



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

PROJECT TITLE: Ortega Ranch Subdivision – Tentative Tract Map (TTM25-001)

PROJECT APPLICANT: Luke Corsbie, Ware Malcomb

PROJECT LOCATION - SPECIFIC: 31351, 31431, 31451 Rancho Viejo Road & 31441 Los Cerritos Avenue
(APNs: 650-142-06, -13, & 650-151-22)

PROJECT LOCATION - CITY: San Juan Capistrano

PROJECT LOCATION - COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT: A request to allow the subdivision of an existing commercial office park into 12 individual building parcels and one common parcel.

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 – Existing Facilities (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 it involves the subdivision of existing commercial or industrial buildings where no physical changes occur which are not otherwise exempt. The Project includes the subdivision of an existing commercial office park into 12 individual parcels, with no physical changes.

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: _____