



NOTICE OF EXEMPTION

From: Development Services Department
32400 Paseo Adelanto
San Juan Capistrano, California 92675

1. **APPLICANT:** David Kelly, Westport Properties, Inc
2. **ADDRESS:** 660 Newport Center Dr. Suite 1450, Newport Beach, CA 92660
3. **LEAD AGENCY:** City of San Juan Capistrano, 32400 Paseo Adelanto, SJC, CA, 92675
4. **PROJECT MANAGER:** Izzak Mireles, Senior Planner
5. **PHONE NUMBER:** (949) 443-6321
6. **PROJECT TITLE:** Initiation of General Plan Amendment (GPA) 24-004 and Code Amendment (CA) 24-006; Westport Self Storage ("Project")
7. **PROJECT LOCATION:** 29402 Rancho Viejo Road (APNs 650-011-34 and 650-011-39)
8. **DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:**
The City Council approved a request initiating a study of a General Plan Amendment and a study of a Code Amendment to amend the Mammoth Offices Planned Community Comprehensive Development Plan (CDP 90-02) to allow self-storage facilities as a permitted use on the currently undeveloped portion of the CDP area located at 29402 Rancho Viejo Road (APNs 650-011-34 and 650-011-39) and to clarify the CDP 90-02 boundary between 29122 Rancho Viejo Road (APN 650-011-42) and 26300 Via Escolar (APN 650-011-25).

ENVIRONMENTAL DETERMINATION:

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 statutorily exempt from further review per State CEQA Guidelines, Section 15262 (Feasibility and Planning Studies). The Project approved a planning study to initiate a General Plan and Code Amendment for a future project. Under this exemption, a project involving only a 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.

Therefore, the City Council has determined that further environmental evaluation is not required because:

- [] The project is not subject to CEQA because it "*does not involve the exercise of discretionary power,*" or "*will not result in a direct or reasonably foreseeable indirect physical change in the environment,*" or, "*is not a project as defined in Section 15378 of the CEQA guidelines.*" (Sections 15060(c)(1), (2) & (3)); or,
 - [] "*The activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA*" (Section 15061(b)(3)); or,
 - [X] The project is statutorily exempt, Section 15262, Feasibility and Planning Studies; or,
 - [] In the alternative, the project is categorically exempt per State CEQA Guidelines,
9. Was a public hearing held by the Lead Agency to consider the exemption?
Yes No If yes, the date of the public hearing: November 12, 2024.

Joel Rojas, Environmental Administrator

11/14/24
Date