

Notice of Determination

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

To:

☒ Office of Land Use and Climate Innovation

U.S. Mail:

P.O. Box 3044

Sacramento, CA 95812-3044

Street Address:

1400 Tenth St., Rm 113

Sacramento, CA 95814

From:

Public Agency: City of San Juan Capistrano

Address: 32400 Paseo Adelanto

San Juan Capistrano, CA 92675

Contact: Paul Garcia, Principal Analyst

Phone: 949-443-6327

☒ County Clerk

County of: Orange

Address: 601 N. Ross Street

Santa Ana, CA 92701

Lead Agency (if different from above):

Address:

Contact:

Phone:

State Clearinghouse Number (if submitted to State Clearinghouse): 2023100025

Project Title: El Camino Specific Plan Amendment

Project Applicant: SJC Performing Arts Center, 31791 Los Rios St, San Juan Capistrano, CA 92675

Project Location (include county): Between 31806 El Camino Real and 31882 Camino Capistrano, San Juan Capistrano, County of Orange

Project Description: The Project proposes to expand the boundaries of the previously approved El Camino Corridor Specific Plan, increasing the total plan area to 7.3 acres. This expansion would accommodate the Forster & El Camino Mixed-Use Development, a mixed-use community on approximately 3.17 acres, incorporating both commercial and residential uses, and a Performing Arts Center. The Forster & El Camino Mixed Use Project consists of 95 apartment units and related amenities, a 3,895 sq. ft. restaurant, and a 3,100 sq. ft. fitness center attached to the residential building. The Performing Arts Center would be approximately 48,235 sq. ft. and include a total of 450 seats, with 350 seats in a main theater and 100 seats in a studio theater.

On September 16, 2025, the City Council (1) adopted Resolution No. 25-09-16-01 certifying the Environmental Impact Report for the El Camino Specific Plan Amendment project (SCH#2023100025); and adopting the Mitigation Monitoring and Reporting Program, CEQA Findings of Fact, and Statement of Overriding Considerations; (2) adopted Resolution No. 25-09-16-02 approving GPA 23-002, AC 23-003, GPM 23-013, SP 23-006, TIM 23-001, TRP 23-012 and (3) approved the introduction and first reading of an ordinance approving Code Amendment 23-001, to amend the El Camino Specific Plan and Rezone (RZ) 23-001 to change the zoning designation of three privately-owned and five city-owned parcels that are proposed to be added to the Specific Plan to Specific Plan/Precise Plan. A Notice of Determination was filed with the County Clerk on September 18, 2025, and transmitted to the State Clearinghouse, where it was received and posted on September 22, 2025.

On October 7, 2025, the City of San Juan Capistrano City Council approved the second reading and adopted an ordinance entitled "Code Amendment 23-001 to amend the El Camino Specific Plan and Rezone (RZ) 23-001 to change the zoning designation of three privately-owned and five City-owned parcels that are proposed to be added to the Specific Plan to Specific Plan/Precise Plan (Assessor Parcel Numbers 124-160-08, -09, -10, -11, -12, -37, -51, -52)." A Notice of Determination was filed with the County Clerk on October 9, 2025, and transmitted to the State Clearinghouse, where it was received and posted on October 13, 2025.

On October 21, 2025, the City of San Juan Capistrano City Council, held a public hearing, took public testimony, and continued consideration of the Performing Arts Center piece of the project to a date uncertain.

On January 20, 2026, the City of San Juan Capistrano City Council, adopted Resolution No. 26-01-20-01, approving Architectural Control (AC) 23-004, Grading Plan Modification (GPM) 23-012, Historical & Cultural

Authority cited: Sections 21083, Public Resources Code.

Reference Section 21000-21174, Public Resources Code.

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Landmark Site Plan Review (SPR) 23-002, and Tree Removal Permit (TRP) 23-015 to construct a Performing Arts Center that would be approximately 48,235 sq. ft., with a total of 450 seats, which would be located on the eastern portion of the City-owned Historic Town Center (HTC) Park addressed as 31872 and 31882 El Camino Real (Assessor Parcel Numbers: 124-160-11 & -12).

This is to advise that the City of San Juan Capistrano (☒ Lead Agency or ☐ Responsible Agency) has approved the above-described project on January 20, 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 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 Draft and Final EIR with comments and responses and record of project approval, is available to the General Public at: City of San Juan Capistrano – Planning Division, 32400 Paseo Adelanto San Juan Capistrano, CA 92675.

Signature (Public Agency):  Title: Planning Manager EA

Date: January 20, 2026 Date Received for filing at OPR: _____