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MEMBERS OF THE CITY COUNCIL

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DATE: July 9, 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 Availability of a Draft Environmental Impact Report for the French Hotel Project (SCH #2026030917)**

NOTICE IS HEREBY GIVEN that the City of San Juan Capistrano ("City"), in its capacity as lead agency has prepared a Draft Environmental Impact Report ("DEIR") for the French Hotel Project ("Project"). Pursuant to Public Resources Code 21165 and the California Environmental Quality Act Guidelines ("CEQA Guidelines"), the purpose of this notice is to 1) serve as a Notice of Availability ("NOA") of a DEIR pursuant to the CEQA Guidelines Section 15087, and 2) to receive comments on the content of the DEIR.

PROJECT LOCATION: 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 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. 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; (5) Grading Plan Modification for the new grading on-site; and (6) Tree Removal Permit for the removal of any tree with a trunk diameter of six inches or greater measured at three feet above grade.

ENVIRONMENTAL DETERMINATION: 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.

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 REVIEW PERIOD AND DOCUMENT AVAILABILITY: The City welcomes input and comments on the DEIR. The DEIR is available for a 45-day public review period beginning on July 9, 2026 and ending at 5:30 pm on August 24, 2026. Copies of the DEIR are available for review at:

- 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 on the content of the DEIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. If you are commenting on behalf of an agency or organization, please indicate a contact person for your agency or organization. Written comments must be submitted to the City of San Juan Capistrano by August 24, 2026 at 5:30 p.m. Please direct your comments by e-mail or U.S. mail to:

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NEXT STEPS: Following the close of the public review period, the City will prepare responses to all comments for the inclusion in the Final EIR. The Final EIR will need to be certified by the City Council prior to making a decision to approve or deny the Project. Public input is encouraged at all Planning Commission and City Council public hearings regarding this Project.