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ORANGE COUNTY CLERK-RECORDER DEPARTMENT

HUGH NGUYEN, CLERK-RECORDER

BY: Vg DEPUTY

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(above for use by County Clerk-Recorder's Office Only)



### NOTICE OF EXEMPTION

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

- 1. **APPLICANT:** Edward and Erin Beyer
- 2. **ADDRESS:** 26901 Canyon Crest Road, San Juan Capistrano, CA 92675
- 3. **LEAD AGENCY:** City of San Juan Capistrano, 32400 Paseo Adelanto  
San Juan Capistrano, CA, 92675
- 4. **PROJECT MGR.:** Jeffrey Graham, Contract Planner
- 5. **PHONE NUMBER:** (949) 443-4314
- 6. **PROJECT TITLE:** Zone Variance (ZV) 22-009, Beyer Residence
- 7. **PROJECT LOCATION:** 26901 Canyon Crest Road (Assessor Parcel Number: 650-051-02)
- 8. **DESCRIPTION:** To establish a 12-foot, 7-inch front yard setback to accommodate an addition to an existing one-story single-family residence.

**ADMINISTRATIVE DETERMINATION:** Development Services Department staff has completed a preliminary review of this project in accordance with the City of San Juan Capistrano's Environmental Review Guidelines, the California Environmental Quality Act (Pub. Resources Code, §§ 21000 et seq.), and the State CEQA Guidelines (Cal. Code Regs., tit. 14, §§ 15000 et seq.), and specifically Section 15061 of the State CEQA Guidelines. Based on that review, the Environmental Administrator finds that the proposed project is categorically exempt pursuant to State CEQA Guidelines Section 15301 (Existing Facilities). The project is categorically exempt under Section 15301 of the State CEQA Guidelines because the proposed project includes an addition to an existing single-family structure that would not result in an increase of more than 2,500 square feet, which is less than 50 percent of the floor area of the existing structure. Therefore, the Environmental Administrator 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 general rule 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,
- The project is statutorily exempt, Section \_\_\_\_\_, (Sections 15260-15277); or,
- The project is categorically exempt, pursuant to State CEQA Guidelines Section 15301(e) (Existing Facilities).

9. Was a public meeting held by the lead agency to consider the exemption?  
Yes  No  If yes, the date of the public meeting was: January 19, 2023

David Contreras  
David Contreras, Environmental Administrator

1.19.23  
Date