



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 Juan Capistrano, California 92675
Contact: Izzak Mireles, Senior Planner
Phone: (949) 443-6321

PROJECT TITLE: Professional Services Agreement (PSA) with Harris & Associates for the Preparation of an Environmental Impact Report for the Proposed French Hotel Project

PROJECT APPLICANT: 31861-31871 Camino Capistrano QOZB LLC, Dan Almquist; 949 354-5600; Dan@almquist.com

APPLICANT ADDRESS: 31801 Paseo Adelanto, San Juan Capistrano, CA 92675

ADDRESS: 31861-31871 San Juan Capistrano, CA 92675 (APNs: 121-150-28, -29, -30)

PROJECT LOCATION – CITY: San Juan Capistrano

PROJECT LOCATION – COUNTY: Orange County

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT: Professional Services Agreement with Harris & Associates for the preparation of an Environmental Impact Report for the proposed French Hotel Project, a proposed 70-room boutique hotel including the restoration and rehabilitation of the Domingo Yorba and Casa Manuel Garcia Adobes for guest rooms and dining, an event space, on-site valet parking, and related amenities.

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

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Dan Almquist

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:
- ☒ Statutory Exemptions. State code number: 15262. Planning and Feasibility Study

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 statutory exempt from further environmental review under Section 15262, Planning and Feasibility Study, of the State CEQA Guidelines. This statutory exemption applies to planning studies for possible future actions that have not yet been approved, adopted, or funded. Approval of the PSA with Harris & Associates for preparation of an EIR includes only planning and feasibility studies and does not commit the city to any specific project or physical change to the environment. Preparation of the EIR does not constitute approval of the project and does not predetermine or commit the city to adopt the proposed French Hotel.

LEAD AGENCY CONTACT PERSON: Izzak Mireles, Senior Planner

TEL: (949)-443-6321

Laura Stokes, Environmental Administrator

January 22, 2026

Date