Chapter 2 Project Description

The purpose of this chapter is to describe the proposed French Hotel Project (Project) for the public, reviewing agencies, and decision-makers. According to Section 15124 of the California Environmental Quality Act (CEQA) Guidelines, a complete Project description must contain the following information: (1) the precise location and boundaries of the Project, as shown on a detailed Project Site map and a regional map; (2) a statement of the objectives sought by the Project; (3) a description of the Project's technical, economic, and environmental characteristics; and (4) a statement of the intended uses of the Environmental Impact Report (EIR), including discretionary actions. This chapter also includes a list of agencies expected to use the EIR in their decision-making and a list of permits and other approvals required to implement the Project.

2.1 Project Location and Setting

Almquist Development + Investment, the Project applicant (referred to as Project Applicant), is requesting approval to rehabilitate and develop a hotel and ancillary uses on a 1.68-acre property 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 Site).

The Project is in the City of San Juan Capistrano (City). The City is located in southern Orange County. The Project Site is situated in the City's historic downtown area along Camino Capistrano, approximately 2 miles inland from the Pacific Ocean. Figure 2-1, Regional Location, shows the Project Site in a regional context, and Figure 2-2, Local Vicinity, illustrates the Project in a local setting. Interstate 5 Freeway (I-5) is located approximately 0.2 mile east of the Project Site, and State Route 74 (Ortega Highway) is located approximately 0.3 mile to the east. These regional transportation facilities provide direct access to the Project Site and connect the City of San Juan Capistrano to surrounding areas in Orange County and beyond. The Project Site is bounded by Camino Capistrano to the east, commercial uses to the north and south, and the Amtrak/Metrolink railroad corridor immediately to the west. The Project Site has an approximately 12-foot drop in elevation from Camino Capistrano to the railroad-grade portion of the property. Figure 2-3, Aerial Photograph, presents an aerial photograph of the Project Site and surrounding area.

2.1.1 Existing Land Uses

The Project Site is currently developed with the vacant Domingo Yorba and Manuel Garcia Adobes which are located along Camino Capistrano. The remainder of the Project Site consists of largely disturbed, unpaved, and unmaintained land, including areas of bare soil, overgrown vegetation, and remnants of former outbuildings and storage areas. The Project Site has a zoning designation of Town Center (TC) and has a General Plan Land Use Designation of General Commercial (GC).

The purpose and intent of the TC zoning designation is to promote a vibrant, walkable, mixed-use downtown that preserves the City's historic character while supporting commercial, cultural, and visitor-serving uses.

The General Commercial land use designation as described in the General Plan is as follows:

General Commercial: The General Commercial land use designation provides for a variety of retail, office, and service-oriented business activities serving a community-wide area and population, as well as broader market area. Other uses that are determined to be compatible with primary uses, such as public facilities, may also be allowed. General Commercial land uses serve local, as well as broader market areas and generally include professional and business offices, retail and commercial services. Site development standards for this land use designation encourage larger tenant projects and provide for appropriate setbacks, parking, landscaping, buffering from residential land use areas and other features which create well-designed, attractive projects. The maximum intensity of development is a floor area ratio of 0.50:1 and the average intensity of development is a floor area ratio of 0.30:1. Adjacent to Mission San Juan Capistrano in the area identified as the historic downtown, the maximum and average floor area ratio shall be considered for the whole area and not for individual parcels.

2.1.2 Surrounding Land Uses

The Project Site is located in the historic downtown core of San Juan Capistrano, an area characterized by a mix of commercial, office, cultural, and recreational land uses.

North: North of the Project Site are additional commercial and office buildings, including the Don Juan Avila Adobe to the north-northeast, which is listed in the Inventory of Historic and Cultural Landmarks. A large commercial multi-tenant building and parking structure, and the Franciscan Plaza are located to the north-northwest.

South: South of the Project Site is El Adobe Restaurant, which is also listed in the Inventory of Historic and Cultural Landmarks. A small residence-commercial building is located to the south-southwest.

East: The Camino Capistrano right-of-way, followed by Veterans Park, and the Essinger Building, which is also listed in the Inventory of Historic and Cultural Landmarks, are east of the Project Site. And farther east is the I-5 Freeway.

West: West of the Project Site is a railroad track right-of-way, followed by Los Rios Street, and three residential buildings, including the San Juan Capistrano Historical Society.

2.1.3 Physical Environment

2.1.3.1 Climate and Air Quality

The Project Site is located in the South Coast Air Basin, a 6,600 square mile area encompassing all of Orange County and the non-desert portions of Los Angeles, Riverside, and San Bernardino Counties. A persistent high-pressure area that commonly resides over the eastern Pacific Ocean largely dominates regional meteorology. The distinctive climate of this area is determined primarily by its terrain and geographic location. Local climate is characterized by warm summers, mild winters, infrequent rainfall, moderate daytime onshore breezes, and moderate humidity. Ozone and pollutant concentrations tend to be lower along the coast, where the constant onshore breeze disperses pollutants toward the inland valley of the South Coast Air Basin and adjacent deserts. However, as a whole, the South Coast Air Basin fails to meet national standards for several criteria air pollutants, including ozone, carbon monoxide, and PM_{10}, and is classified as a "non-attainment" area for those pollutants.

2.1.3.2 Geology and Seismicity

The City of San Juan Capistrano is located in the foothills of southern Orange County, near the southeastern tip of the Santa Ana Mountains and south of the San Joaquin Hills. The terrain in the City consists predominately of gently to steeply rolling hills containing deep-cut canyons and gullies; however, the subject property is located in the City's downtown area, which is characterized by flatter, low-lying terrain that has been developed with a variety of retail/commercial, public/institutional, and office uses. The site, which was previously developed, is composed of artificial fill; older alluvial material is located below the artificial fills. The subject property is devoid of significant slopes. The site and City are located in the seismically active Southern California region and, as such, are subject to several types of natural hazards associated with the regional geology and seismicity, including seismic activity (earthquakes), liquefaction, landslides, and erosion. Although no known active faults traverse the City, several active faults are located within 50 miles of several potential sources of strong seismic shaking, including the offshore segment of the Newport-Inglewood fault and the San Andreas fault systems. Other active faults within 50 miles of the subject property include the Palos Verdes fault, the Elsinore fault, the Whittier fault and the San Jacinto fault.

2.1.3.3 Drainage and Hydrology

Three major creeks traverse through the City of San Juan Capistrano: San Juan Creek east of the east, Trabuco Creek to the west, and Oso Creek to the North. Ultimately, the Project drainage is captured in a public storm drain system downstream of the property where storm water is conveyed to San Juan Creek. The Project is not located in a flood zone.

2.1.3.4 Transportation and Circulation

Regional transportation routes that provide access to the Project Site include Interstate 5 (I-5), which extends through the City of San Juan Capistrano in a north–south direction approximately 0.2 mile east of the Project Site. In addition to the freeway, State Route 74 (Ortega Highway) extends in an east–west direction approximately 0.3 mile northeast of the site and provides a key regional connection between inland Orange County and the Pacific Coast.

Camino Capistrano, which fronts the Project Site to the east, is a primary north–south roadway through the City and provides direct access to the site. Camino Capistrano connects to Interstate 5 and State Route 74 and serves as a major circulation corridor through the City's historic downtown area.

Other arterial roadways serving the Project Site include Del Obispo Street, located south of the site, which functions as a primary east–west route providing access to Interstate 5 and surrounding commercial areas, and Alipaz Street, located west of Interstate 5, which serves as a north–south arterial roadway in the City.

In addition, the Project Site is immediately adjacent to the Amtrak/Metrolink rail corridor to the west, which provides regional passenger rail service and represents an important transportation feature in the Project vicinity.

2.1.3.5 Public Services

The City is served by a full range of public services. The Capistrano Unified School District is responsible for providing public educational facilities in the City, including the subject property. Law enforcement and police services and fire protection services and facilities are provided by the Orange County Sheriff Department and Orange County Fire Authority, respectively. Recreation and open space amenities in City are provided by the City through a variety of public parks and open space that are operated and maintained by the City.

2.1.4 Social Environment

The City of San Juan Capistrano encompasses approximately 14.3 square miles in Orange County. The City is the site of California's oldest residential neighborhood, Los Rios and the home of Serra Chapel, the oldest building currently in use in the State of California. The area was also the site of both the first vineyard and first winery in California. Based on the 2020 U.S. Census, the City of San Juan Capistrano had a population of 35,196, including approximately 11,893 households. The population density was approximately 2,478 people per square mile. At that time, approximately 12,500 dwelling units existed in the City, resulting in an average household size of approximately 2.9 people per household.

According to recent U.S. Census American Community Survey data (2019–2023 estimates), of the households in the City, approximately 34 percent had children under the age of 18 living in the home. Approximately 56 percent were married-couple households, approximately 10 percent were female-headed households with no husband present, and approximately 28 percent were nonfamily households.

The majority of the City's population (approximately 60 percent) is under the age of 45, and the median age of residents is approximately 41 years. The median household income in the City is approximately $103,000, and the median family income is approximately $118,000. The per capita income is approximately $47,000. Approximately 8 to 9 percent of the population lives below the poverty line, including a higher proportion of individuals under the age of 18.

The City's population has remained relatively stable since 2000, with moderate fluctuations over time. The gender distribution remains approximately balanced, with about 50 percent male and 50 percent female residents. Housing characteristics indicate that the City continues to consist primarily of established residential neighborhoods, with a median home value exceeding $800,000, reflecting regional housing market trends.

2.1.5 History and Evolution of the Project Site

The subject property is located in a historic and mixed-use area of downtown San Juan Capistrano,). According to available historical information, the subject property was first developed as a mix of undulating agricultural and farmland (crop fields, livestock), residential and for religious uses as part of the Mission San Juan Capistrano between 1776 and 1865. Between 1902 and 1949, the subject property consisted of a mix of farmland (small orchards, livestock corrals), two buildings (residences, commercial office-retail use), to the west of Camino Capistrano. Between 1952 and 1972, some additions and renovations were amended to the subject property buildings and the property remained a mix of farmland (small orchards, livestock corrals) to the west of Camino Capistrano. The City of San Juan Capistrano was incorporated in 1961. Building records indicate that Carmen and Eugenie Oyharzabal, subject property owners, renovated the subject property buildings for retail and residential use during 1964 and 1993. Between 1994 and October 2021, the subject property consisted of the current buildings, paved parking areas, and were used as commercial, and primarily residential and historic buildings.

The occupants of the subject property from 1776 through 1902 were the Juanero Indians, Missionaries, farmers and residents, who developed the subject property for agricultural and residential uses. The occupants of the subject property included farmers, private land owners, residents from 1902 through 1967, El Charro, the Butterfly, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure, Lecia Watson occupied the subject property between 1968 and 1973, El Charro, Ruth's Boutique and Antique, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure, Angelina Valdebinos occupied the subject property between 1973 and 1976, Ruth's

Boutique and Antique, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure Sh, Angelina Valdebinos occupied the subject property between 1976 and 1982, Rosebud Boutique, Ruth's Boutique and Antique, Daniel Brown 2D, Mrs. Eugene Oyharzabal, Spanish Treasure Sh, Angelina Valdebinos occupied the subject property between 1982 and 1987, Time Out, Ruth's Boutique, Daniel Brown II, Carmen Oyharzabal, Spanish Treasure Sh, Angelina D. Valdebinos occupied the subject property between 1987 and 1992, Time Out, Ruth's Boutique occupied the subject property between 1992 and 2000, and Carmen C. Oyharzabal, resident occupied the subject property between 2005 and October 2021.

The history of the subject property and surrounding properties is primarily rural residential agricultural and farmland, later developed with commercial buildings and other improvements.

2.2 Project Objectives

In accordance with Section 15124(b) of the CEQA Guidelines, the City of San Juan Capistrano identified the following objectives for the Project:

- Preserve, rehabilitate, and adaptively reuse the Domingo Yorba Adobe and Manuel Garcia Adobe in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties while enhancing the historic downtown core of San Juan Capistrano through development that is compatible with the scale, architectural character, and cultural significance of the Historic Town Center area.
- Redevelop a currently underutilized and partially disturbed site with a cohesive, economically viable project that improves site conditions and visual quality.
- Ensure that the Project is compatible with surrounding commercial, residential, and transportation uses.
- Implement a project that is consistent with applicable City policies, including those related to historic preservation, economic development, and land use.
- Promote business activity by providing visitor-serving and supporting uses that enhance the functionality, economic viability, and overall guest experience of the proposed hospitality development while remaining compatible with the Historic Town Center area.
- Increase the City's tax base generating revenue for the City through increased sales and property taxes.

2.3 Proposed Land Use

The proposed 70-room boutique hotel would be comprised of two existing buildings, three new buildings and a car lift structure as follows: the Casa Manuel Garcia Adobe (Building 1), a new one-story building for the hotel's kitchen and dining (Building 1A), a new one-story barn-style event building (Building 2), a new three-story building with lobby and guest rooms (Building 3),

the Domingo Yorba Adobe (Building 4) and the car lift structure (Building 5). The Project will include hotel amenities such as a pool area, gym, outdoor patio, and a public gathering area (refer to Figure 2-4, Site Plan).

2.3.1 Building 1 – Existing Casa Manuel Garcia Adobe

The Casa Manuel Garcia Adobe ("Garcia Adobe"), is an existing two-story Monterey-style structure of approximately 6,300 square feet, constructed circa 1840s.

The first floor would serve as an indoor dining area, while the second floor would include two guest rooms that can function independently or as a combined suite. The building would be restored to its 1840s appearance through structural strengthening, balcony and ornamental detail repair, and in-kind stucco and woodwork restoration. Approximately 2,900 square feet of non-contributing additions that were added between 1880 and 1890 along the north and rear of the original adobe will be removed to reduce structural loads and return the Garcia Adobe to its original historic form.

Additional improvements include a new exterior stairway (replacing the location of the stairway facing Camino Capistrano) and drainage upgrades. A natural color palette featuring alabaster white for the main building and hickory smoke brown for architectural accents would be used. The building would also include signage which draws inspiration from the original 1880s French Hotel sign design. Historically, the Garcia Adobe operated as a hotel and general store, with signage identifying it as the French Hotel visible along Camino Capistrano. The proposed eave-mounted identity sign, centered on the upper façade and displaying the name "French Hotel" at approximately 75 square feet, reflects the historic use and location. In addition, a 60-sqaure-foot wall-mounted entry sign is proposed above the new driveway entry identifying hotel parking, along with other minor building identification signage. Refer to Figure 2-5, Building 1 Elevations.

2.3.2 Building 1A – New Kitchen and Dining Building

This new one-story building would be approximately 2,925 square feet in size and would be located immediately west of the Garcia Adobe. The building would be located approximately six inches from the Garcia Adobe and would be connected to Building 2. Building 1A will function as the hotel's central kitchen and indoor dining and bar area, supporting the hotel's operation and event space in Building 2. The south elevation features a large, metal-framed sliding barn door system that creates a glass-wall effect and provides access to the exterior patio. The west and north elevations will feature dark brown board and batten siding. The building features a flat roof with gable sides, which follows the natural downward slope of the property with a basement level, and reaches a maximum height of 17 feet.

2.3.3 Building 2 – New Event Barn

This new one-story barn-style building would be located west of the Garcia Adobe and would be attached to the northeast corner of Building 1A and total approximately 6,000 square feet. The building would be 28 feet tall at the roof ridge and is designed to reference the historic barns that once occupied the site. Building 2 will function as an event space with supporting facilities. Proposed materials include wood with a weathered appearance and stone siding, a dark brown standing seam metal roof, and an aluminum-framed storefront window system. Refer to Figure 2-6, Building 2 Elevations.

2.3.4 Building 3 – New Main Hotel Building

This new three-story building would be located toward the rear of the property and total approximately 39,249 square feet with 67 guest rooms. The three-winged building would wrap around a central pool deck and would be approximately 43 feet tall. The building would be located approximately 167 feet from Camino Capistrano. The building would include a central lobby and bar area that connects directly to the outdoor pool deck. The central wing of the building contains 31 guest rooms, the northern wing contains 16 guest rooms and the southern wing contains 20 guest rooms. The size of each guest room varies between 400 and 800 square feet. The second and third floors have balconies facing the pool and exterior walkways on the opposite sides of the building. The overall design draws inspiration from agrarian and mission heritage, featuring gabled rooflines, stone accents, wood-toned brown siding, lighter plaster walls, and dark brown metal railings and detailing. Refer to Figure 2-7, Building 3A Elevations, Figure 2-8, Building 3B Elevations, and Figure 2-9, Building 3C Elevations.

2.3.5 Building 4 – Existing Domingo Yorba Adobe

The Domingo Yorba Adobe (Yorba Adobe) is an existing one-story Monterey-style structure dating to circa 1830s. The Project Applicant proposes to rehabilitate and adaptively reuse the Yorba Adobe, removing the non-historic 2,900 square-foot rear additions constructed between 1900 and 1936. A new, smaller rear addition will be built to house restrooms and service spaces in compliance with current building codes, resulting in approximately 1,493 square feet of conditioned space. The Yorba Adobe will function as an ancillary space for the hotel, serving flexible roles such as a suite, event preparation room, or bridal “get-ready” area. As detailed in the Project Applicant’s Sign Program, proposed signage on the Yorba Adobe includes an eave-mounted identity sign centered on the upper façade facing Camino Capistrano, displaying the name “French Hotel” and measures approximately 45 square feet, as well as other minor building identification signage. Refer to Figure 2-10, Building 4 Elevations.

2.3.6 Building 5 – New Parking Lift

A new freestanding, 2,450-sqaure-foot mechanical parking structure that would accommodate up to 66 vehicles via a valet-operated car lift system would be located approximately 24 feet west of the Yorba Adobe. The mechanical structure will be screened on all four sides with a barn-style façade that uses wood with a weathered appearance and stone materials that are consistent with the Project's overall design palate. The site's approximately 12-foot drop in grade from Camino Capistrano minimizes the visibility and prominence of the parking lift from Camino Capistrano and other nearby properties. Refer to Figure 2-11, Building 5 Elevations.

A development summary for the Project is presented in Table 2-1, Site Information.

Table 2-1. Site Information

Tenant/Space	Use	Area	Parking Requirement	Stalls Required
Building 1	2nd Floor Hotel	2 Keys	1/Key	2
	1st Floor Hotel Dining Area	N/A	N/A	0
Building 1A	Hotel Kitchen and Bar	N/A	N/A	0
Building 2	Hotel Kitchen Space, and Conference Rooms	N/A	N/A	0
Building 3A	Hotel	16 Keys	1/Key	16
Building 3B	Hotel	31 Keys	1/Key	31
Building 3C	Hotel	20 Keys	1/Key	20
Building 4	Hotel	1 Key	1/Key	1
Building 5	Car Lift	N/A	N/A	0

Source: Bickel Group Architecture 2025.

2.3.7 Architectural Detail

The Project has been designed with a color palette and material selection that complement the surrounding historic context. The earth-toned hues of the new buildings allow them to blend with the environment and avoid drawing attention away from the two historic adobes on the Project Site and the surrounding historic structures, including the El Adobe Restaurant, the Esslinger Building, and the Don Juan Avila Adobe when viewed from Camino Capistrano. The integration of compatible architectural details and forms that remain distinguishable from the historical resources, consistent with the Secretary of the Interior's Standards for Rehabilitation, ensures that the new improvements are physically and aesthetically compatible with the surrounding historic setting. The Project's setbacks, massing, color palette, materials, and landscape design ensure that the new improvements do not diminish the historic character or prominence of these historic landmarks.

2.3.8 Landscape Standards

The landscape design would include drought-tolerant, low- to moderate-water-use plants that meet the City of San Juan Capistrano's Water Efficient Landscape Guidelines (Ordinance 1054) and the City of San Juan Capistrano Municipal Code, Section 8-20.01. Additionally, the Project would

feature large specimen oak trees (Quercus spp.) in 96-inch boxes, designed to soften the transition between the historic structures and new development.

2.3.9 Lighting Standards

The Project would introduce new sources of exterior lighting associated with the hotel use, including architectural lighting, landscape lighting, parking and car lift illumination, pathway lighting, and pool area lighting. Interior lighting would also be visible through windows. Locations of exterior lights would comply with the City of San Juan Capistrano's safety and lighting standards (City of San Juan Capistrano Municipal Code, Section 9-3.529). Additionally, the Project would comply with applicable building and electrical codes, which regulate light intensity, shielding, fixture design, and directionality to minimize light spillover and glare onto adjacent properties and public rights-of-way.

Project lighting would be designed with full cutoff or shielded fixtures directed downward to reduce light trespass and skyglow. Lighting levels would be the minimum necessary to provide safety and security for guests and employees. The use of warm-toned, low-reflectivity materials and earth-toned finishes would reduce the potential for daytime glare. The proposed car lift would be internally illuminated as needed for safety, and lighting would be shielded and directed inward to avoid spillover onto surrounding properties or roadways.

2.3.10 Access and Roadway Improvement

Vehicular access to the Project Site would be provided via a 20-foot-wide single driveway along the northern property line (refer to Figure 2-12, Fire Access Site Plan), which will be accommodated with removal of the non-historic one-story addition attached to the north side of the Garcia Adobe. The existing driveway between the Garcia and Yorba Adobes will be converted into a publicly accessible pedestrian walkway and gathering space that will allow pedestrian access into the Project Site.

New pedestrian-scale signage will be installed at key access points. Additionally, a parapet-mounted "French Hotel" identity sign is proposed on the Garcia Adobe. The Project also includes directional signage near the new entry drive, all designed to be compatible in scale, color, and materials with the historic setting.

The Project will be served entirely by valet parking, where guests will drive into the Project Site and leave their vehicles with staff at the hotel lobby entry. Vehicles will be parked in the mechanical car lift by hotel staff. In addition, there are two proposed loading zones, one located on the Project Site at the northern portion of the property and another along Camino Capistrano, which will result in the loss of three existing on-street parking spaces in front of the Garcia Adobe. Both loading zones will accommodate hotel service, deliveries, and guest drop-offs.

2.3.11 Parking

The Project would provide 70 stalls where 70 are required. The Project would provide two unrestricted parking stalls and two American with Disabilities Act (ADA) accessible parking stalls, one of which is for electric vehicle (EV) charging. A total of 66 stalls would be included in the parking configuration, 10 of which would be EV capable.

2.3.12 Utilities

Water and wastewater services for the City of San Juan Capistrano are provided by the Santa Margarita Water District. Santa Margarita Water District assumed responsibility for the City's municipal water and sewer systems following approval of annexation by the Orange County Local Agency Formation Commission. The District now operates and maintains the City's potable water distribution system and wastewater collection system and is responsible for treatment and regulatory compliance. Potable water supplies consist primarily of imported water from regional wholesale providers, supplemented by local groundwater and recycled water supplies where available. Santa Margarita Water District serves as the primary retail water and wastewater service provider for properties within the city limits, including the Project Site.

2.3.13 Solid Waste

CR&R Incorporated provides solid waste hauling services for the City of San Juan Capistrano. Cans are emptied once a week on regularly scheduled pick-ups with the local provider using standard trash trucks.

2.3.14 Electrical and Natural Gas Utilities

San Diego Gas & Electric provides energy services to the City of San Juan Capistrano. All on-site dry utilities would be provided through underground infrastructure except the aboveground transformers. Gas exists on the property and will be routed to serve the proposed kitchen.

2.3.15 Storm Drains

The Project would connect to the City of San Juan Capistrano storm drain network, and all storm drain facilities would be designed to conform to Orange County standards. See Figure 2-13 for the existing drainage plan, Figure 2-14 for the proposed drainage plan, and Figure 2-15 for the drainage management area.

2.4 Project Phasing

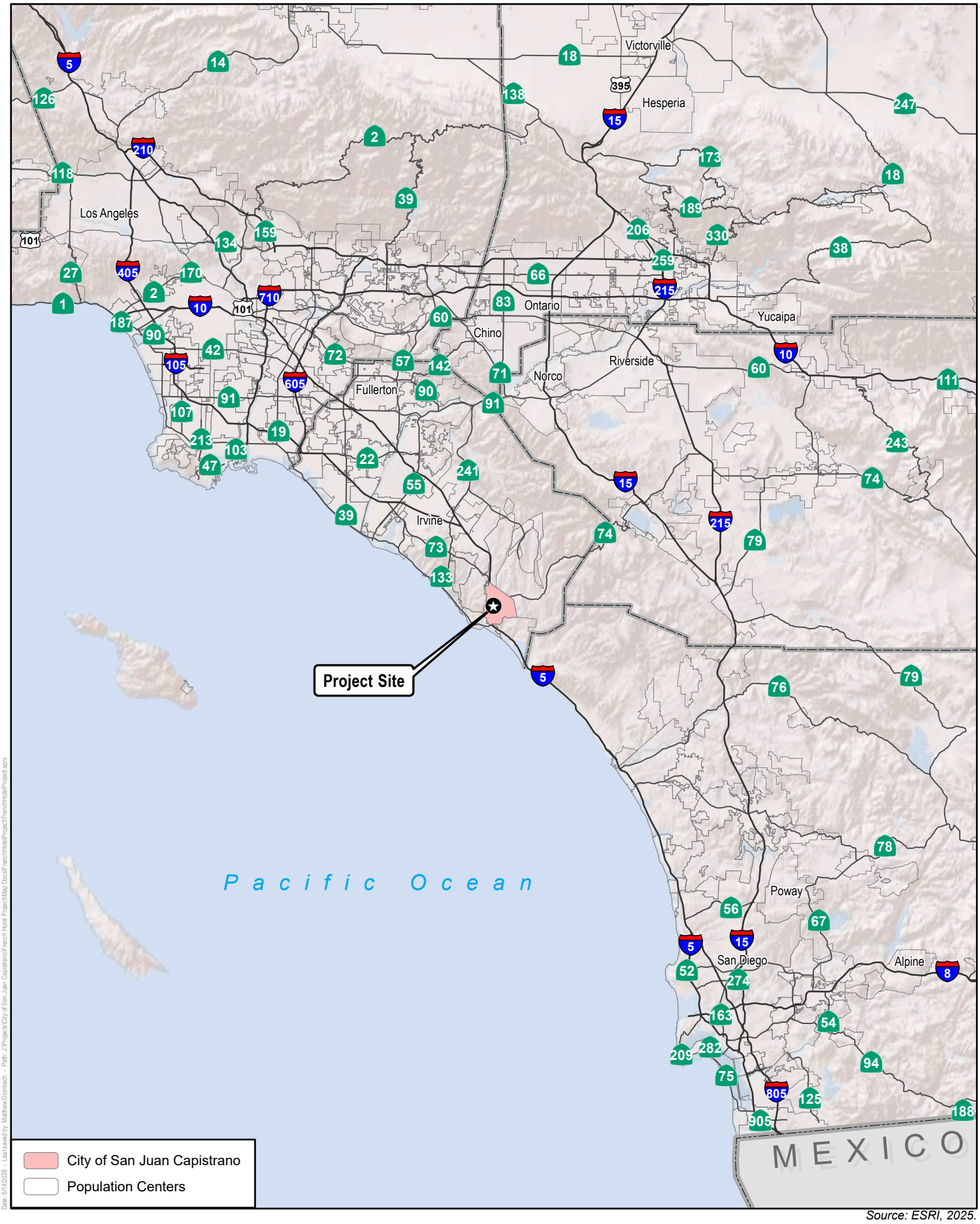
Construction within the Project boundary would be completed in one phase and would take approximately 10 months.

2.4.1 Project Approvals and Permits

The City is the lead agency under CEQA and has the principal approval authority over the Project. A responsible agency is a public agency other than the lead agency that has responsibility for carrying out or approving a project (CEQA Guidelines, Section 15381, and California Public Resources Code, Section 21069). The following discretionary actions would be required to implement the Project (Table 2-2, Anticipated Discretionary Actions/Approvals).

Table 2-2. Anticipated Discretionary Actions/Approvals

Lead Agency	Action
City of San Juan Capistrano	Architectural control for construction of the Project, including historical consistency and impact findings
	Tree Removal Permit for the removal of any tree with a trunk diameter of six inches or greater measured at three feet above grade
	Site Plan Review by the Cultural Heritage Commission for modification to a site listed on the City's Inventory of Historic and Cultural Landmarks
	Conditional Use Permit for the Hotel use Grading Plan Modification for changes in grade to the site Sign Program for a comprehensive sign package for the development site
Responsible Agencies	**Action**
State Water Resources Control Board (SWRCB)	Notice of Intent to comply with the General Activity Construction National Pollution Discharge Elimination System Permit
San Diego Regional Water Quality Control Board (RWQCB)	National Pollution Discharge Elimination System Permit and Temporary Construction Dewatering Permit (if necessary)
Orange County Fire Authority	Plan Approval, including emergency access and fire water supply
South Coast Air Quality Management District (SCAQMD)	Construction-related permits as applicable
Santa Margarita Water District	Plan approval, including water and sewer connections
California Department Alcoholic Beverage Control	On-site alcohol sales permit
Orange County Health Care Agency	Restaurant and Swimming Pool Permits/Licenses



Source: ESRI, 2025.

Harris & Associates

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Figure 2-1

Regional Location

French Hotel Project Draft EIR

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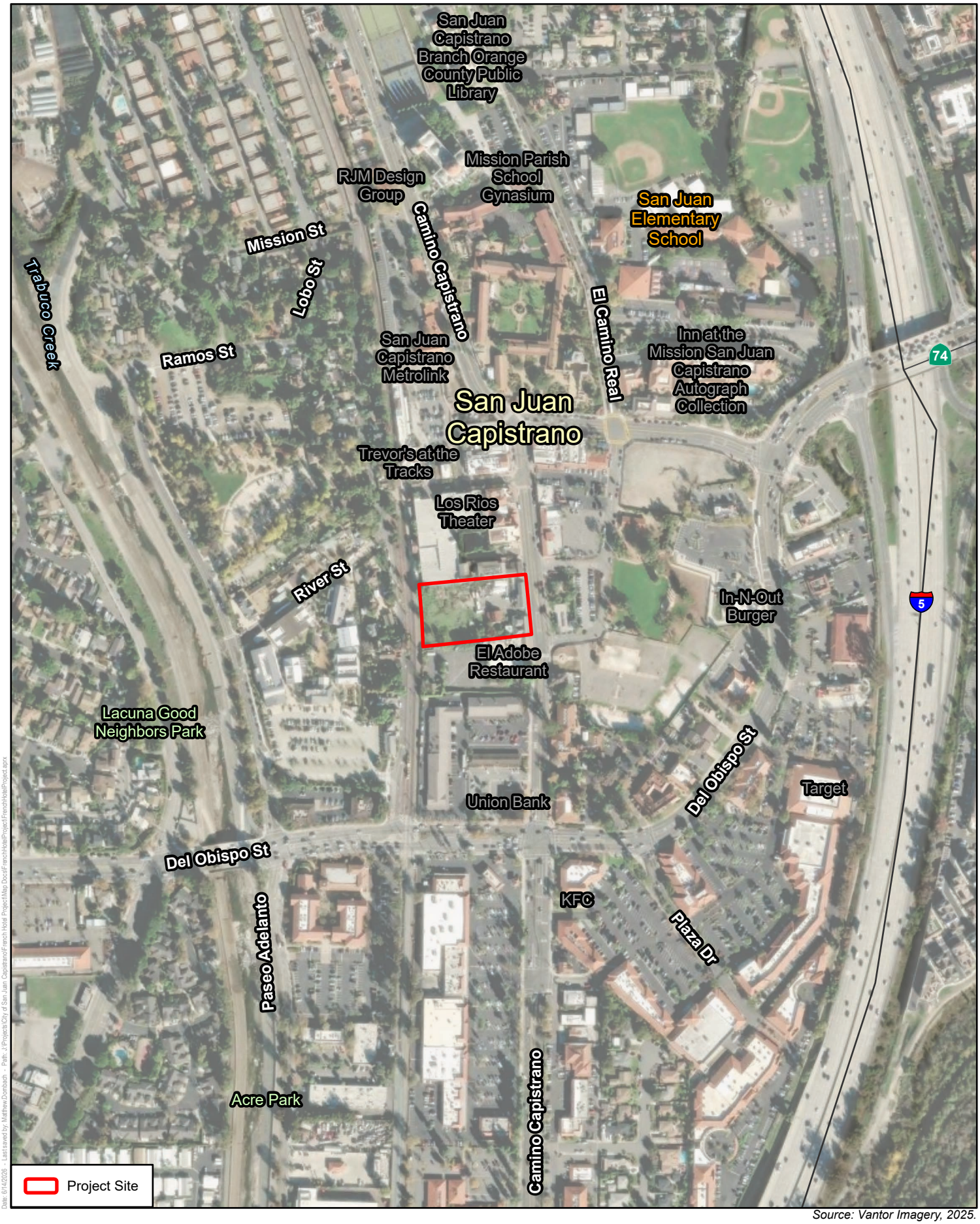

Source: Vantor Imagery, 2025.

Harris & Associates

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Feet

Figure 2-2

Local Vicinity

French Hotel Project Draft EIR

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Source: Vantor Imagery, 2025.

Harris & Associates

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Figure 2-3

Aerial Photograph

French Hotel Project Draft EIR

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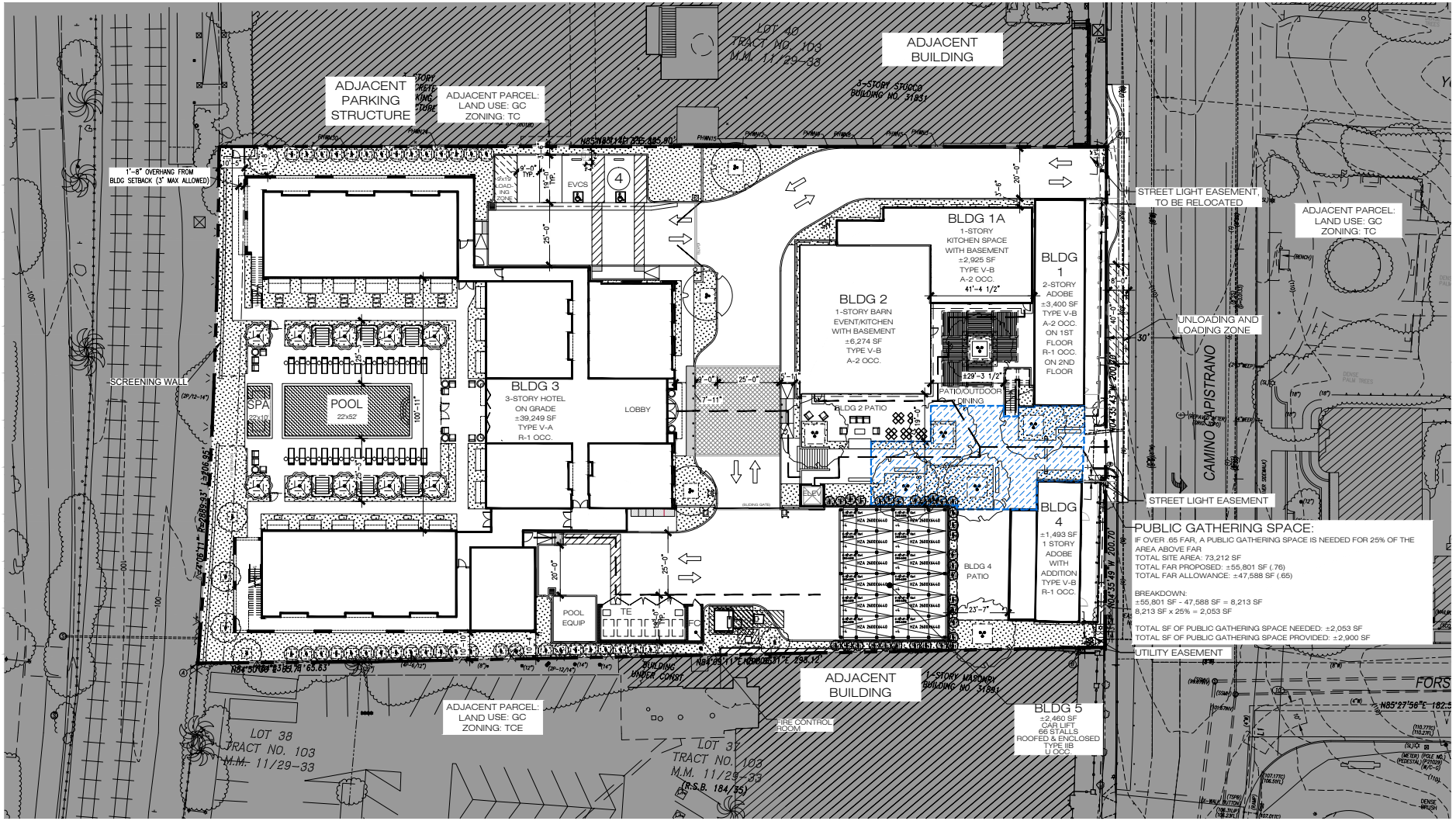

Source: Bickel Group Archetecture and Almquist, 2025.

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Figure 2-4

Site Plan

French Hotel Project Draft EIR

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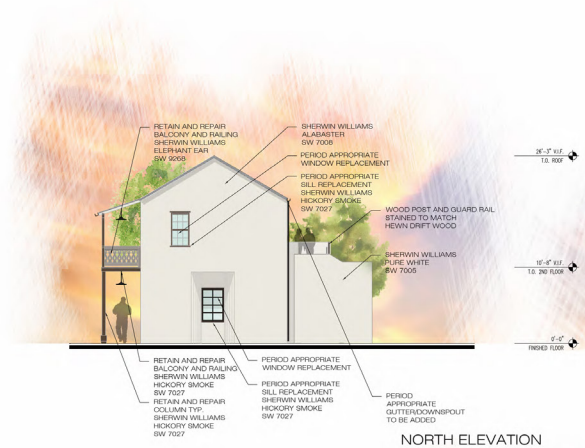
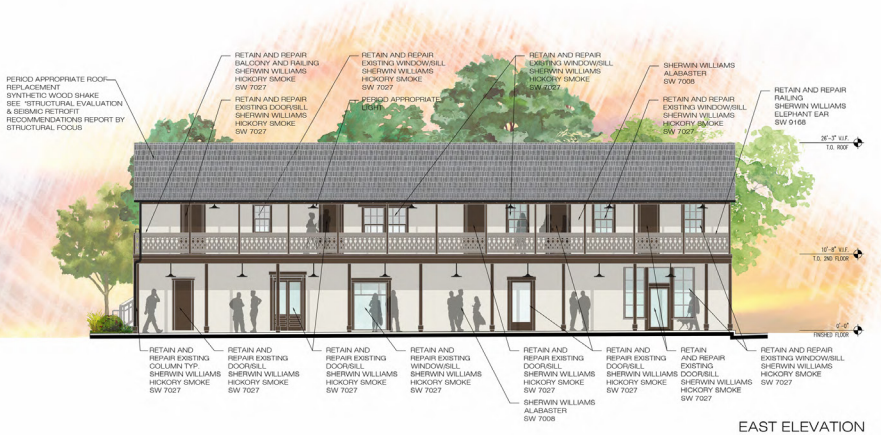
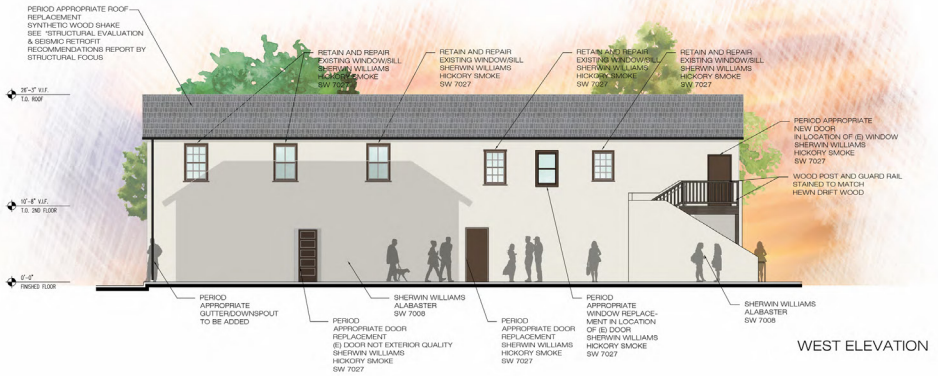
RETAIN AND REPAIR EXISTING DOORS, WINDOWS, PLASTER, TRIM, SILLS, WOOD WORK, BALCONY, RAILING AND HARDWARE



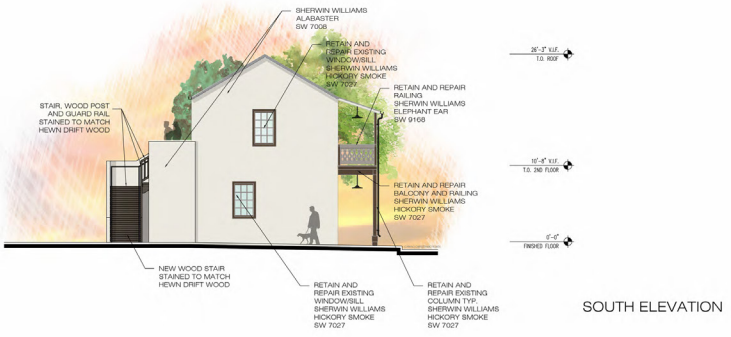
NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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Source: Bickel Group Archetecture and Almquist, 2025.

Harris & Associates

Figure 2-5

Building 1 Elevations

French Hotel Project Draft EIR

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Source: Bickel Group Archetecture and Almquist, 2025.

Figure 2-6

Building 2 Elevations

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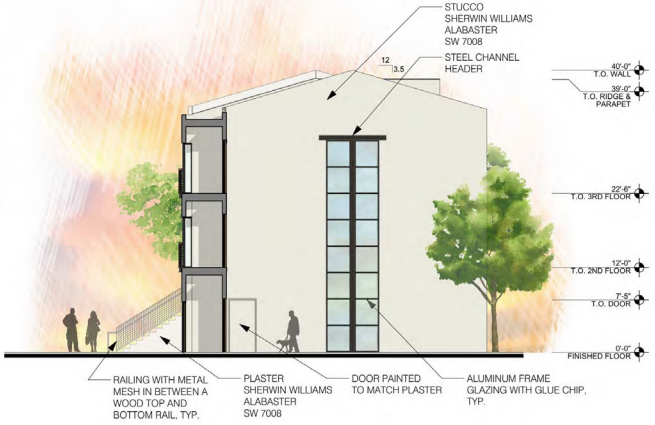
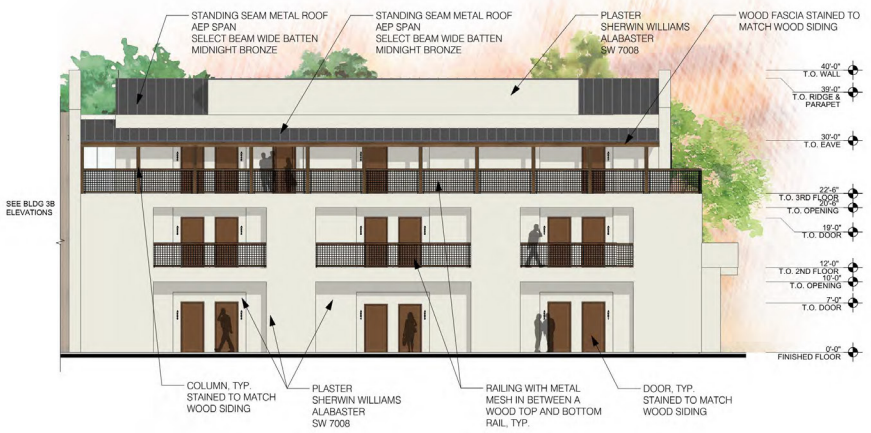
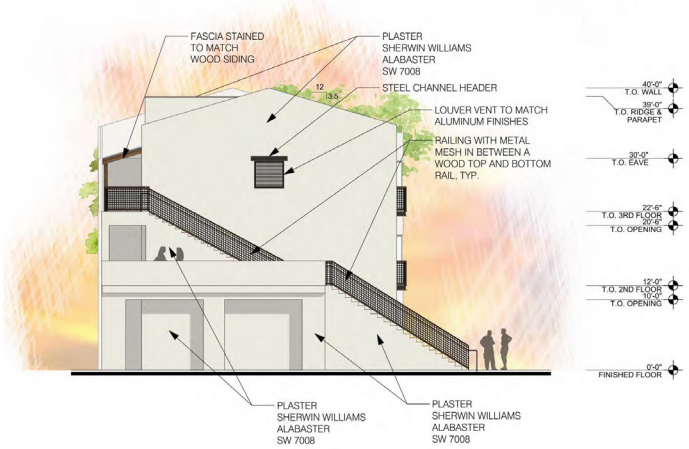


EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

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Source: Bickel Group Archetecture and Almquist, 2025.

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Figure 2-7

Building 3A Elevations

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Source: Bickel Group Archetecture and Almquist, 2025.

Figure 2-8

Building 3B Elevations

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Source: Bickel Group Archetecture and Almquist, 2025.

Figure 2-9

Building 3C Elevations

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Source: Bickel Group Archetecture and Almquist, 2025.

Figure 2-10

Building 4 Elevations

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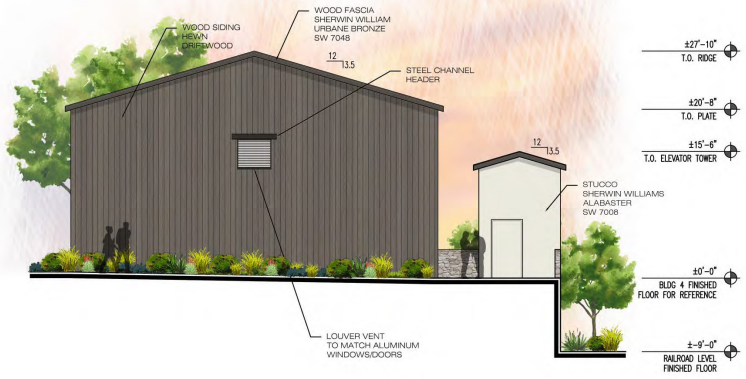
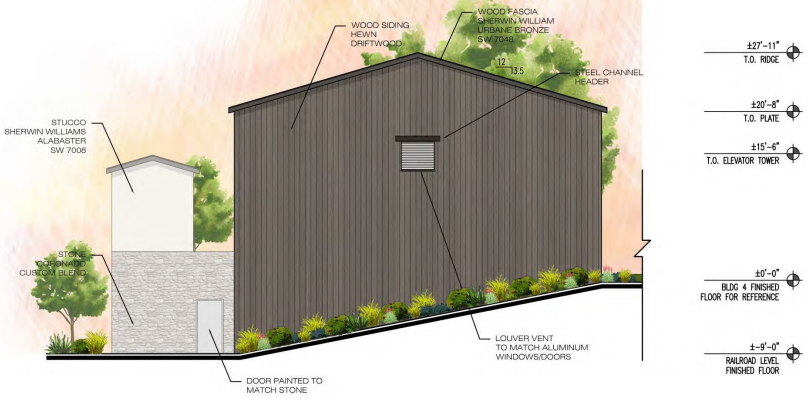


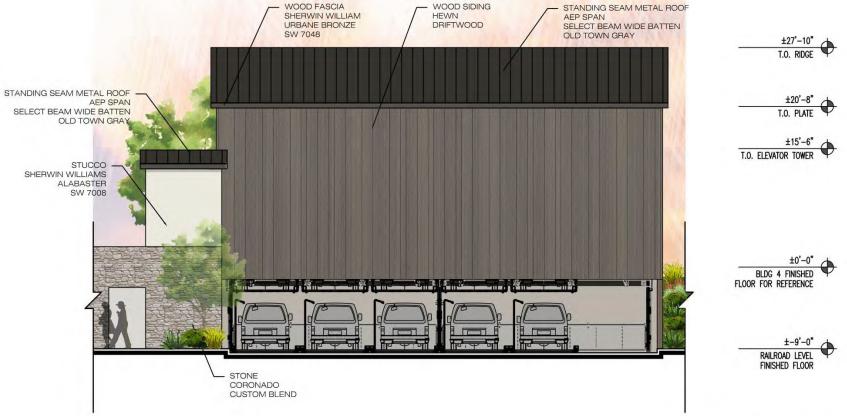
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

Source: Bickel Group Archetecture and Almquist, 2025.

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Figure 2-11

Building 5 Elevations

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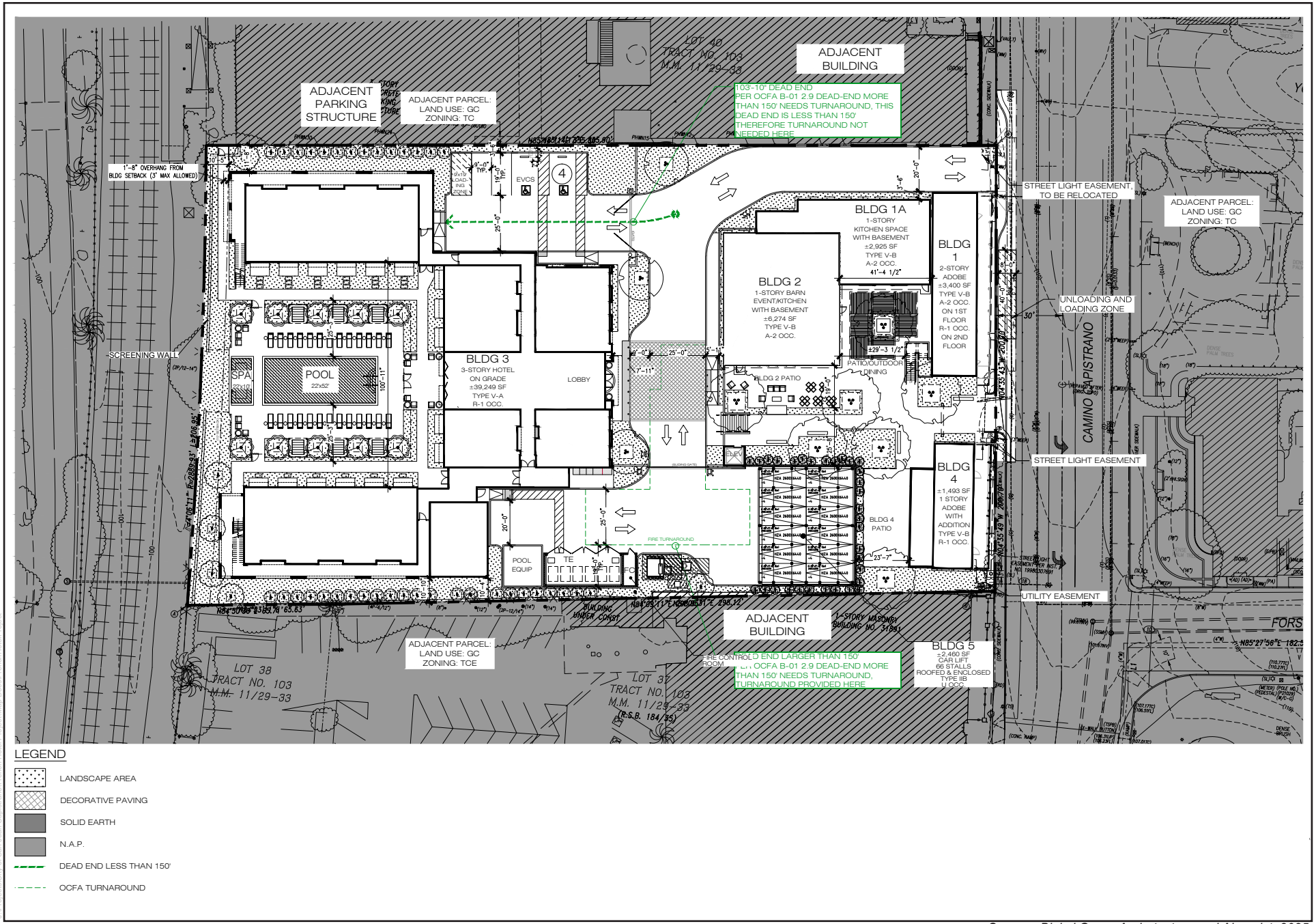

Source: Bickel Group Archetecture and Almquist, 2025.

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Feet

Figure 2-12

Fire Access Site Plan

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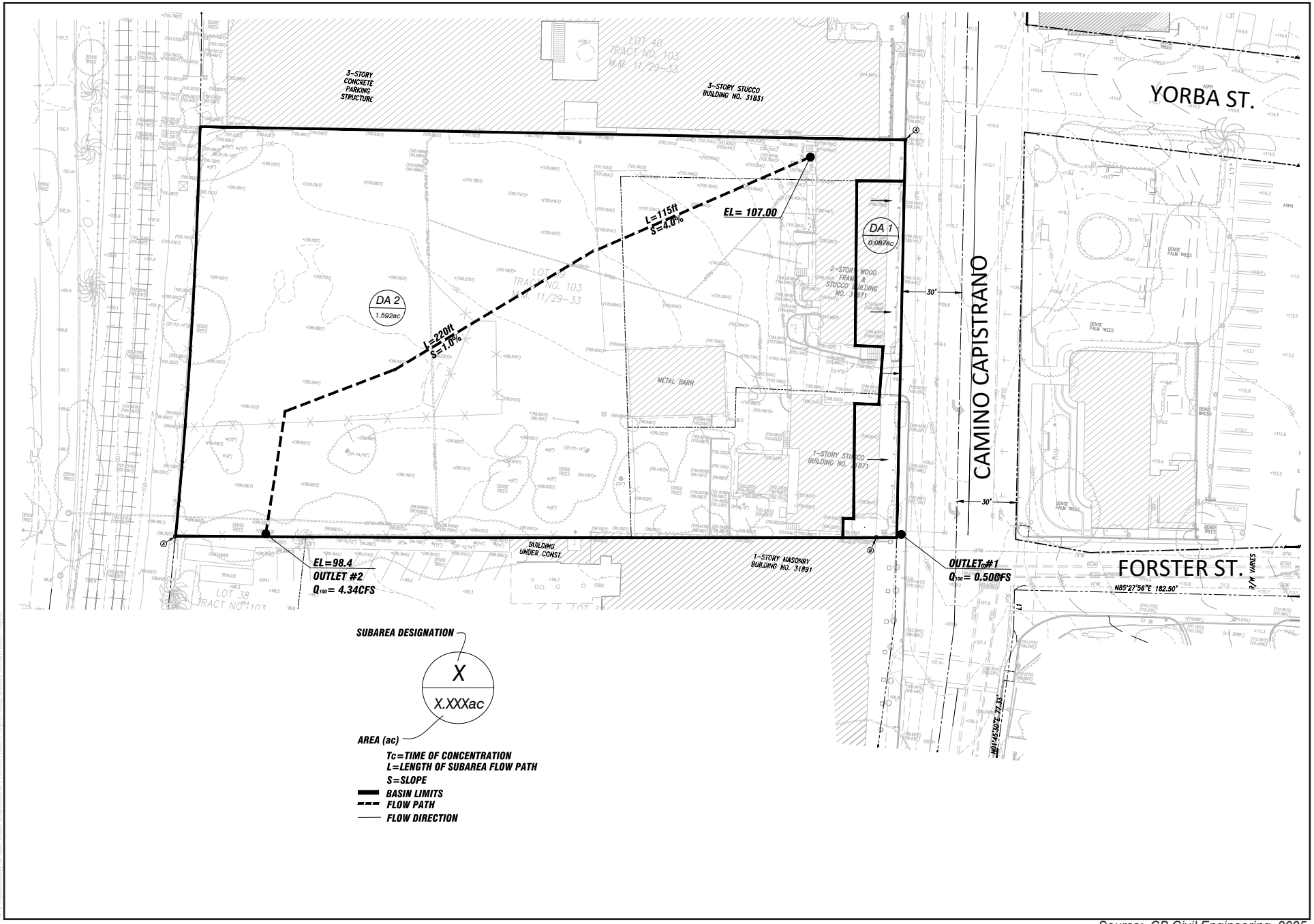

Source: CB Civil Engineering, 2025.

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Feet

Figure 2-13

Existing Drainage Plan

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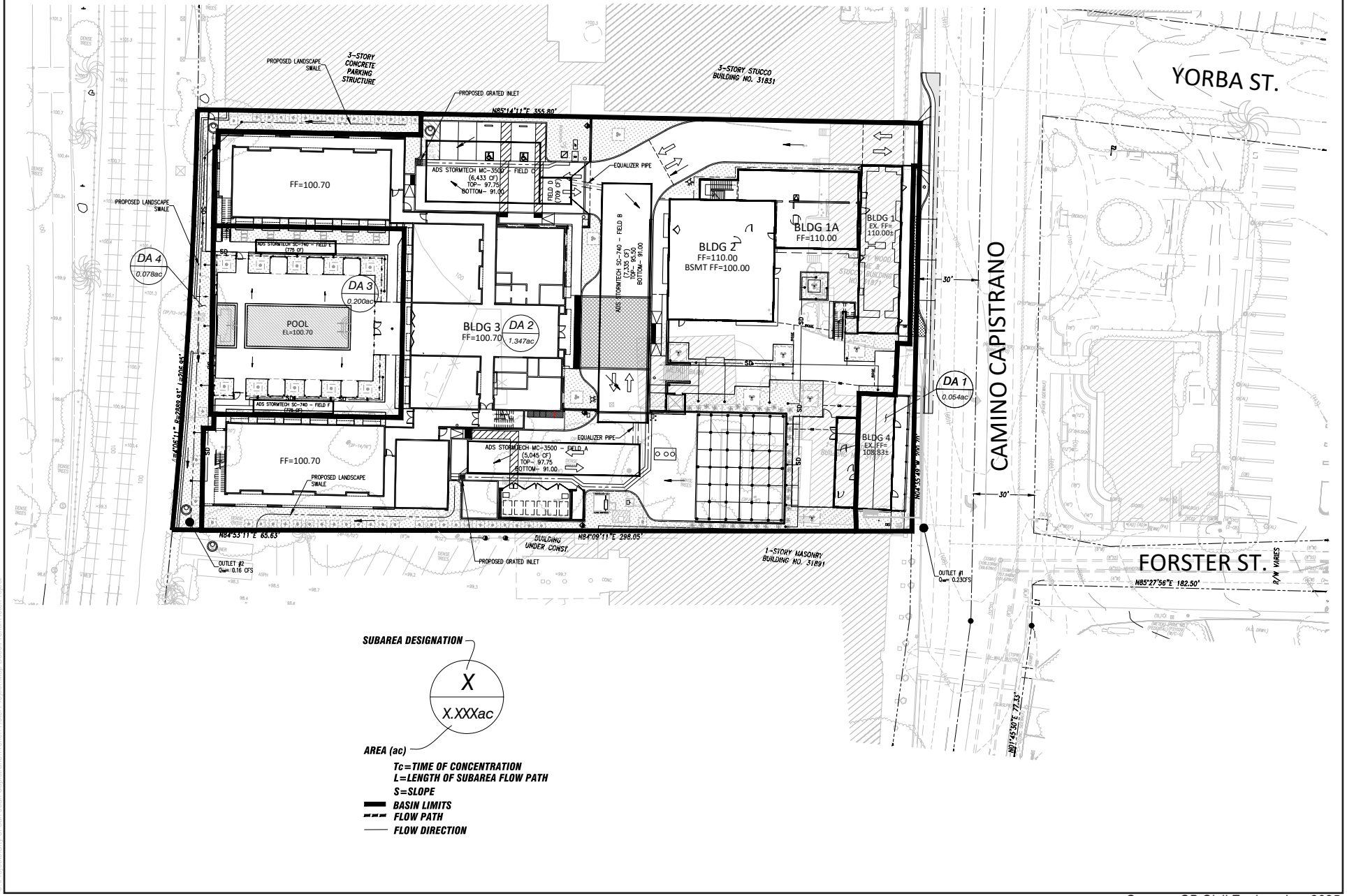

Source: CB Civil Engineering, 2025.

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Feet

Figure 2-14

Proposed Drainage Plan

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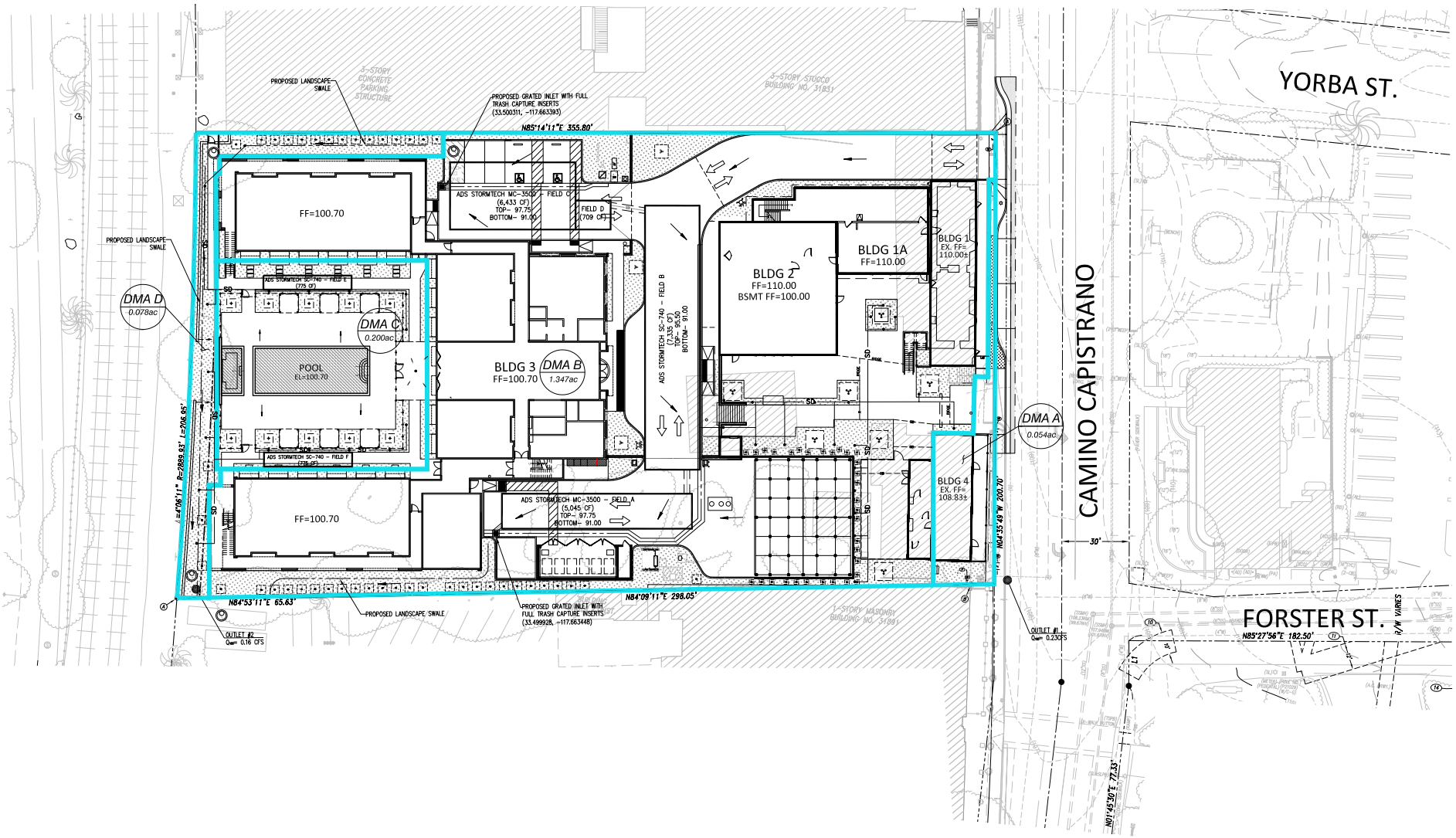

Source: CB Civil Engineering, 2025.

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Feet

Figure 2-15

Drainage Management Area

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