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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2026030917

Project Title: French Hotel

Lead Agency: City of San Juan Capistrano

Contact Name: Izzak Mireles

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Project Location: City of San Juan Capistrano (*City*) Orange (*County*)

Project Description (Proposed actions, location, and/or consequences).

The approximately 1.68-acre project site is located at 31861 – 31871 Camino Capistrano in the City of San Juan Capistrano, Orange County. 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 a 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The DEIR analysis determined that the Project has the potential to result in significant impacts related to Cultural Resources, Transportation and Tribal Cultural Resources. With the incorporation of mitigation measures, construction-related cultural and tribal cultural resources impacts would be less than significant. However, even with mitigation, Transportation was found to be Significant and Unavoidable. Impacts related to Aesthetics, Air Quality, Biological Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, and Noise, were determined to be less than significant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on input received during the scoping process, the primary areas of controversy relate to the preservation and treatment of historic, archaeological, and tribal cultural resources; transportation, circulation, and parking; noise; and hazards associated with demolition and construction activities. Comments submitted by UNITE HERE Local 11 and the Juaneño Band of Mission Indians, Acjachemen Nation-Belardes expressed concerns regarding potential impacts to historic resources and tribal cultural resources, including preservation of historic features on the site, project compatibility with nearby historic resources, implementation of tribal consultation requirements, and protection of cultural resources that may be encountered during ground-disturbing activities. Additional concerns were raised regarding the adequacy of the alternatives analysis, project scale and massing, and cumulative effects on cultural and historic resources.

Transportation-related concerns were raised by Caltrans, UNITE HERE Local 11, and members of the public. These concerns included vehicle miles traveled (VMT), site access and circulation, loading and delivery operations, pedestrian and bicycle safety, truck circulation, transit accessibility, and the adequacy of parking within the Downtown area. During the public scoping meeting, commenters expressed concern regarding existing parking constraints in the vicinity of the Project site and the need to ensure safe vehicle access and turning movements associated with the proposed hotel.

Additional areas of controversy include construction and operational noise, including potential low-frequency noise and vibration effects on nearby receptors and historic structures. The Department of Toxic Substances Control (DTSC) also recommended further evaluation of hazardous materials issues associated with demolition and construction activities, including management of asbestos-containing materials, lead-based paint, contaminated soil, and imported fill materials.

Provide a list of the responsible or trustee agencies for the project.

State Water Resources Control Board (SWRCB)
San Diego Regional Water Quality Control Board (RWQCB)
Orange County Fire Authority
South Coast Air Quality Management District (SCAQMD)
Santa Margarita Water District
California Department Alcoholic Beverage Control
Orange County Health Care Agency