



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, CA 92675
Contact: Izzak Mireles
Phone: (949) 443-6321

PROJECT TITLE: Los Rios Plaza Parking Management – Administrative Approval (AA 25-006)

PROJECT APPLICANT: Chris Hillstead, Chief Executive Officer - Land Concern, 18301 Von Karman Avenue Suite 760, Irvine, CA 92612, 949-333-6305, chillstead@landconcern.com

PROJECT ADDRESS: 31897 & 31899 Del Obispo Street (APN: 121-160-36, 46)

PROJECT LOCATION - CITY: San Juan Capistrano

PROJECT LOCATION - COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT: A request to reconfigure the existing parking lot by installing new entry and exit barriers, ticket dispensers, payment stations, parking signage, and landscaping. This project would limit vehicle access to customers and authorized users, with barriers installed at the Paseo Adelanto entrance and an exit-only barrier onto Los Rios Street.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Izzak Mireles, Senior 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 1 – Section 15301

☐ 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 Project is categorically exempt from further environmental review pursuant to Section 15301, Existing Facilities (Class 1), of the State CEQA Guidelines. The exemption applies because the Project involves minor alterations of existing facilities involving negligible or no expansion of use. No unusual circumstances exist that would preclude the use of this exemption, and none of the exceptions set forth in CEQA Guideline Section 15300.2 apply.

LEAD AGENCY

CONTACT PERSON: Izzak Mireles

TEL: (949) 443-6321

Signature: _____ **Date:** 9/10/2025

Laura Stokes, Environmental Administrator