



NOTICE OF EXEMPTION

To: Land Use & 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, CA 92675
Contact: Justin Poley
Phone: (949) 443-6333
Email: Jpoley@sanjuancapistrano.org

PROJECT TITLE: SJC Strength and Vitality (CUP 25-003)

PROJECT APPLICANT: Brandon Beckrich, Owner, (219) 308-2183, brandonbeckrich@gmail.com

APPLICANT ADDRESS: 17201 Dana, Irvine, CA 92618

PROJECT LOCATION - SPECIFIC: 33081 Camino Capistrano

PROJECT LOCATION - CITY: San Juan Capistrano

PROJECT LOCATION - COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT: A request to establish a fitness facility with an accessory medical office use within an existing industrial building.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Justin Poley, Associate 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 – Section 15301

Statutory Exemptions. State code number: _____

REASONS WHY PROJECT IS EXEMPT: The City's Environmental Administrator has determined that the Project is categorically exempt from further environmental review under Section 15301, Existing Facilities (Class 1) of the State CEQA Guidelines. This exemption applies to the operation, permitting, licensing, and minor alteration of existing private structures involving negligible or no expansion of existing or former use. The Project involves establishing a fitness facility use with an accessory medical office use within an existing industrial building. The Project does not involve expansion of use, as no expansion of the tenant suite or building footprint is proposed. Furthermore, the Project will not affect onsite parking, access, or circulation.

LEAD AGENCY

CONTACT PERSON: Justin Poley

TEL: (949) 443-6333

Signature: 

Date: 4/13/2026

Laura Stokes, Environmental Administrator