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# NOTICE OF EXEMPTION

**To:** 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: Laura Stokes, Planning Manager  
Phone: (949) 443-6313  
Email: [Lstokes@sanjuancapistrano.org](mailto:Lstokes@sanjuancapistrano.org)

**PROJECT TITLE:** Historic Depiction Program In-Lieu Fee Approval

**PROJECT APPLICANT:** Chipotle c/o Dungan Design Group, LLC. Brett Gray, Project Manager, 913-341-2466, [bgray@ddg.bz](mailto:bgray@ddg.bz)

**ADDRESS:** 31785 Del Obispo Street, San Juan Capistrano, CA 92675

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

**PROJECT LOCATION – COUNTY:** Orange County

**DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:**

Approval Chipotle paying an In-Lieu Fee to satisfy the City's Historic Depiction Program. The City benefits from the provision of funding for the purpose of the Historic Depiction Program.

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

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Laura Stokes, 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 (Class 1-Existing Facilities) and 15305 Class 5 -Minor Alterations in Land Use Limitations)
- Statutory Exemptions. State code number: 15061(b)(3)

**REASONS WHY PROJECT IS EXEMPT:**

The action is exempt from CEQA per Section 15061(b)(3), which is the general rule that CEQA applies only to projects that would have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question could have a significant effect on the environment, the activity is not subject to CEQA. In this case, approving a Density Bonus Housing Agreement would not be an activity with potential to have a significant effect on the environment, and therefore is exempt from CEQA.

**LEAD AGENCY**

**CONTACT PERSON:** Laura Stokes

**TEL:** (949) 443-6313

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Laura Stokes, Environmental Administrator

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May 6, 2026

Date