



NOTICE OF EXEMPTION

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: Izzak Mireles
Phone: (949) 443-6321

PROJECT TITLE: Los Rios Theater Project (CUP 24-003)

PROJECT APPLICANT: Mark Melzer, MDR Architects, 9511 Irvine Center Drive, Irvine, CA 92691

ADDRESS: 26762 Verdugo Street, San Juan Capistrano, CA 92675

PROJECT LOCATION - CITY: San Juan Capistrano

PROJECT LOCATION - COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT: A request to convert the existing Regency movie theater into a live entertainment venue with an accessory eating and drinking establishment.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Izzak Mireles, Senior Planner

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: Class 1 – Section 15301

Statutory Exemptions. State code number: _____

REASONS WHY PROJECT IS EXEMPT: 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 categorically exempt from further environmental review under Section 15301, Existing Facilities (Class 1) of the State CEQA Guidelines. This exemption applies to the operation, permitting, licensing, and minor alteration of existing private structures involving negligible or no expansion of existing or former use. The Project involves converting the existing Regency movie theater into a live entertainment venue, which includes interior tenant improvements and an integrated bar and lounge area that functions as an accessory use to the venue. The Project does not involve expansion of use, as no expansion of the tenant suite or building footprint is proposed. Furthermore, the Project will not affect onsite parking, access, or circulation.

LEAD AGENCY

CONTACT PERSON: Izzak Mireles

TEL: (949) 443-6321

Signature: _____ **Date:** June 26, 2025

Joel Rojas, Environmental Administrator