



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 Jan Capistrano, CA 92675
Contact: Justin Poley
Phone: (949) 443-6333
Email: Jpoley@sanjuancapistrano.org

PROJECT TITLE: Alpay Residence Grading Plan Modification (GPM 25-021)

PROJECT APPLICANT: John Alpay, Owner, 33702 Calle Miramar, (949) 307-6300, john.alpay@gmail.com

APPLICANT ADDRESS: 33702 Calle Miramar, San Juan Capistrano, CA. 92675

PROJECT LOCATION - SPECIFIC: 33461 Calle Miramar

PROJECT LOCATION - CITY: San Juan Capistrano

PROJECT LOCATION - COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT: A request to modify the grade of a previously developed parcel to accommodate a new retraining wall up to 5 feet in height with 17.5 cubic yards of fill on the rear yard slope.

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 3 – Section 15303

☐ 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 15303, New Construction or Conversion of Small Structures (Class 3) of the State CEQA Guidelines. This exemption includes but is not limited to "accessory (appurtenant) structures." The Project includes minor grading, a new retaining wall and new landscaping consisting of fourteen Low Boy Prostrate Acacia evergreen shrubs. The shrubs will be planted along the base of the wall and irrigated via a drip irrigation system to help screen the wall from adjacent residential properties. As such, the entire Project falls within the scope of this categorical exemption, and therefore, no additional environmental analysis is required.

LEAD AGENCY

CONTACT PERSON: Justin Poley

TEL: (949) 443-6333

Signature: _____

Laura Stokes, Environmental Administrator

Date: 06/25/2026