water, and sewer. Based on the above conclusions, there is no reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances, no substantial adverse change in the significance of a historic resource would be caused, and none of the exemption exceptions identified in CEQA Guidelines Section 15300.2 apply. The project is therefore categorically exempt from CEQA.

LEAD AGENCY

CONTACT PERSON: Matisse Reischl, Assistant City Manager **TEL:** (949) 443-6315



Laura Stokes, Environmental Administrator

August 7, 2025

Date