



## NOTICE OF EXEMPTION

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**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:** Swallows Creek/Fluidmaster Rezone – Rezone (RZ 25-002)

**PROJECT APPLICANT:** Benjamin Horning, Dedeaux Properties, LLC

**PROJECT LOCATION - SPECIFIC:** 30700 & 30800 Rancho Viejo Road (650-111-15, -16) and adjacent vacant property (APN: 650-112-07)

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

**PROJECT LOCATION - COUNTY:** Orange County

**DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:** A request to change the zoning of the developed properties located at 30700 (Swallows Creek) and 30800 (Fluidmaster, Inc) Rancho Viejo Road from Industrial Park to Commercial Manufacturing and a change in the zoning of an adjacent vacant property (APN: 650-112-07) from Industrial Park to General Open Space.

**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: Not a "project" pursuant to Section 15060(c)(3); and Categorically Exempt per Sections 15061(b)(3) and 15320

Statutory Exemptions. State code number: \_\_\_\_\_

**REASONS WHY PROJECT IS EXEMPT:** This project has been reviewed in accordance with the California Environmental Quality Act. The City's Environmental Administrator has determined that the proposed Rezone is not subject to the California Environmental Quality Act (CEQA) because it does not meet the definition of a "project" under CEQA. State CEQA Guidelines Section 15060(c) specifies that an activity is not subject to CEQA if it does not meet the definition of a "project" under Section 15378. In this case, the Rezone does not qualify as a project for two primary reasons:

First, Section 15378(a) defines a project as an activity that has the potential to cause either a direct physical change in the environment or an indirect physical change. The proposed Rezone amends the zoning map, but it does not authorize any new physical development or alter the intensity of land uses in the area. Since there is no physical change involved, the Rezone does not qualify as a project under CEQA.

Second, Section 15378(b)(5) explicitly excludes from the definition of a "project" the organizational or administrative activities of government that do not result in direct or indirect physical changes to the environment. The proposed Rezone is an administrative action that involves changes to the City's official zoning map, but it will not cause any physical changes to the environment. Therefore, it is not subject to CEQA.

Even if the Rezone were considered a "project" under CEQA, it would still be categorically exempt under State CEQA Guidelines Section 15320, which applies to organizational or reorganization activities by local governmental agencies, as long as the changes do not alter the geographical area in which existing powers are exercised. Since the Rezone only changes the City's official zoning map without involving any physical development or changing the geographic scope of the area, it qualifies for this categorical exemption. Additionally, the Common-Sense Exemption under CEQA Guidelines Section 15061(b)(3) also applies, as there is no possibility that the Rezone could result in a significant effect on the environment.

Finally, none of the exceptions to categorical exemptions in CEQA Guidelines Section 15300.2 apply to this project. The Rezone will not result in cumulative environmental impacts, as it does not authorize any new physical development. There are no unusual circumstances that would lead to significant environmental impacts, the site is not included on any list compiled pursuant to Government Code section 65962.5 and the Rezone will not affect scenic resources or historic resources as no physical changes are involved.

**LEAD AGENCY**

**CONTACT PERSON:** Izzak Mireles

**TEL:** (949) 443-6321



**Signature:** \_\_\_\_\_

**Date:** 3/18/2026

Laura Stokes, Environmental Administrator

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: \_\_\_\_\_