



NOTICE OF EXEMPTION

To: Office of Planning and Research
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: Jeffrey Graham, Contract Planner
Phone: 949-487-4314
Email: jgraham@sanjuancapistrano.org

PROJECT TITLE: Grading Plan Modification (GPM) 25-016; Sedgwick Residence

PROJECT APPLICANT: Christian Kesler, Advanced Civil Group, Engineer, 30251 Golden Lantern, Suite E PMB 251, Laguna Niguel, CA. 92677, ckesler@advancedcivilgroup.com, 866-338-5778

ADDRESS: 31593 Aguacate Road, San Juan Capistrano, CA 92675 (APN: 649-101-31)

PROJECT LOCATION – CITY: San Juan Capistrano

PROJECT LOCATION – COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: A request to grade a residential property for a new single-family dwelling and accessory structures, where the proposed grading activities involve a change in the ground elevation for primary structures of two (2) feet or greater. The grading would establish a development pad for a 7,006 square foot residence and attached garage, 693 square foot detached accessory dwelling unit. The grading will also accommodate the following site improvements: pool and spa, pickle ball court, putting green, chipping area, outdoor dining area, soccer field, ponds and various landscape and hardscape features.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Jeffrey Graham, Contract 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: This project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The City's Environmental Administrator has determined that the Project is categorically exempt from further review under the State CEQA Guidelines, Section 15303 Class 3 (New Construction or Conversion of Small Structures) and none of the exceptions to the use of categorical exemptions pursuant to CEQA Guidelines, Section 15300.2 applies.

Class 3 applies to the construction and location of limited numbers of new, small facilities or structures and expressly includes "one single-family residence, or a second dwelling unit in a residential zone," as well as "accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences." The Project qualifies for the Class 3 exemption because it involves grading an existing developed residential parcel to accommodate one 7,006-square-foot single-family residence and attached garage, one 693-square-foot detached accessory dwelling unit, and residential accessory improvements, including a pool and spa, sports court, putting and chipping areas, outdoor dining area, soccer field, ponds, landscaping, and hardscape improvements.

LEAD AGENCY

CONTACT PERSON: Jeffrey Graham

TEL: 949-487-4314

Laura Stokes, Environmental Administrator

October 14, 2026
Date