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DATE: March 19, 2026

TO: State Clearinghouse, Responsible and Trustee Agencies, Property Owners, Residents, and Interested Parties

FROM: City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Contact: Izzak Mireles, Senior Planner

SUBJECT: **Notice of Preparation of a Draft Environmental Impact Report and Scoping Meeting for the French Hotel Project**

NOTICE IS HEREBY GIVEN that the City of San Juan Capistrano (City), in its capacity as lead agency for the French Hotel Project (Proposed Project), has determined that a Draft Environmental Impact Report (EIR) should be prepared for the Proposed Project. The City will prepare a Draft EIR to analyze the impact of the Proposed Project in accordance with the California Environmental Quality Act (CEQA) (Pub. Resources Code, Section 21166 *et seq.*).

In accordance with the provisions of the State CEQA Guidelines (Cal. Code of Regs., Section 15082(a), this Notice of Preparation (NOP) provides responsible and trustee agencies, nearby property owners, and other interested parties with a description of the Proposed Project and information on its potential environmental effects. The City also invites input and/or comments from public agencies and the general public as to the scope and content of the environmental information that will be studied in connection with this project.

PROJECT LOCATION: As shown on the attached **Figure 1**, the approximately 1.68-acre project site is located at 31861 – 31871 Camino Capistrano in the City of San Juan Capistrano, Orange County (APNs: 121-150-28, 121-150-29, and 121-150-30).

PROJECT DESCRIPTION: The Proposed Project includes a 70-room boutique hotel to be comprised of two existing buildings, three new buildings and a car lift structure as follows: the Casa Manuel Garcia Adobe, a new one-story building for the hotel's kitchen and dining, a new one-story barn-style event building, a new three-story building with lobby and guest rooms, the Domingo Yorba Adobe and the car lift structure. The Project will include hotel amenities such as a pool area, gym, outdoor patio, and a public gathering area. The Project proposes rehabilitation and adaptive reuse of both adobes consistent with the Secretary of the Interior's Standards for Rehabilitation. Although the Project introduces new buildings behind the historic adobes, these structures have been designed to be compatible in scale and character. The removal of non-contributing additions will further improve the integrity and condition of the historic adobes. The Proposed Project would require the following discretionary actions: (1) Architectural Control for construction of the Proposed Project; (2) Site Plan Review for land use improvements adjacent to buildings listed on the Inventory of Historic and Cultural Landmarks (IHCL); (3) a Conditional Use Permit to allow the hotel use; (4) Sign Program for the proposed new signage; Grading Plan Modification for the new grading on-site; and (5) Tree Removal Permit for the removal of any tree with a trunk diameter of six inches or greater measured at three feet above grade. The attached **Figure 2** depicts proposed French Hotel Project.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Pursuant to CEQA Guidelines Section 15063, the City has determined that an EIR will be required for this project. An Initial Study for the

Proposed Project, which is available for review online, at the City's Development Services Department, and at the San Juan Capistrano Library (as listed below), has been prepared to evaluate the potential environmental impacts of the Proposed Project. Based on the conclusions in the Initial Study, the following topics will be scoped out of the EIR: agriculture and forestry resources; hydrology and water quality; land use and planning; mineral resources; population and housing; public services; recreation; utilities and service systems; and wildfire. These topic areas were adequately analyzed in the Initial Study, which will be included as an appendix to the focused EIR. Therefore, the focused EIR will analyze whether the Proposed Project would have a significant environmental impact in the following areas:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Noise
- Transportation
- Tribal Cultural Resources

CORTESE LIST NOTICE: Per Public Resources Code § 21092.6(a), the project site is not included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 (California Department of Toxic Substances Control list of various hazardous sites).

PUBLIC SCOPING MEETING: The City will hold a scoping meeting from 5:30 p.m. to 7:30 p.m. on April 6, 2025, at the La Sala Auditorium at 31495 El Camino Real – Entrance North of the Library, San Juan Capistrano, CA 92675. The purpose of the scoping meeting is to present the Proposed Project, describe the Draft EIR process, and receive public comments. The City invites interested parties to participate in the scoping meeting to learn more about the project, ask questions, and submit comments.

DOCUMENT AVAILABILITY: This Notice of Preparation (NOP) and the Initial Study prepared for the Proposed Project is available for review at the following locations:

- City of San Juan Capistrano, Development Services Department, 32400 Paseo Adelanto, San Juan Capistrano, CA 92675
- San Juan Capistrano Library, 31495 El Camino Real, San Juan Capistrano, CA 92675
- City's website at the following address: <https://sanjuancapistrano.org/221/Environmental-Documents>

WRITTEN COMMENTS: All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on the scope and content of the environmental analysis to be addressed in the Draft EIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. Comments received during the scoping period will be considered during preparation of the Draft EIR. The NOP comment period begins on March 19, 2026, and ends on April 20, 2026. Written comments must be submitted to the City of San Juan Capistrano by April 20, 2026, at 5:30 p.m., to be timely for consideration in the preparation of the EIR. Please direct your comments by e-mail or U.S. mail to:

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Harris & Associates

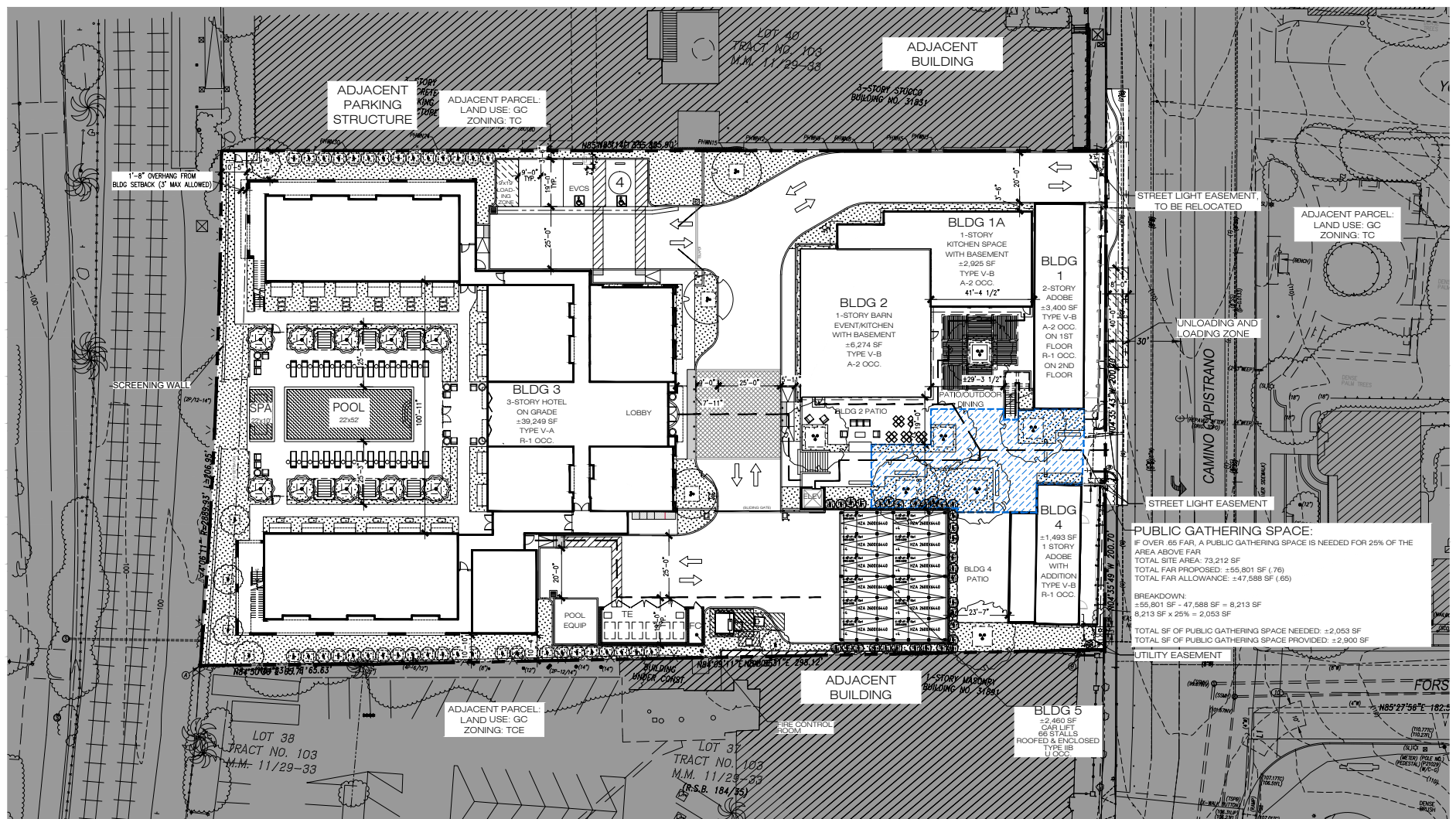


0 250 500
Feet

Figure 1

Local Vicinity

French Hotel Project



- LEGEND**
- LANDSCAPE AREA
 - DECORATIVE PAVING
 - SOLID EARTH
 - N.A.P.
 - ADA PATH OF TRAVEL
 - PUBLIC GATHERING SPACE

Source: Bickel Group Architecture and Almquist, 2025.

Figure 2

Proposed Site Plan
French Hotel Project



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