



NOTICE OF DETERMINATION

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 Jan Capistrano, CA 92675
Contact: Matisse Reischl, Assistant City Manager
Phone: 949-443-6315
Email: Mreischl@sanjuancapistrano.org

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2010051075

Project Title: Plaza Banderas Hotel and Mixed-Use Project - Signage

Project Applicant: South Coast Investors II, LLC, Jake Griffith, Project Manager, 949-606-4260, Jgriffith@triforeholdings.com, 31866 Camino Capistrano, San Juan Capistrano, CA 92675

Project Location (include county): 26907 Old Mission Road, San Juan Capistrano, County of Orange, California

Project Description: An amendment to the Encroachment for Landscaping and Parking agreement for Inn at the Mission (previously Plaza Banderas) to allow the installation of one non-illuminated, dark bronze aluminum sign mounted on the stone wall within the City's highway easement.

This is to advise that the City of San Juan Capistrano (Lead Agency Responsible Agency) has approved the above described project on February 17, 2026 and has made the following determinations regarding the above described project.

1. The project [will will not] have a significant effect on the environment.
2. An Addendum to an Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
 A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at: <https://sanjuancapistrano.org/237/Plaza-Banderas-Hotel>

Signature (Public Agency):  Title: Planning Manager

Date: 2/18/2026 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.