

(above for use by Office of Planning and Research only)



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, California 92675
Contact: Joel Rojas, Director
Phone: (949) 234-4410
Jrojas@sanjuancapistrano.org

PROJECT TITLE: Code Amendment (CA) 26-003, Short-Term and Long-Term Lodging Prohibition in All Single-Family Residential Districts

PROJECT APPLICANT: City of San Juan Capistrano, Contact: Joel Rojas, Director, 32400 Paseo Adelanto, San Juan Capistrano, CA 92675, (949) 234-4410, Jrojas@sanjuancapistrano.org

ADDRESS: All Single-Family Residential Districts in San Juan Capistrano, CA 92675

PROJECT LOCATION – CITY: San Juan Capistrano

PROJECT LOCATION – COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Initiate a study of a proposed Code Amendment, CA 26-003, to amend the City's Land Use Code and all applicable Land Use Plans to make it explicitly clear that short-term and long-term lodging is prohibited in all Single-Family Residential Districts.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Joel Rojas, Development Services Director

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: CEQA Guidelines Section 15303, Class 3 (New Construction or Conversion of Small Structures)
- Statutory Exemptions. State code number: 15262

REASONS WHY PROJECT IS EXEMPT:

Planning and feasibility studies are statutorily exempt from CEQA pursuant to State CEQA Guidelines, section 15262 – Feasibility & Planning Studies. The proposed General Plan and Code Amendment Initiation is a request for planning studies of a future project. Under this exemption, a project involving only feasibility or planning studies for possible future actions which an agency has not approved, adopted, or funded does not require the preparation of an Environmental Impact Report or Negative Declaration. Here, the action before the City Council merely directs staff to undertake a study to determine the feasibility and potential impacts (including environmental impacts) of a Code Amendment study. Undertaking this study is not a commitment to adopt this or

any other Code Amendment and the study itself will not lead directly to the implementation of any specific project. The action taken only directs staff to study and review the potential for a possible amendment to the Land Use Code and any applicable land use plans. Undertaking this study will have no legally binding effect on later activities. As such, this action is exempt from CEQA pursuant to this exemption. Should the proposed study be initiated, all subsequent actions related to the proposed Code Amendment, along with any submitted applications, would be subject to the appropriate CEQA review.

LEAD AGENCY

CONTACT PERSON: Joel Rojas

TEL: (949) 234-4410



Laura Stokes, Environmental Administrator

May 12, 2026
Date