



NOTICE OF EXEMPTION

To: Office of 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: Public Works Department
32400 Paseo Adelanto
San Juan Capistrano, California 92675
Contact: Taig Higgins, Contract Engineer
Phone: (949) 443-6337
Email: thiggins@sanjuancapistrano.gov

PROJECT TITLE: Camino Twelve Final Tract Map, Subdivision Improvement Agreement and Landscape Maintenance Agreement

PROJECT APPLICANT: Pinnacle Development, Dave Kinnett, Principal, 1968 S. Coast Hwy #3220
Laguna Beach, CA 92651, 949-279-2418, dk@pinndev.com

ADDRESS: 25642 Camino Del Avion, San Juan Capistrano, CA 92675 (APN 668-491-32)

PROJECT LOCATION – CITY: San Juan Capistrano

PROJECT LOCATION – COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

Final Tract Map for a 12-unit residential condominium development, Subdivision Improvement Agreement (SIA) between the City of San Juan Capistrano and Pinnacle Development, LLC, (managing partner of the owner) guaranteeing public improvements within Del Obispo Street and Camino Del Avion adjacent to the private property development, and Landscape Maintenance Agreement (LMA) between the City of San Juan Capistrano and Camino Twelve, LLC (property owner) to maintain landscaping and other features within public street right of way in Del Obispo Street and Camino Del Avion adjacent to the Camino Twelve project. The purpose of the subdivision map is to allow for individual sales of the residential units; the purpose of the SIA is to guarantee satisfactory completion of the public improvements; and LMA is to ensure that the landscape and associated features are well maintained. The City of San Juan Capistrano, the property owner, and the public are beneficiaries of the Final Tract Map, SIA, and LMA.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Taig Higgins, 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: 15332 (Class 32, In-Fill Development Projects);
- ☐ Statutory Exemptions. State code number: _____

REASONS WHY PROJECT IS EXEMPT:

This proposed Project has been reviewed in accordance with the California Environmental Quality Act (CEQA). The City's Environmental Administrator has determined that the Project, which was a condition of approval for the Camino Twelve subdivision is exempt per Section 15332 because the Project meets the required conditions for Class 32, and none of the exceptions to the categorical exemptions as set forth in State CEQA Guidelines Section 15300.2 applies as documented within the City Council Resolution No. 24-08-06-01.

LEAD AGENCY

CONTACT PERSON: Taig Higgins

TEL: (949) 443-6337

Laura Stokes, Environmental Administrator

October 22, 2026

Date