

(above for use by County or Office of Land Use and Climate Innovation only)



NOTICE OF EXEMPTION

To: Office of Land Use and Climate Innovation
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: George Alvarez, Traffic Engineer
Phone: (949) 443-6351
Email: Galvarez@sanjuancapistrano.org

PROJECT TITLE: Old Mission Road Street Vacation

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

ADDRESS: 26874 Old Mission Road, San Juan Capistrano, CA 92675 (Portions of APNs 124-160-56, 124-160-62 and 124-160-65)

PROJECT LOCATION – CITY: San Juan Capistrano

PROJECT LOCATION – COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Vacate a portion of Old Mission Road public street easement adjacent to 26874 Old Mission Road. The purpose of the vacation is to allow this area to be used for streetside outdoor dining. The vacation would narrow Old Mission Road by relocating the south side curb and public sidewalk by approximately nine feet. The vacation would retain the public sidewalk, maintain the existing sidewalk width, and re-purpose the space into pedestrian-oriented outdoor dining providing a more pedestrian-focused use. The easement serves no public function and should be vacated. The property at 26874 Old Mission Road would be the beneficiary 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:

REASONS WHY PROJECT IS EXEMPT:

Class 1 applies to "minor alterations of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use." This exemption applies because the Old Mission Road will continue to remain as a public roadway following the sale of land and the area being sold will remain accessible to the public in a similar manner as the current configuration. The project would not impact current zoning or land use.

Class 5 applies to “minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density.” The proposed sale of land constitutes a minor alteration in land use limitations, as and the area being sold will remain accessible to the public in a similar manner as the current configuration. The site is developed, urbanized, and generally flat, with no change in land use or zoning proposed or required.

None of the exceptions to the use of a categorical exemption identified in CEQA Guidelines Section 15300.2 apply. The property which is to be sold is not located in a particularly sensitive environment, will not result in cumulative impacts, does not involve unusual circumstances, is not located 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.

LEAD AGENCY

CONTACT PERSON: George Alvarez

TEL: (949) 443-6351



Laura Stokes, Environmental Administrator

March 24, 2026

Date