



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

202685000600

**FILED**

May 20, 2026  
HUGH NGUYEN  
CLERK - RECORDER

By   
Deputy clerk

30-05/20/2026-0430

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

HANSON HOTEL

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE  
COUNTY CLERK-RECORDER ON 05/20/2026

Posted 05/20/2026 Removed \_\_\_\_\_

Returned to agency on \_\_\_\_\_

DEPUTY 497

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**Notice of Exemption**

**Appendix E**

To: Office of Land Use & Climate Innovation  
P.O. Box 3044, Room 113  
Sacramento, CA 95812-3044  
County Clerk  
County of: Orange  
400 W. Civic Center Drive  
Santa Ana, CA 92701

From: (Public Agency): City of San Clemente  
910 Calle Negocio  
San Clemente, CA 92673  
(Address)

Project Title: Hanson Hotel  
Project Applicant: Rachel Nasre, (310) 293-5196, 32101 Peppertree Bend, San Juan Capistrano, CA 92675  
Project Location - Specific: 1801 North El Camino Real, San Clemente, CA 92672 (Assessor's Parcel Number [APN] 057-191-60)  
Project Location - City: San Clemente Project Location - County: County of Orange  
Description of Nature, Purpose and Beneficiaries of Project: The development of a three-story, 61-room boutique hotel featuring a pool, café, roof-top restaurant (3,380 sq. ft.), pool with a bar and food service, indoor cafe and hotel lobby (1,357 sq. ft.), walk up cafe (290 sq. ft.) with full range alcohol service and amplified music for the pool and roof top restaurant, outdoor dining for all restaurant and cafe areas, and a two level subterranean parking garage with 104 parking stalls.  
Name of Public Agency Approving Project: City of San Clemente  
Name of Person or Agency Carrying Out Project: Rachel Nasre, (310) 293-5196, 32101 Peppertree Bend, San Juan Capistrano, CA 92675

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: \_\_\_\_\_  
 Statutory Exemptions. State code number: PRC Section 21083.3/CEQA Guidelines Section 15183

Reasons why project is exempt: Pursuant to Section 15183 of the CEQA Guidelines, where a project is consistent with the use and density established for a property under an existing general plan or zoning ordinance for which the City has already certified an EIR, additional environmental review is not required "except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." As set forth by Sections 15168 and 15183 of the CEQA Guidelines, the program EIR in this case is the Final Environmental Impact Report for Centennial General Plan (General Plan EIR; State Clearinghouse No. 2013041021). The proposed project is consistent with the General Plan land use designation of Downtown Mixed-Use 1 (MU1). Through a CEQA Guidelines Section 15183 Exemption Report and appended Initial Study, the City determined that the proposed project would not result in a significant impact that: (1) is peculiar to the project or the project site; (2) was not identified as a significant effect in the General Plan EIR; or (3) are previously identified significant effects, which as a result of substantial new information that was not known at the time that the General Plan EIR was certified, are determined to have a more severe adverse impact than discussed in the General Plan EIR. Therefore, based on Section 15183 of the CEQA Guidelines, further environmental review is not required for the proposed project.

Lead Agency  
Contact Person: John Clampa, Contract Planner Area Code/Telephone/Extension: (949) 246-5913

If filed by applicant:  
1. Attach certified document of exemption finding.  
2. Has a Notice of Exemption been filed by the public agency approving the project?  Yes  No

Signature: [Signature] Date: 5/19/2026 Title: Contract Planner

Signed by Lead Agency  Signed by Applicant

**FILED**

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.  
Date Received for filing at OPR: MAY 20 2026  
HUGH NGUYEN, CLERK-RECORDER  
BY: [Signature] DEPUTY



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print Start Over Save

RECEIPT NUMBER:  
 30-05/20/2026-0430  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY CITY OF SAN CLEMENTE	LEAD AGENCY EMAIL	DATE 05/20/2026
COUNTY/STATE AGENCY OF FILING ORANGE COUNTY	DOCUMENT NUMBER 202685000600	

PROJECT TITLE  
 HANSON HOTEL

PROJECT APPLICANT NAME RACHEL NASRE	PROJECT APPLICANT EMAIL	PHONE NUMBER (310) 293-5196
PROJECT APPLICANT ADDRESS 32101 PEPPERTREE BEND	CITY SAN JUAN CAPISTRANO	STATE CA
		ZIP CODE 92675

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

Environmental Impact Report (EIR) \$ 4,227.50 \$ \_\_\_\_\_  
 Mitigated/Negative Declaration (MND)(ND) \$ 3,043.75 \$ \_\_\_\_\_  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$ 1,437.25 \$ \_\_\_\_\_

Exempt from fee  
      Notice of Exemption (attach)  
      CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$ 850.00 \$ \_\_\_\_\_  
 County documentary handling fee \$ 50.00 \$ \_\_\_\_\_ 50.00  
 Other \$ \_\_\_\_\_

**PAYMENT METHOD:**

Cash     Credit     Check     Other   
 TOTAL RECEIVED \$ \_\_\_\_\_ 50.00

SIGNATURE  X	AGENCY OF FILING PRINTED NAME AND TITLE  Cesar Munoz Deputy Clerk
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