



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
Lreimer@sanjuancapistrano.org
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, Project Manager; 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 adopted an ordinance approving of a Code Amendment to amend the Los Rios Specific Plan to add several new uses and remove some existing uses from the list of principal uses allowed in 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. Section 15320 – Class 20, Changes in Organization of Local Agencies

Statutory Exemptions. State code number: _____

Other Exemptions. State code number: Section 15060(c) – Not Subject to CEQA and 15061(b)(3) – Common Sense Exemption

REASONS WHY PROJECT IS EXEMPT:

The City's Environmental Administrator has determined that the project is not subject to the California Environmental Quality Act (CEQA) because it does not meet the definition of a "project" under CEQA. Even if it 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. Additionally, the Common Sense

Exemption under CEQA Guidelines Section 15061(b)(3) also applies to the Project. The Common Sense Exemption applies to activities where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment. Since the Code Amendment only changes the list of allowed uses in the specific plan without involving any physical development or changing the geographic scope of the area, it qualifies for these exemptions.

LEAD AGENCY

CONTACT PERSON: Laurel Reimer

TEL: (949) 443-6324



Signature: _____ **Date:** 3/19/2026

Laura Stokes, Environmental Administrator