(above for use by Office of Planning and Research only)

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: Code Amendment (CA) 25-003, Retail Uses Permitted in Historic Commercial District

PROJECT APPLICANT: 31791 Los Rios Street LLC, Dan Almquist; 31801 Paseo Adelanto, San Juan Capistrano, CA 92675; 949-354-5600; Dan@Almquist.com

ADDRESS: Portions of 31781 and 31791 Los Rios Street, San Juan Capistrano, CA 92675 (APNs 121-160-21, -20, and -19, and portions of APNs 121-160-17 and -16)

PROJECT LOCATION – CITY: San Juan Capistrano

PROJECT LOCATION – COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:
The City Council approved a request to initiate a Code Amendment study to amend the Los Rios Specific Plan to broaden the uses permitted by right within the Historic Commercial District.

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

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

☒Statutory Exemptions. State code number: Section 15262

REASONS WHY PROJECT IS EXEMPT:
The City's Environmental Administrator has determined that the project is statutorily exempt pursuant to CEQA Guidelines Section 15262 because this is a planning study and not the approval of any General Plan Amendment or land use entitlement.

LEAD AGENCY
CONTACT PERSON: Laurel Reimer **TEL:** (949) 443-6324

Laura Stokes, Environmental Administrator

October 27, 2025
Date