



## 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: Justin R. Poley, Associate Planner  
Phone: (949) 443-6333

**PROJECT TITLE:** Professional Services Agreement (PSA) with ALL4, LLC. for the Preparation of Environmental Studies and Analysis to Support a Class 32 Infill Categorical Exemption for the Proposed Saint John Chrysostom American Coptic Orthodox Church Campus.

**PROJECT APPLICANT:** Nagy Bakhom, Obelisk Architects; [nagy@obeliskarc.com](mailto:nagy@obeliskarc.com); (310) 373-3568

**APPLICANT ADDRESS:** 3800 Pacific Coast Highway, Torrance, CA. 90505

**ADDRESS:** 29582 Trabuco Creek Road, San Juan Capistrano, CA 92675 (APNs: 650-441-03 & 04)

**PROJECT LOCATION – CITY:** San Juan Capistrano

**PROJECT LOCATION – COUNTY:** Orange County

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:** Professional Services Agreement with ALL4, LLC. for the preparation of an Environmental Studies and Analysis to support a Class 32 Infill Categorical Exemption for the proposed Saint John Chrysostom American Coptic Orthodox Church Campus Project, a proposed church campus constructed over three phases and located on a 3.61-acre site.

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

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Nagy Bakhom

**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: 15262. Planning and Feasibility Study

**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 statutory exempt from further environmental review under Section 15262, Planning and Feasibility Study, of the State CEQA Guidelines. This statutory exemption applies to planning studies for possible future actions that have not yet been approved, adopted, or funded. Approval of the PSA with ALL4, LLC. for preparation of Environmental Studies and Analysis to support a Class 32 Infill Categorical Exemption includes only planning and feasibility studies and does not commit the city to any specific project or physical change to the environment. Preparation of the Environmental Studies and Analysis does not constitute approval of the project and does not predetermine or commit the city to adopt the proposed Saint John Chrysostom American Coptic Orthodox Church Campus.

**LEAD AGENCY CONTACT PERSON:** Justin R. Poley, Associate Planner

**TEL:** (949)-443-6333

Laura Stokes, Environmental Administrator

January 26, 2026

Date