



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: Engineering & Environmental Services Dept
32400 Paseo Adelanto
San Juan Capistrano, California 92675
Contact: George Alvarez, Traffic Engineer
Phone: (949) 443-6351

PROJECT TITLE: Equestrian Easement Vacation

PROJECT APPLICANT: City of San Juan Capistrano, George Alvarez, Traffic Engineer, galvarez@sanjuancapistrano.org, 949-443-6351.

ADDRESS: Lots 2 through 10 of Tract 9795, San Juan Capistrano, CA 92675 (APNs 649-311-07,09, 12, 13,14, 23 ,25 ,26, and 27)

PROJECT LOCATION – CITY: San Juan Capistrano

PROJECT LOCATION – COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Vacate a public equestrian easement encumbering nine parcels within Tract 9795. The easement serves no public function and has no direct public access and should be vacated. All nine parcels would be beneficiaries of the project.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: George Alvarez, City of San Juan Capistrano

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: 15301 (Class1-Existing Facilities) and 15305 Class 5-Minor Alternations in Land Use Limitations _____
- Statutory Exemptions. State code number:15601 (b)(3) _____

REASONS WHY PROJECT IS EXEMPT:

Class 1 applies to” minor alternations of existing or private structures, facilities, mechanical equipment, or topographical features, involving negligible or expansion of existing or former use”. This exemption applies because the equestrian easement serves no public function, has no direct public access, and should be vacated.

Class 5 applies to “minor alterations in land use limitation in areas with an average slope of less the 20 percent, which do not result in any changes in land use or density”. The proposed vacation of the City’s equestrian easement constitutes a minor alteration in land use limitations, as it removes a public encumbrance over private property that does not serve a public purpose. The site is developed, urbanized, and generally flat, with no change in land use or zoning proposed required.

None of the exceptions to the use of a categorical exemption identified in CEQA Guidelines Section 15300.2 apply. The equestrian easement is not located in a particularly sensitive environment, will not result in cumulative impacts, does not involve unusual circumstances, is not along a designated state scenic highway, is not included on any list of hazardous waste sites compiled pursuant to Government Code Section 65962.5, and does not involve any historical resources.

Finally, the action separately qualifies for the common sense exemption under CEQA Guidelines Section 15061 (b)(3), as it can be seen with certainty that there is no possibility that vacating an unused public equestrian easement, will result in a significant effect on the environment

LEAD AGENCY

CONTACT PERSON: George Alvarez

TEL: (949) 443-6351



Laura Stokes, Environmental Administrator

February 20, 2026

Date