

**CITY OF SAN JUAN CAPISTRANO
INTRODUCTION OF AN ORDINANCE**

Notice is hereby given that on March 17, 2026, the City Council will adopt an ordinance entitled:

AN ORDINANCE OF THE CITY OF SAN JUAN CAPISTRANO, CALIFORNIA, APPROVING CODE AMENDMENT (CA) 25-003 TO AMEND THE LOS RIOS SPECIFIC PLAN (SP 78-01) TO ADD AND REMOVE USES FROM THE LIST OF PRINCIPAL USES ALLOWED IN THE HISTORIC COMMERCIAL DISTRICT, AND A FINDING THAT SAID ACTION IS NOT A "PROJECT" AS DEFINED UNDER STATE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES SECTION 15060(c)(3), AND IF IT WERE, IT WOULD BE EXEMPT PER STATE CEQA GUIDELINES SECTIONS 15061(b)(3) AND 15320 (APPLICANT: 31791 LOS RIOS STREET LLC)

This ordinance will amend the Los Rios Specific Plan (SP 78-01) to modernize the list of principal uses allowed in the Historic Commercial District. The Historic Commercial (HC) District is located at the center of the Specific Plan area and comprised of portions of two separately owned properties, 31791 Los Rios Street and 31781 Los Rios Street. The amendment to the Los Rios Specific Plan will modernize the list of principal uses allowed in the Historic Commercial District while preserving the District's unique historical character and enhancing its economic and cultural vitality. The amendment covers Part 3, Section B.4.b of the Los Rios Specific Plan to broaden the list of principal uses (uses permitted by right) in the HC District, including: Apparel stores, Art galleries, Barber shops, Boutiques, Clothing stores, Collectibles shops, Flower shops, Gift shops, Herbal stores, Home goods stores, Toy stores. In addition, the amendment deletes the following uses from the current list of allowed principal uses: Retail sales of plants and nursery items, Retail sales of farmers' market items, Outdoor cultural performances. The Code Amendment is an administrative action that involves changes to the allowed uses within the Los Rios Specific Plan, but it will not cause any physical changes to the environment. Therefore, it does not meet the definition of a project and is not subject to CEQA. And even if the project were considered a project under CEQA, it would still be exempt under State CEQA Guidelines Section 15320, which applies to organizational or reorganization activities by local governmental agencies. And the Common-Sense Exemption under CEQA Guidelines Section 15061(b)(3) also applies.

Dated: March 4, 2026

/s/ Christy Jakl, City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss
CITY OF SAN JUAN CAPISTRANO)


**AFFIDAVIT OF POSTING
AND PUBLICATION**

I, Christy Jakl, declare that I am the duly appointed and qualified City Clerk of the City of San Juan Capistrano; that on March 12, 2026, I caused the above Notice to be posted at a public place in the City of San Juan Capistrano, to wit:

City Hall
San Juan Capistrano Library
Community Center

AND, that on March 12, 2026, the above Notice was published in the Saddleback/Capistrano Valley News newspaper and posted on the City's website.

I declare under penalty of perjury that the foregoing is true and correct.



CHRISTY JAKL, CITY CLERK
City of San Juan Capistrano, California