



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: Rescinding Approval of Cultural Heritage Commission Resolution No. 25-12-03-01 for the 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: Adoption of a resolution rescinding prior project and California Environmental Quality (CEQA) approvals made by the Cultural Heritage Commission on December 3, 2025 associated with Site Plan Review 22-002, 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. Does not qualify as a "project" under Section 15378 and 15060(c); and Section 15061(b)(3) (Common Sense Exemption)
- ☐ Statutory Exemptions. State code number:

REASONS WHY PROJECT IS EXEMPT: The City's Environmental Administrator has determined that the rescission of Cultural Heritage Commission Resolution No. 25-12-03-01 is not a project subject to the California Environmental Quality Act ("CEQA"). Notably, the rescission has no potential to result in either a direct or reasonably foreseeable indirect physical change in the environment. (State CEQA Guidelines, §§ 15060(c)(2)-(3), 15378, subd. (a).) In the alternative, the rescission is exempt from CEQA under the "common sense" exemption set forth in State CEQA Guidelines section 15061(b)(3), as it can be seen with certainty that there is no possibility that the rescission in question may have a significant effect on the environment. The rescission does not authorize any construction activity, does not serve as a prerequisite for the development of any project, does not permit any expanded use of property, and does not have any other impact that may have a significant effect on the environment.

LEAD AGENCY CONTACT PERSON: Izzak Mireles, Senior Planner

TEL: (949)-443-6321

Laura Stokes, Environmental Administrator

January 28, 2026
Date