

Notice of Exemption

Appendix E

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

County Clerk

County of: Orange

400 W. Civic Center Drive

Santa Ana, CA 92701

From: (Public Agency): City of San Clemente

910 Calle Negocio

San Clemente, CA 92673

(Address)

Project Title: Hanson Hotel

Project Applicant: Rachel Nasre, hone:310-293-5196, 32101 Peppertree Bend San Juan Capistrano, CA 92675

Project Location - Specific:

1801 North El Camion Real, San Clemente CA 92672, APN:057-191-60

Project Location - City: San Clemente

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

The development of a three-story, 61-room boutique hotel featuring a pool, café, roof-top restaurant (3,380 sq. ft.), pool with a bar and food service, indoor cafe and hotel lobby (1,357 sq. ft.), walk up cafe (290 sq. ft.) with full range alcohol service and amplified music for the pool and roof top restaurant, outdoor dining for all restaurant and cafe areas, and a two level subterranean parking garage with 104 parking stalls.

Name of Public Agency Approving Project: San Clemente

Name of Person or Agency Carrying Out Project: San Clemente

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)

Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Class 32 - The project is consistent with the General Plan and zoning designation and regulations, the development occurs within the City limits, the site is less than five acres, and is substantially surrounded by urban uses. The project site has no habitat for endangered, rare, or threatened species. The site is adequately served or has all required utilities and public services accessible to the site. Lastly, the project will not result in any significant traffic, noise, air quality, or water quality impacts, nor are any significant impacts from unusual circumstances anticipated. Additionally, subsequent CEQA review is not required pursuant to CEQA Guidelines Section 15162 because there is no new information or changes to the project or its circumstances creating new or more severe impacts that were not analyzed in the prior Mitigated Negative Declaration (SCH No. 91041041) performed for this site.

Lead Agency

Contact Person: John Ciampa

Area Code/Telephone/Extension: 949-246-5913

If filed by applicant:

1. Attach certified document of exemption finding.

2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: John Ciampa Date: 8/26/2025 Title: Contract Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____