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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

PROJECT TITLE: Density Bonus Housing Agreement with Camino Twelve, LLC

PROJECT APPLICANT: Camino Twelve, LLC. Dave Kinnett, Principal, 949-279-2419, dk@pinndev.com

ADDRESS: 25642 Camino Del Avion, 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 of a Density Bonus Housing Agreement to provide one affordable housing unit as a part of the approved twelve unit residential project. The agreement will be between the Camino Twelve, LLC and the City of San Juan Capistrano, with the City benefiting from the provision of a new affordable housing unit.

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

Laura Stokes, Environmental Administrator

May 6, 2026

Date