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July 8, 2026

City of San Juan Capistrano
Attn: Izzak Mireles, Senior Planner / Project Manager
Via Email: imireles@sanjuancapistrano.org

RE: Proposed French Hotel Project Historical Resource Analysis Report (October 2025) No Change Memorandum

Dear Mr. Mireles,

This memorandum confirms that no changes have occurred to the French Hotel project description that would necessitate a revision to the Historical Resource Analysis Report (HRAR) submitted to the City in October 2025. The conclusions and analysis in the report remain valid. Additionally, I recently visited the project site to observe existing conditions and confirmed that the two historic resources within the project area remain intact and in a similar condition to that described in the October 2025 report. Both historic adobe buildings are extant and awaiting the rehabilitation outlined in the proposed project description and HRAR.

The Garage Barn, described as Building 6 in the HRAR and proposed French Hotel project drawings, has been relocated to a parcel north of the project area at 31721 Camino Capistrano. This relocation is part of a separate, previously approved project (AC23-002), and the rehabilitation and adaptive reuse of the barn is nearly complete.

Please contact me if you have any questions or comments.

Respectfully submitted,

Wendy L. Tinsley Becker

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Historical Resources Analysis Report
Proposed French Hotel Project
Assessor Parcel Number 121-150-28, -29, and -30
San Juan Capistrano, California 92675

PREPARED FOR
31871 Camino Capistrano LLC
31791 Los Rios Street
San Juan Capistrano, CA 92675

SUBMITTED TO
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

PREPARED BY
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October 2025

URBANA PRESERVATION & PLANNING LLC

ATTACHMENT 4

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I. INTRODUCTION

At the request of Almquist and the City of San Juan Capistrano, Urbana Preservation & Planning, LLC (Urbana) prepared this Historical Resource Analysis Report (HRAR) to provide the results of historical resource analysis completed for the proposed French Hotel Project (Proposed Project) to be developed on Orange County Assessor's Parcel Numbers 121-150-28, 121-150-29, and 121-150-30, on the west side of Camino Capistrano in San Juan Capistrano, California, roughly two blocks south of Mission San Juan Capistrano. The subject property is addressed as 31841-31871 Camino Capistrano and includes two National Register of Historic Places (NRHP) buildings: Casa Manuel Garcia and the Domingo Yorba Adobe, with one extant, though minimally altered, barn, colloquially referred to as the "Garage Barn" that dates to the property's period of significance. The Casa Manuel Garcia and Domingo Yorba Adobe property is additionally included on the California Register of Historical Resources (CRHR) and the City of San Juan Capistrano Inventory of Historic and Cultural Landmarks (IHCL). The Proposed Project and its immediate environs carry a high level of historical significance as evidenced by the NRHP, CRHR, and IHCL listings and is sited east of the Los Rios Historic District on the east side of the railroad tracks that bound the Proposed Project parcels to the west. The historic district is listed on the NRHP, CRHR, and the IHCL.

The Proposed Project involves conversion of the subject parcels into a three-story hotel with ancillary buildings. The site will include the rehabilitated Casa Manuel Garcia (Building 1) and the Domingo Yorba Adobe (Building 4), and new buildings that will house a hotel, eating and drinking establishments, and an event space. Each building will have a distinct style, from a historic adobe aesthetic to agrarian / rustic, to Spanish influenced Neo-Mediterranean Revival. Visitors entering the site from Camino Capistrano will enter via a drive at the northeast corner of the property between the Casa Manuel Garcia (Building 1), and the adjacent property to the north. The driveway leads west towards the center of the property, before turning south across the property towards the newly constructed parking puzzle (Building 5). A pedestrian walkway will be created from the sidewalk at Camino Capistrano into the property, between the two historic adobes, and leads to the public patio space behind the Casa Manuel Garcia (Building 1), the newly constructed event and dining spaces, and the new hotel building at the rear of the property. Landscaped walkways will connect the various elements of the property.

The Proposed Project design has evolved over several iterations with prior versions offering a more intensive development strategy than what is proposed under the current iteration. Project design elements are described herein and are analyzed against the Standards for Rehabilitation to identify whether the Proposed Project will cause an impact to the historical resources within the project area.

REPORT ORGANIZATION

Survey findings, eligibility conclusions, and associated preservation planning analysis and regulatory recommendations are assembled in this report. This HRAR was prepared to provide a determination on whether historical resources are present within the Proposed Project area, to establish an Area of Potential Impact (API), and to determine whether the Proposed Project could impact historical resources, either within or outside the Proposed Project boundaries.

METHODOLOGICAL APPROACH

The methodological approach undertaken for the preparation of this HRAR consisted of four major tasks – background research, field and desk survey, reporting, and technical analysis.

Background Research

To understand the general historical themes of the area, research included a review of publications and archival records relating to the history of San Juan Capistrano and the surrounding south Orange County region. Previously completed cultural and historical resource research reports were utilized to inform this study. Property-specific research was compared to the contextual history of the area to understand how the survey area fits into the larger historical context. Historic-era and contemporary-period aerial imagery and historic-era maps played a key role in understanding the project area. Early San Juan Capistrano town site and tract maps, Sanborn Fire Insurance Maps, and Orange County Assessor Parcel Maps were reviewed to understand lot formation patterns for the survey area. Historic aerial imagery and historic street-view photos were reviewed to understand the development history of the Proposed Project area. The NRHP nomination for Casa Manuel Garcia and the Domingo Yorba Adobe provided an understanding of the significance, period of significance, and level of integrity of the property. The property has experienced a reduction of many ancillary structures, however, the primary buildings – the two adobes and one contributing barn – remain extant and retain adequate integrity to convey significance.

To identify nearby historical resources, Urbana reviewed NRHP Information System, the State Historic Preservation Office-California Historical Resources Information System (SHPO-CHRIS) Built Environment Resource Directory (BERD) for Orange County and San Juan Capistrano, and the IHCL. Previously prepared historical resources studies were additionally utilized to understand the extent of previously recorded sites within the survey boundaries and the immediate vicinity. Results of this research are summarized in Section IV Nearby Historical Resources. A list of historical resources within city boundaries is included in Appendix A.

Field And Desk Survey

Urbana Principal Wendy L. Tinsley Becker, RPH, AICP, and project assistant Nehemiah Buenaventura, surveyed and photographed the Proposed Project area in November 2022. All buildings, structures, and site features within and surrounding the Proposed Project area were photographed for further study in this HRAR. Notes were compiled on the existing conditions, architectural features, and observed modifications for use in this report. Supplemental observation of buildings and structures in the Proposed Project area were completed as part of post-processing and using historical aerial photography and present-day Google Earth satellite imagery. Members of the Urbana team have completed additional in-person observations incrementally from November 2022 forward. Historic and current views of the Proposed Project area and the immediate environs are included throughout this HRAR and in Appendices B, C, and D.

Reporting

Beyond preparation of this HRAR, two related and required documentation packages were prepared for the Proposed Project. This includes:

1. Required documentation for the "White Barn," a contributing structure from the property's period of significance that was disassembled in 2021-2022 under City of San Juan Capistrano Resolution No. 21-12-21-1 and Site Plan Review (SPR) No. 21-004. The Conditions of Approval (COA) for SPR 21-004 stipulated that prior to removal, the barn shall be documented in a manner consistent with the National Park Service Historic American Buildings Survey program. Formal HABS documentation was not required for the barn and instead it was documented using "HABS-like" methods. Bickel Group Architecture completed digital photography and prepared as-built drawings for the barn. The Spectra Company inventoried the barn and aided in its disassembly. The final HABS documentation package, elevated from "HABS-like" to HABS Level II documentation, was prepared by Urbana. NPS has

registered the Casa Manuel Garcia and Domingo Yorba Adobe, Oyharzabal Property, as HABS No. CA-3011. This package satisfies the requirements set forth in the COA for SPR 21-004.

2. A permit processing package for the Garage Barn relocation project was additionally prepared by Bickel Architecture Group and includes current and proposed elevations of the barn at its new location, showing limited demolition / alterations to rehabilitate and adapt the building for its new use. The project is being processed under a separate SPR process. The SPR No. was not available at the time of this HRAR preparation. The Garage Barn relocation package is included in Appendix D.

Technical Analysis

The Proposed Project is premised on retention and rehabilitation of two NRHP, CRHR, and IHCL listed buildings, and offsite relocation and rehabilitation of a third NRHP, CRHR, and IHCL building that is regarded as secondary and non-contributing to the resources onsite. Technical analysis is focused on identifying the period of significance for the extant buildings at the site, determining the level of integrity under that period of significance, and analyzing the Proposed Project description, including the design of each building, for compliance with the Secretary of the Interior's Standards for Rehabilitation. Compliance with the rehabilitation standards ensures that the Proposed Project would not cause a significant impact to historical resources. Proposed Project drawings are included in Appendix E.

PREPARER QUALIFICATIONS

Urbana Principal, Wendy L. Tinsley Becker, RPH, AICP, and Scott Solliday, MA, Senior Associate, prepared this report with contributions by project assistant Nehemiah Buenaventura, Associate AIA, and Alexandrea Baker, MCP. Ms. Tinsley Becker and Mr. Solliday meet The Secretary of the Interior's Professional Qualifications Standards in the disciplines of History and Architectural History, and the draft standards in the disciplines of Community Planning / Land Use and Historic Preservation. Ms. Tinsley Becker is included on the Register of Professional Historians (RPH) and is a member of the American Institute of Certified Planners (AICP). Preparer qualifications are included in Appendix F.



Figure 1. Proposed Project Location and Boundary. Source: Google Earth, circa 2021.

II. REGULATORY FRAMEWORK

The following policies and regulations are intended to ensure the preservation and appropriate treatment of historical resources in San Juan Capistrano and within the proposed Camino Capistrano Mixed-Use Project boundaries.

NATIONAL HISTORIC PRESERVATION ACT (NHPA) & HISTORIC PROPERTIES

The NHPA requires federal agencies to consider the effects of proposed undertakings on historic properties. A historic property is defined as any building, site, district, structure or object that is listed in or eligible for listing in the NRHP. In order for a property to qualify for the NRHP, it must meet one of four criteria for evaluation and retain sufficient integrity to convey its significance. Pursuant to the National Register Bulletin 15, the quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and

A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
B. That are associated with the lives of persons significant in our past; or
C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represents a significant and distinguishable entity whose components lack individual distinction; or
D. That have yielded, or may be likely to yield, information important in prehistory or history.

Two scenarios exist relative to the effects a potential undertaking may have on historic properties: 1) no historic properties are affected, or 2) historic properties are affected. An adverse effect is found when an undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify it for inclusion in the NRHP in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Adverse effects can include the following:

- physical destruction or damage;
- neglect and deterioration;
- alterations inconsistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*;
- relocation of the property or change in the character of the property's use or setting;
- introduction of incompatible visual, atmospheric, or audible elements; and
- transfer, lease, or sale of a historic property out of federal control without adequate preservation restrictions.

A finding of no adverse effect may be issued if the proposed undertaking's effects do not meet the examples pursuant to 36 CFR Part 800.5(a) (1, 2), or if the undertaking is modified or imposed in order to avoid adverse effects.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) & HISTORICAL RESOURCES

Pursuant to the CEQA PRC § 21084.1, any project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. PRC § 5020.1(q) defines a "substantial adverse change" as demolition, destruction, relocation, or alteration such that

the significance of the historical resource would be materially impaired.

A historical resource is a resource that is listed in, or determined eligible for listing in, the CRHR; included in a local register of historical resources; or is identified as significant in an historic resource survey if that survey meets the criteria specified in PRC § 5024.1(g). A property may be eligible for listing on the CRHR if it is determined to meet one of the following criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
2. It is associated with the lives of persons important to local, California, or national history; or
3. It embodies the distinctive characteristics of a type, period, region, or method or construction, or represents the work of a master, or possesses high artistic values; or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

CEQA requires a Lead Agency to determine if an archaeological cultural resource meets the definition of a historical resource, a unique archaeological resource, or neither. If the archaeological cultural resource meets the definition of a historical resource pursuant to CEQA Guidelines § 15064.5 (c)(1), it is treated like any other type of historical resource. If the archaeological cultural resource does not meet the definition of a historical resource, then the Lead Agency determines if it meets the definition of a unique archaeological resource as defined in PRC § 21083.2(g). In practice, however, most archaeological sites that meet the definition of a unique archaeological resource will also meet the definition of a historical resource. Should the archaeological cultural resource meet the definition of a unique archaeological resource, then it must be treated in accordance with PRC § 21083.2, which details the requirements for treatment, handling, and mitigation for unique archaeological resources. If the archaeological cultural resource does not meet the definition of a historical resource or an archaeological resource, then effects to the resource are not considered significant effects on the environment.

CITY OF SAN JUAN CAPISTRANO HISTORIC PRESERVATION PROGRAM

The City maintains a historic preservation program to regulate the identification, protection, and appropriate treatment of landmarks and historical resources including a General Plan Cultural Resource Element, a Cultural Heritage Commission, and ordinances relating to site plan review and special uses at landmarks or historic districts included on the NRHP, CRHR, and the IHCL.

In San Juan Capistrano, landmarks are defined as any building, structure, site, or object (listed either individually or as a historic district) on the IHCL, the CRHR, or the NRHP. Properties may be added to the IHCL by demonstrating significance to the community as a whole and, therefore, being worthy of public interest and protection.

General Plan Cultural Resources Element

The primary purpose of the Cultural Resources Element (CRE) is to protect and preserve the historic, archaeological, and paleontological resources located in San Juan Capistrano. To implement this goal, the CRE includes three policies:

1. Balance the benefits of development with the project's potential impacts to existing cultural resources,
2. Identify, designate, and protect buildings and sites of historic importance, and

3. Identify funding programs to assist private property owners in the preservation of buildings and sites of historic importance.[1]

Municipal Code Article 3 | Cultural Heritage Commission
Pursuant to Municipal Code Section 2-2.303, the City's Cultural Heritage Commission (CHC) serves as the advisory body for historic preservation concerns. Duties of the CHC include:

- Generally, to act in an advisory capacity to the City Council, Planning Commission, City Manager, and any other group which the Council might designate in all matters pertaining to the culture, heritage, and history of the City;
- To promote an awareness of and appreciation for the City's cultural and historical significance through the preservation and promotion of traditional folkways associated with the community. The Commission shall encourage the sponsorship of community events and activities to promote the knowledge of history, culture and traditional folkways of the community and shall assist community organizations and other City boards and commissions in undertaking such tasks;
- To compile, keep, and maintain a list of all sites, structures, persons, events, and landmarks which have cultural or historical significance or importance. Such list shall be submitted to the Council for its review. The Commission shall notify the owner of any item on the list of any special City requirements applicable to his property;
- To implement and administer studies and plans relating to matters of historical, cultural, paleontological, or archaeological significance and to make recommendations on the designation and creation of historical, cultural, paleontological, or archaeological districts;
- To recommend to the Council an annual budget including the following: Financing of the activities of the Commission; and the capital projects designed to protect the cultural heritage of the community.

Municipal Code Section 9-2.327 | Historical and Cultural Landmarks Site Plan Review
This ordinance provides for the protection enhancement, perpetuation, and use of those areas, structures and objects within the City which, due to their historical or cultural significance or character, require special consideration in order to meet the goals and policies of the General Plan with regard to preservation of cultural resources. Section 9-2.327(b) outlines the general requirements and procedures for the historical and cultural landmark site plan review process as follows.

1. It shall be unlawful for any person to demolish, remove, relocate, renovate, modify, or otherwise alter any structure, site, or object, including trees and other vegetation, listed individually or as part of a district in the Inventory of Historical and Cultural Landmarks (IHCL), as adopted and amended from time to time by City Council resolution, without obtaining prior City approval for such action pursuant to this section. For purposes of this section, "landmark" shall mean any location or object listed on the IHCL.
2. Minor alterations to landmarks. Any action pertaining to a landmark that qualifies for Administrative Approval pursuant to Section 9-2.303(a)(17) may be approved administratively pursuant to the procedures set forth in that section, provided that such approval shall be based on finding that the proposed action is consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties, in addition to other required findings.
3. Major modifications, alterations, or other actions pertaining to landmarks that do not qualify for administrative approval shall require approval of a historical and cultural landmark site plan review pursuant to this section.

4. Applications for historical and cultural landmark site plan review shall be filed with the Department of Planning Services along with the required fee or deposit as established by City Council resolution. The Planning Director shall prescribe the form of application and the supporting information required to initiate the site plan application review. Once an application is received by the Department of Planning Services, the application will be reviewed for completeness and processed pursuant to the timelines established in Section 9-2.301
5. A preliminary development review meeting between City staff and the applicant may be conducted prior to filing of the formal application, pursuant to Section 9-2.301(c).
6. An application for site plan review may be submitted and reviewed concurrently with other applications required for proposed development on the site.
7. The Planning Director may forward the site plan review application to various city boards and commissions for review of technical aspects of the project prior to scheduling the project for a public hearing.
8. The reviewing authority for a site plan review application shall be the Cultural Heritage Commission, at a public hearing with notice given pursuant to Section 9-2.302(f). Decisions of the Cultural Heritage Commission may be appealed to the Planning Commission and ultimately to the City Council pursuant to Section 9-2.311, Appeals.

Section 9-2.327(c) outlines the approval criteria for site plan reviews at historical and cultural landmarks.

1. The project complies with the maps and policies of the General Plan.
2. The project complies with applicable provisions of the Land Use Code and with any applicable specific plan or comprehensive development plan.
3. All aspects of the proposed site design, including building orientation and placement, massing, access, parking, colors, materials, paving, lighting, signage, and landscaping, are compatible with the historic nature of the site, surrounding district and/or historic period represented by the landmark.
4. The project has been designed in conformance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings (1995, Weeks and Grimmer).

Additional requirements specified within Section 9-2.327 refer to construction time periods after approval of a site plan review, maintenance of Landmarks, and enforcement and penalties for non-compliance.

Municipal Code Section 9-3.407 | Cultural Resources / Historic Preservation District

Pursuant to Municipal Code Section 9-3.407, the purpose and intent of the Cultural Resources / Historic Preservation (CR / HP) District is to establish regulations for those areas of the City which, due to their historical or cultural significance, require special consideration to ensure their preservation as a community resource. This ordinance outlines permitted base and conditional uses at CR / HP Districts.

Section 9-3.407(d) stipulates the general requirements for discretionary projects in CR / HP Districts.
Any person desiring to demolish, remove, relocate, or alter any such landmark shall receive City approval prior to such action, which is set forth in the Inventory of Historical and Cultural Landmarks (IHCL) or Sensitive Area Map adopted by the Council by resolution. Failure to comply with the provisions of this section shall constitute sufficient grounds for the revocation of any grading or building permit and the temporary suspension of any operation otherwise being carried out in compliance with such permits.

Pursuant to Section 9-3.407(e), any person desiring to demolish, remove, relocate, or alter any landmark set forth in the IHCL shall be subject to Section 9-2.327 Historical and Cultural landmark Site Plan Review. Any person desiring to construct site improvements on property identified on the Sensitive Area Map shall comply with City Council Policy 601.

City of San Juan Capistrano Historic Town Center Master Plan Repeal Final Environmental Impact Report
The subject property and Proposed Project area is within the boundaries of the Town Center Zoning District and is subject to compliance with Mitigation Measures CUL-1 (a) & (b) of the Historic Town Center Master Plan Repeal EIR.

CUL-1: Prior to the approval of discretionary entitlements and associated CEQA review for future site-specific development associated with the Project area that either 1) impacts an historic structure or 2) is located adjacent to an historic structure, the project applicant shall complete, or cause to be completed the following:

a. Prepare a historic resources evaluation to provide an updated historic integrity evaluation of the historic site pursuant to the requirements of the CEQA Guidelines, the National Register of Historic Places criteria and the Secretary of the Interior's Guidelines for Architectural and Engineering Documentation (often referred to as "HABS documentation"). In the event the evaluation concludes the site retains its historic integrity, the requirements governing the significance of impacts and mitigation of impacts to historical resources set forth in CEQA Guidelines Sections 15064.5 (b) and 15126.4(b) shall be addressed in the CEQA document prepared for the project. In the event the evaluation concludes that the site does not retain its integrity, then the City shall submit the report to the California Office of Historic Preservation for a concurrence determination pursuant to National Register of Historic Places procedures.

b. For buildings or improvements proposed adjacent to an historic structure listed in the National Register of Historic Places, site specific development plans shall be evaluated to determine if the design of the proposed structures is compatible with the adjacent historic resource in accordance with the Secretary of the Interior's Standards and CEQA Guidelines Section 15064.5(b) and 15126.4(b). Stringent design guidelines shall be required for projects located adjacent to historic buildings taking into account the potential for indirect and visual impacts. Mitigation measures must be recommended and incorporated into future site-specific projects to reduce indirect visual impacts as part of the discretionary entitlement and CEQA review process. Specific measures may include but are not limited to re-orienting or adjusting the location of proposed buildings or improvements; incorporating features and elements consistent with architectural design guidelines; reducing the height and/or massing of the proposed structures or buildings; increased setbacks and screening of the structure with native trees.

This HRAR satisfies the requirements of CUL-1 (a) & (b).

III. SITE HISTORY, DESCRIPTION, AND INTEGRITY

The subject property features two historic adobe buildings which date to the period when Alta California was a territory of Mexico. The Domingo Yorba Adobe, built c.1830, and the Casa Manuel Garcia, built c.1840, are two of the oldest buildings in San Juan Capistrano. A third structure, a wood frame barn dating to ca. 1880 and clad in corrugated aluminum panels in ca. 1930, is additionally extant.

PREHISTORY

San Juan Capistrano is located on the ancestral lands shared by the Gabrielino-Tongva Nation and the Juaneño Band of Mission Indians/Acjachemen Nation, who have been the traditional caretakers since time immemorial. Tongva and Acjachemen people maintain a strong presence in Orange County and throughout Southern California, protecting their homelands, knowledge systems, and cultures. Before the arrival of Europeans in Orange County, the Native Americans of the area were largely peaceful hunter-gatherers. Tribes had a monarchic form of government, with leadership passing within one family, and a council of men who aided that leader. War was never waged for conquest, but to avenge crimes against family members or leaders. A deity called Chinigchinich was worshiped in religious ceremonies held in a small temple structure located in the center of each community. Spanish missionaries divided Orange County peoples into two groups based on their proximity to area missions: Juaneños (originally Acagchemem) and Gabrielinos. It is thought there were many small tribes, all belonging to the Shoshone family, sharing common linguistic roots.

Abundant evidence of prehistoric Native American life has been found within San Juan Capistrano and several local families trace their lineage to the Juaneno band. History and archaeology are different in that they study the environment from different perspectives. Archaeologists are generally concerned with the physical evidence (artifacts); while historians rely more on documentary evidence to support their work. This HRAR is focused on built environment historical resources, specifically buildings, structures, objects, and districts which may be regarded as a historical resource. The prehistory of the project area and the focus on physical artifacts from that period is studied in archaeological reports.2

SPANISH COLONIAL ORIGINS OF SAN JUAN CAPISTRANO

The Spanish missionization and settlement of California began in 1768 when King Carlos III ordered Visitador-General Jose de Galvez to organize soldiers and missionaries from Mexico to colonize the distant territory. On May 13, 1769, Commander Don Gaspar de Portola, Sergeant José Francisco de Ortega, and Fray Junípero Serra, departed with soldiers and supplies for San Diego from Velicata, Baja California. Upon arriving in San Diego, Fray Serra founded California's first mission, San Diego de Alcála. Other missions were soon established, primarily along the coast of California and in three distinct ranges: the Coastal Range, Transversal Range, and Peninsular Range. The Spanish selected mission sites in valleys, and on alluvial fans and coastal plains away from marshy flats. Most missions were established close to the sea; however, some missions like Mission San Gabriel and San Jose were located strategically in the interior, as a way of establishing and maintaining inland routes. Preferred locations were near reliable water sources and had adequate arable lands. The Spanish established three missions in the Peninsular Range: San Diego, San Luis Rey, and San Juan Capistrano. Each of these three missions were located three to six miles from the ocean either in valley bottoms or on terraced slopes along streams.[3] The earliest exploration of Orange County by Europeans was led by Gaspar de Portola. He set out from Mission San Diego de Alcála to find a land route to the Bay of Monterey. Portola's expedition passed through Orange County in 1769 (northward) and 1770 (southward). He named Trabuco Creek, Santiago Creek and other geographic features he encountered.

La Misión de San Juan Capistrano was initially established in October 1775 by Fermín Lasuén at a site at the base of a mountain in the Peninsular Range. However, due to a Native American uprising, Lasuén and the Spanish soldiers retreated back to San Diego.[4] The San Juan Capistrano region was occupied by the Acjachemen people for thousands of years. The Spaniards referred to the Acjachemen people as the Juaneños, a moniker assigned for the San Juan Capistrano mission settlement. In 1776, Junípero Serra himself, along with fathers Amúrrio and Mugártegui, took up work to reestablish the Mission at San Juan Capistrano. The contingent, accompanied by eleven soldiers, arrived in October 1776. After visiting the original mission site, now known as Mission Vieja, they selected another site, located a few miles southwest at the confluence of the San Juan and Trabuco creeks. Founded in 1776 and dedicated in 1778, the San Juan Capistrano Mission complex included an adobe chapel and church building constructed of stone, with workshops, granaries, kitchens, barracks and residences, and a hospital.[5] By 1794 approximately 40 adobe dwellings had been constructed beyond the mission grounds to house the local native converts. The western walls of the mission complex were constructed in 1795 adjacent to Occidental Street (now Los Rios Street) which connected to a pathway leading to Trabuco Creek. The mission complex was completed c.1806, and on Sunday, December 8, 1812, the stone church was destroyed by an earthquake, one of many seismic disturbances that year which was described as *el ano de los temblores* - the year of earthquakes. This was followed by the decline and eventually abandonment of the mission community.[6]

A large faction of the people of Mexico declared independence from Spain in 1810, and after a long struggle, broke free from colonial rule in 1821. Alta California became a territory of the Republic of Mexico. The original Spanish settlers and their descendants became known as *Californios*. In 1833 the Mexican Congress passed *An Act for the Secularization of the Missions of* California, which ended missionary activity and used proceeds from the sale of mission properties to promote settlements in Alta and Baja California. The following year, Governor José Figueroa issued a Decree of Confiscation for the San Juan Capistrano mission property. A few *Californios* and many of the native converts that had settled at the mission remained. On July 30, 1841, a petition for settlement was presented to the Mexican Government and the mission administrator, and in July, the former mission lands were distributed to the 33 petitioners. Governor Juan B. Alvarado appointed Santiago Argüello as administrator of the mission. During his tenure, the community was briefly renamed the Pueblo of San Juan de Argüello, but its original name, San Juan Capistrano, was soon restored.[7] The secularization of the missions was followed by an increase in the number of land grants awarded throughout California to encourage increased settlement on the Mexican frontier. Grants for large Ranchos in the area that would later become Orange County included Rancho Misión Vieja (in Mission Viejo and San Juan Capistrano), Boca de la Playa (in San Clemente and Dana Point), and Rancho Trabuco (in Trabuco Canyon and Coto de Caza).

One of the first Californio settlers near Mission San Juan Capistrano was Jose Antonio de los Remedios Yorba. He was born at the Monterey Presidio in 1785. In about 1826, he and his wife, Maria Catalina Verdugo, moved to Rancho Santiago de Santa Ana, and on March 26, 1826, their son, Domingo de la Resurrección Yorba, was born there.[8] They built an adobe house near San Juan Capistrano c.1830. Jose Antonio died in 1844, leaving young Domingo as the head of the family. Domingo Yorba married Maria Juana Rios at Mission San Gabriel on May 12, 1845, and continued in the occupation of his father, raising cattle on several ranches in what is now Orange and San Diego counties.

Manuel Garcia, a Portuguese immigrant, arrived in San Juan Capistrano c.1840. He settled on the Yorba property and built a two-story adobe building. He opened "El Portugues General Store" on the south side of the ground floor, and the rest of the ground floor and the upstairs served as San Juan Capistrano's first hotel for travelers along El Camino Real. However, Garcia did not stay long. The American victory over Mexico in 1848

resulted in the American acquisition of Alta California, which was granted statehood in 1850. Major changes ensued for San Juan Capistrano. Squatters, drifters, and bandits initially plagued the town, as it was one of the few stopping and supply points between San Diego and Los Angeles. The nearby ranchos also brought cowboys into town that reportedly caused drunken brawls in the streets.[9] In 1857, Manuel Garcia's store was looted by the notorious bandit, Juan Flores. After looting his store, the gang killed the German storekeeper, Jorge Pflughardt. Manuel Garcia left San Juan Capistrano and abandoned the large adobe that he had built.

Domingo Yorba and Maria Rios continued to live at their home in San Juan Capistrano. Domingo became a very wealthy and respected rancher. San Juan Capistrano's location on the road to newly discovered gold fields in northern California led to rapid growth of the town, and cattle raised on nearby ranchos were driven north and sold at great profit to feed prospectors. Domingo Yorba, along with his uncle, Juan Lopez, had a documented claim to Cañada de San Vicente y Mesa del Padre Barona, one of the last Mexican land grants, granted to Lopez by Governor Pio Pico in 1846. In 1854, Public Land Commissioner Felch confirmed the validity of Claim No. 426, Lopez and Yorba's grant of three-square leagues of land in San Diego County.[10] However, it was not until 1873 that Yorba filed his claim with the General Land Office and received a patent to the 13,316-acre ranch, and another ten years before he recorded the patent with the county. Indeed, Domingo Yorba's extended family owned several land grants between San Diego and Los Angeles, totaling more than 165,000 acres, and Domingo sold many properties and his interests in various ranchos.[11]

While the town of San Juan Capistrano grew and prospered, it soon became evident that the land titles that were established in 1841 were no longer valid under state and county land ownership documentation. Those that claimed land ownership in the town were notated in a survey that was filed on December 10, 1875, and H.K.S. O'Melveny, a Los Angeles County Judge, began the process of securing legal title for the lands as outlined in an act of Congress on March 2, 1867, entitled "An act for the relief of the inhabitants of the Cities and Towns upon public lands."[12] O'Melveny filed a Cash Entry at the General Land Office in Los Angeles and received a patent for 567 acres in San Juan Capistrano. Title was then transferred to the people who had an established claim of the lands they held.

In 1876, ownership of the property was claimed by Maria Rios, wife of Domingo Yorba, and Judge O'Melveny obtained title to the lands in San Juan Capistrano to convey the individual parcels to those who had valid claims to the land. Maria and Domingo had lived there over the years with their eight children, Domingo's mother, Catalina Verdugo, and eventually, several grandchildren.[13] Maria Rios sold the land to Juan Salaberri and Co. and Domingo Oyharzabal in 1880. Domingo Yorba passed away in San Juan Capistrano in 1889 and Maria Rios passed in 1896. It is worth noting that the property has essentially had only two owners, the Yorba family for 50 years and the Oyharzabal and Salaberri families for more than 140 years. Refer to Table 1 for ownership history. The partnership of two Basque pioneers, Domingo Oyharzabal and Juan Salaberri, and their family histories are well documented in the National Register nomination.

> Domingo Oyharzabal was born in the Basses-Pyrenees, France in 1846. His father, Babtiste, and his mother, Sabina, were farmers and raised livestock. There were nine children in the family. The death of Babtiste in 1856 made it necessary for some of the children to leave home, among them was Domingo who left for South America and from there to America, where he arrived in 1868. It was on the boat from South America to Alameda, California where he met and befriended Juan Salaberri [born in Spain c.1845]. Soon after settling in California, he was joined by his younger brothers, Etienne and William, approximately 1870. Etienne was born January 25, 1854, the age of William is

> unknown. The three brothers came from Northern California to San Juan Capistrano in the early 1870s, where William died soon after their arrival. Domingo and Etienne, who was still in his teens, set out for Inyo County, where they bought land and raised sheep. The sheep raising business was later moved to Bakersfield. Both brothers worked very hard and Domingo became very prominent. He had a keen eye for climate and soil conditions and when the brothers moved to Orange County in 1878 and settled in San Juan Capistrano, Domingo was convinced that he had found the ideal spot for farming. He invested in real estate, especially ranchland and in 1910 he owned over 4,000 acres of choice land. He planted 150 acres in walnuts, raised large herds of sheep and cattle, and developed a fine irrigation system that reached the remote areas of his ranch, thus greatly enhancing the value of his land.[14]

In 1880, Domingo Oyharzabal and Juan Salaberri bought the Yorba Adobe and Casa Manuel Garcia. Soon after this partnership was established, Salaberri married Maria Arambel in Anaheim on January 5, 1885, and started a family.[15] While Oyharzabal was most interested in developing farmland and opened the Garcia Adobe as the French Hotel, Salaberri focused mostly on the sheep business. J. Salaberri & Co. regularly shipped thousands of sheep by rail to Chicago. In 1898, due to a severe drought in southern California, Salaberri reduced his herds significantly, shipping more than 16,000 head of sheep to points across the country, which was more than half of the sheep reduction throughout Orange County.[16]

The California Central Railroad came to San Juan Capistrano in 1887, and agriculture became the economic base of the area, which produced barley, walnuts, and oranges. Domingo's brother, Etienne, became a partner in Domingo's farming and real estate ventures in 1895. The following year, Etienne Oyharzabal married Lucy Darius, a native of France. Juan Salaberri died in 1898, and his teenage daughters, Juanita and Felicita, briefly assumed ownership of their father's share in the property, but the ties between the families were strong and Juanita and Felicita Salaberri continued to live in the upstairs apartment of the French Hotel and remained lifelong friends with the Oyharzabals.[17]

By the early 20th century Domingo and Etienne Oyharzabal were prominent merchants with large farming operations, herds of cattle and flocks of sheep. They had originally made a fortune in the sheep industry, and that money was often invested in San Juan Capistrano real estate.[18] However, after 1900 the sheepherding industry declined rapidly due to low tariffs on imported sheep. Instead, Domingo Oyharzabal promoted the new cash crop and organized the Mission Walnut Growers' Association.[19]

The French Hotel closed in 1903, and the building was then converted into a grocery. In the next year, two of Domingo and Etienne's nephews arrived in San Juan Capistrano: Estaban Oyharzabal, Jr., then 27 years old, and his brother, Pedro Oyharzabal, age 22. Estaban became manager of the family's 4,000-acre ranch, and Pedro became a clerk in the grocery. In 1920 they bought a 74-acre ranch on the Capistrano River and leased additional land from their uncle, Etienne Oyharzabal, to grow alfalfa, grains, and walnuts.[20]

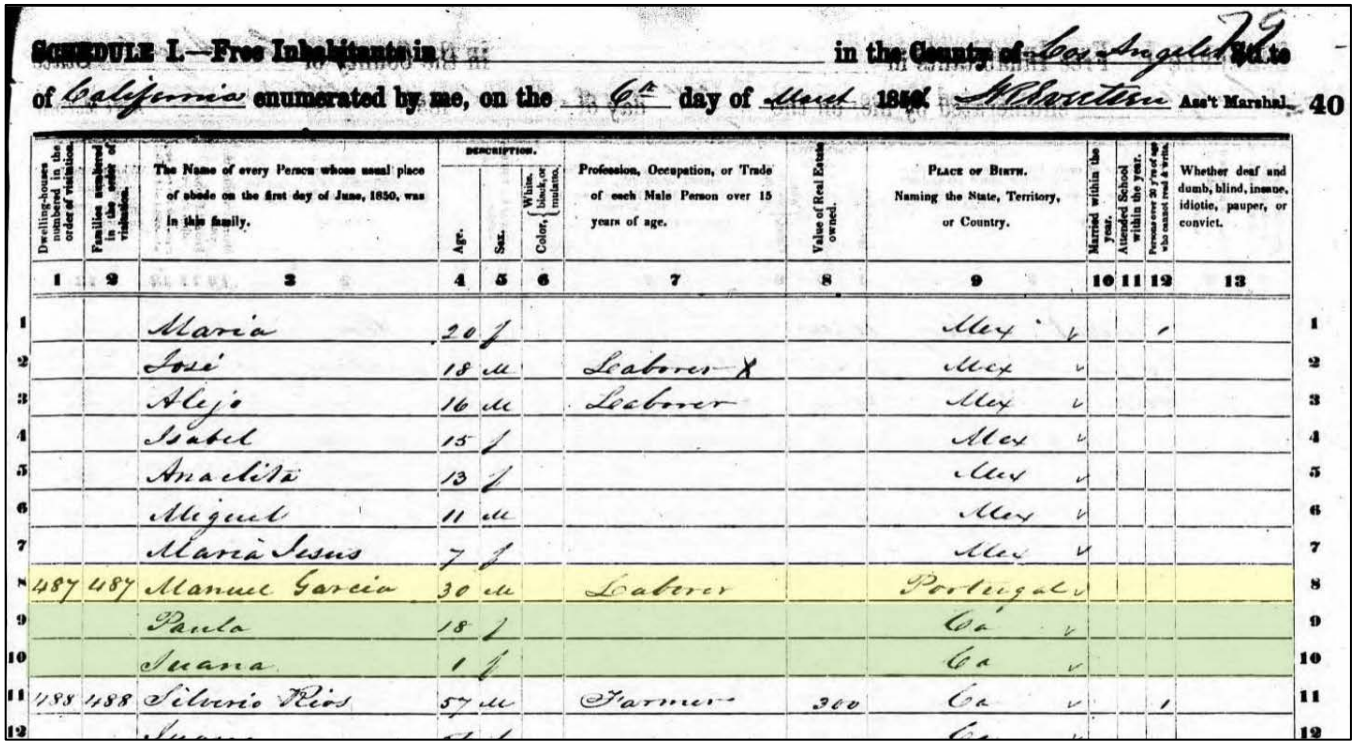
In 1913 Domingo Oyharzabal ventured into a new area of real estate development, supervising the construction of a large commercial building at the corner of Alameda and First streets in Los Angeles. However, he died in December 1913, before the project was completed. All the family properties were then owned by Etienne Oyharzabal.[21] The family has continued to hold title to the Domingo Yorba Adobe and Casa Manuel Garcia property. The Domingo Yorba Adobe is now owned and occupied by Eugenie Oyharzabal, surviving widow of Esteban Oyharzabal, Jr.

Historic photographs and Sanborn Fire Insurance Maps inform the property's history in the Twentieth Century. By 1929, when the property was delineated as part of the Sanborn Fire Insurance Survey of San Juan Capistrano, it was depicted as having five principal structures with seven ancillary structures:

- Manuel Garcia Adobe, notated as a studio and novelties shop,
- Domingo Yorba Adobe, notated as a dwelling,
- A 1 ½ story barn (Garage Barn) addressed as 40 ½ and sited west of the Yorba Adobe,
- A single-story shed sited west of the 1 ½ story barn,
- A single-story barn (White Barn) at the northwest corner of the property addressed as 39 ½, and
- Auto garage, corn grinding shed, tool shed, water storage tank, and three additional miscellaneous and unlabeled ancillary structures.

Excepting the water tank house and an unlabeled shed east of the 40 ½ Barn, these structures remained in place through ca. 1982, and are depicted in 1938, 1946, 1952, 1963, and 1972 aerial views. In this timeframe the property additionally featured an orchard at the south lot line / southwest corner, a corral at the west end of the lot, and several trees appearing to have been randomly planted or naturally occurring.

By ca. 2005-2009, all ancillary structures were removed from the property leaving the five principal structures in place. In 2018, the northwest corner barn was declared a public nuisance by the City's Building Official due to unsafe conditions. The barn was required for abatement and repair or demolition, with the condition that the structure be documented via photographs and measured drawings in a manner equivalent to the National Park Service Historic American Buildings Survey (HABS) program. Submission of the documentation package was intended to occur within 180 days of approval of SPR21-004. This documentation of the White Barn was then folded into a formal HABS package registered as HABS No. CA-3011. The Project owner and design team have assessed the condition of the salvaged White Barn materials and have determined that the materials are damaged beyond repair and cannot be reused for the Proposed Project. In ca. 2021-2022, the single-story shed sited west of the Garage Barn was removed. Today, the following structures are extant at the property: Manuel Garcia Adobe, the 1 ½ story Garage Barn sited west of the Yorba Adobe, and Domingo Yorba Adobe. Although the removal of ancillary structures that date to the period of significance and loss of landscape features and plantings have resulted in some reduction of integrity, particularly in the aspect of setting, because the principal buildings - Manuel Garcia Adobe and Domingo Yorba Adobe – are extant, the property still physically conveys its identified significance and association with the heritage, culture, and architecture of the early Californio families that established the Pueblo de San Juan Capistrano. See page 49 for current descriptions of extant structures.



SCHEDULE I.—Free Inhabitants in _____ in the County of Los Angeles State of California enumerated by me, on the 6th day of March 1850. H. Everton Ass't Marshal. 40

	Dwelling-houses numbered in the order of visitation.	Families numbered in the order of visitation.	The Name of every Person whose usual place of abode on the first day of June, 1850, was in this family.	Age.	Sex.	Color, white, black, or mulatto.	Profession, Occupation, or Trade of each Male Person over 15 years of age.	Value of Real Estate owned.	Place of Birth. Naming the State, Territory, or Country.	Married within the year.	Attended School within the year.	Persons over 20 y'rs of age who cannot read & write.	Whether deaf and dumb, blind, insane, idiotic, pauper, or convict.	
	1	2	3	4	5	6	7	8	9	10	11	12	13	
1			Maria	20	f				Mex			1		1
2			José	18	m		Laborer		Mex					2
3			Alejo	16	m		Laborer		Mex					3
4			Isabel	15	f				Mex					4
5			Anacleta	13	f				Mex					5
6			Miguel	11	m				Mex					6
7			Maria Jesus	7	f				Mex					7
8	487	487	Manuel Garcia	30	m		Laborer		Portugal					8
9			Paula	18	f				Ca					9
10			Juana	1	f				Ca					10
11	488	488	Silverio Rios	57	m		Farmer	300	Ca			1		11
12			[illegible]	[illegible]	[illegible]				Ca					12

Figure 2. 1850 Census, Los Angeles.

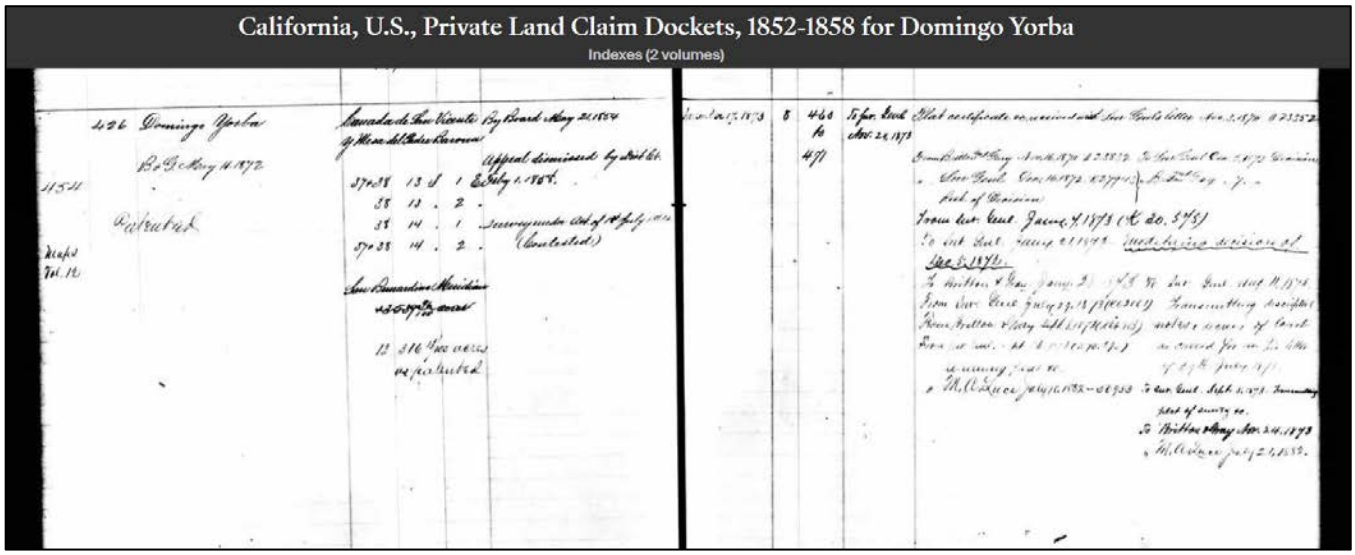
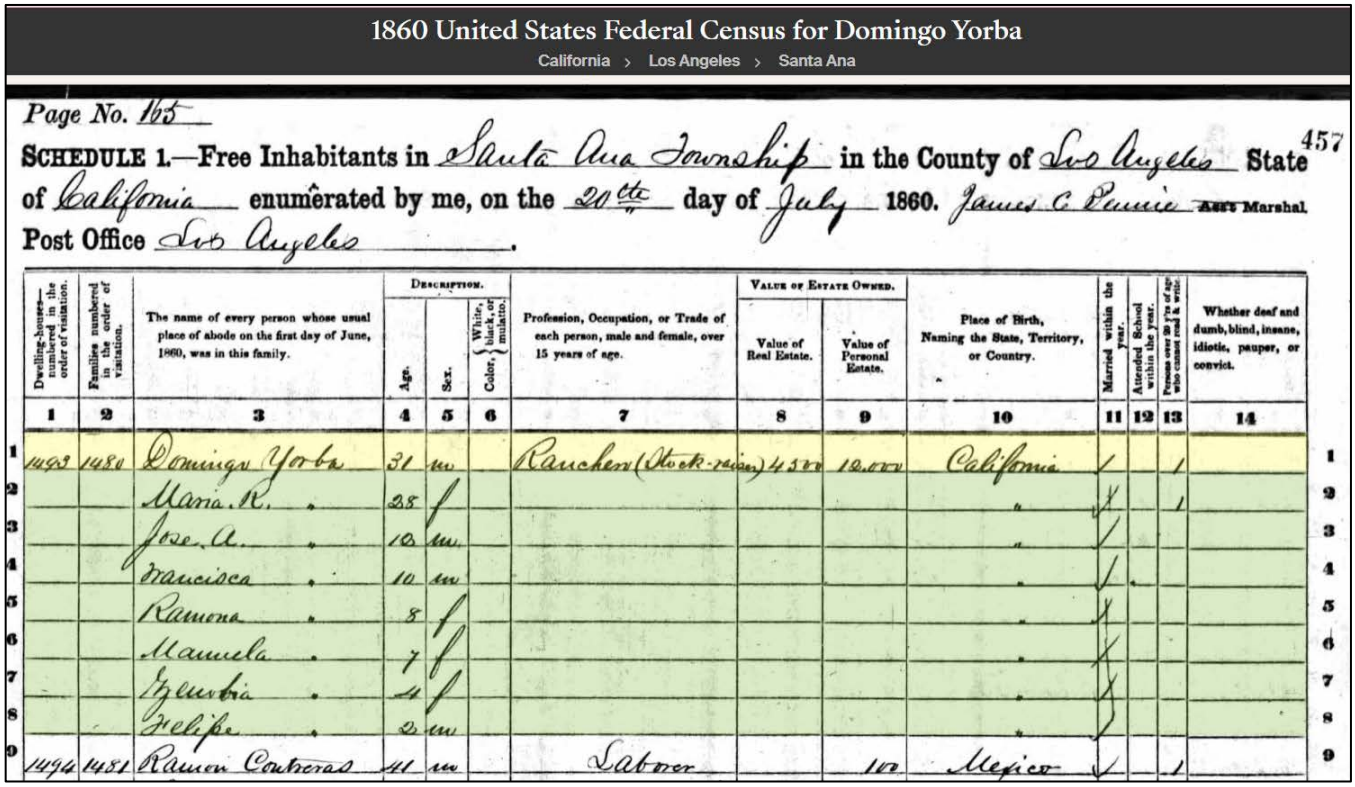


Figure 3. California, U.S. Private Land Claim Dockets, 1852-1858.



Figure 4. Domingo de la Resurrección Yorba and Maria Rios, c. 1860.[22]



1860 United States Federal Census for Domingo Yorba

California › Los Angeles › Santa Ana

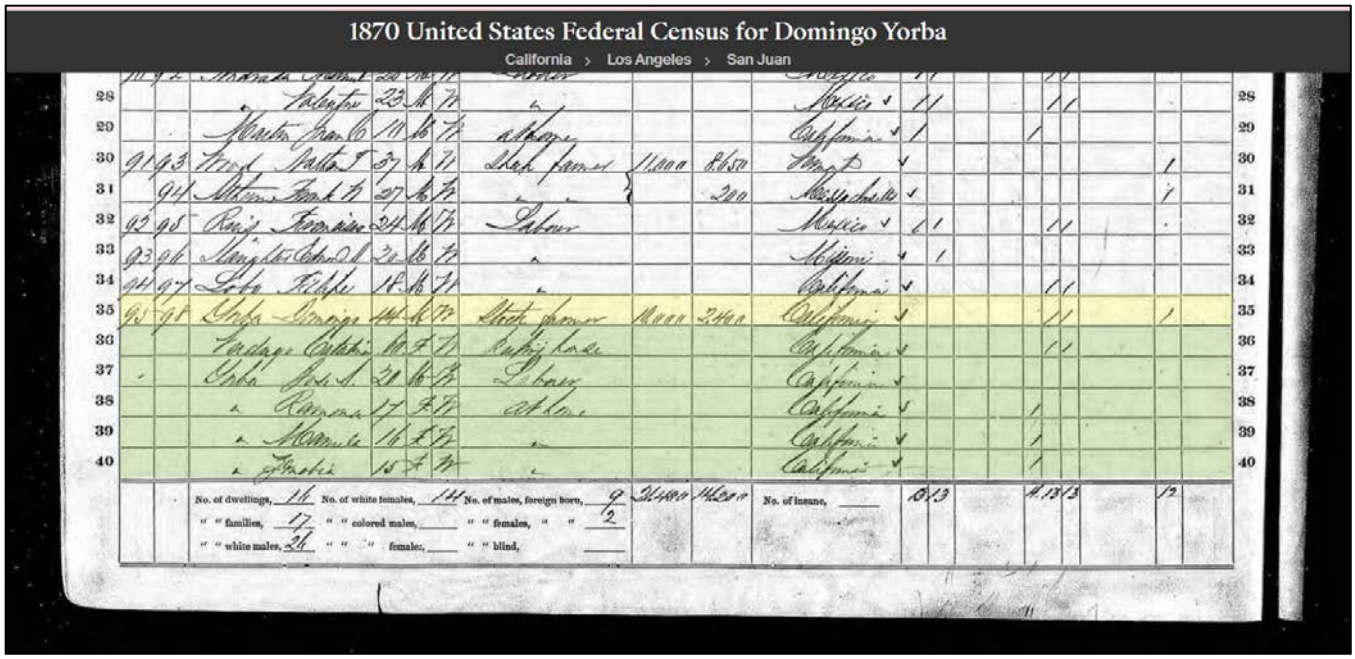
Page No. 165 457

SCHEDULE 1.—Free Inhabitants in Santa Ana Township in the County of Los Angeles State of California enumerated by me, on the 20th day of July 1860. James C. Pennie Asst Marshal.

Post Office Los Angeles.

Dwelling-houses—numbered in the order of visitation.	Families numbered in the order of visitation.	The name of every person whose usual place of abode on the first day of June, 1860, was in this family.	Description. Age.	Sex.	Color, (white, black, or mulatto.)	Profession, Occupation, or Trade of each person, male and female, over 15 years of age.	Value of Estate Owned. Value of Real Estate.	Value of Personal Estate.	Place of Birth, Naming the State, Territory, or Country.	Married within the year.	Attended School within the year.	Persons over 20 yrs of age who cannot read & write.	Whether deaf and dumb, blind, insane, idiotic, pauper, or convict.
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1493	1480	Domingo Yorba	31	m		Rancher (Stock-raising)	4500	12,000	California			1	
		Maria R. "	28	f					"			1	
		Jose A. "	10	m					"				
		Francisca "	10	m					"				
		Ramona "	8	f					"				
		Manuela "	7	f					"				
		Isaubia "	4	f					"				
		Felipe "	2	m					"				
1494	1481	Ramon Contreras	41	m		Laborer		100	Mexico			1	

Figure 5. 1860 Census, Santa Ana Township.



1870 United States Federal Census for Domingo Yorba

California › Los Angeles › San Juan

Figure 6. 1870 Census, San Juan Capistrano.

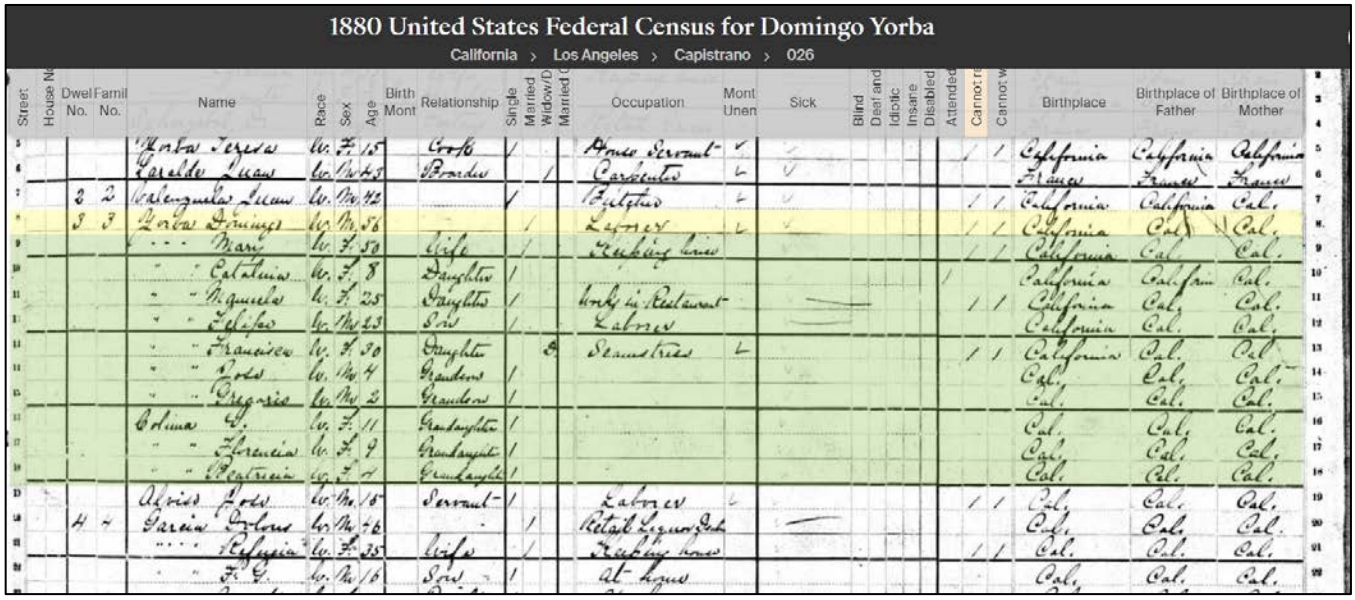


Figure 7. 1880 Census, San Juan Capistrano.

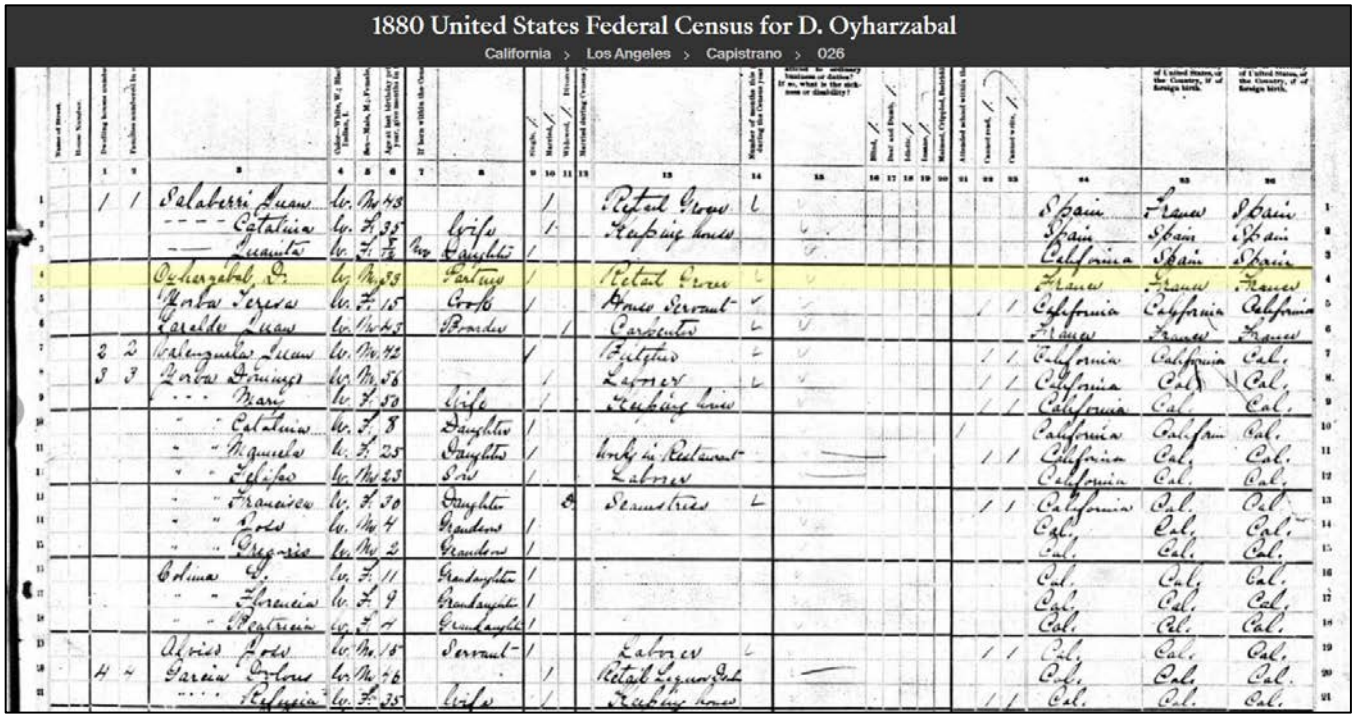


Figure 8. 1880 Census, San Juan Capistrano.

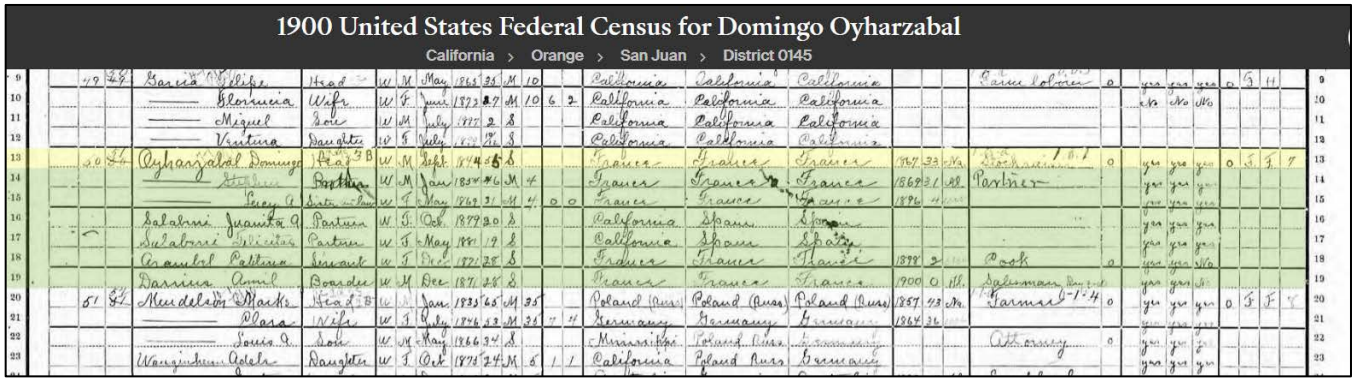


Figure 9. 1900 Census, San Juan Township.

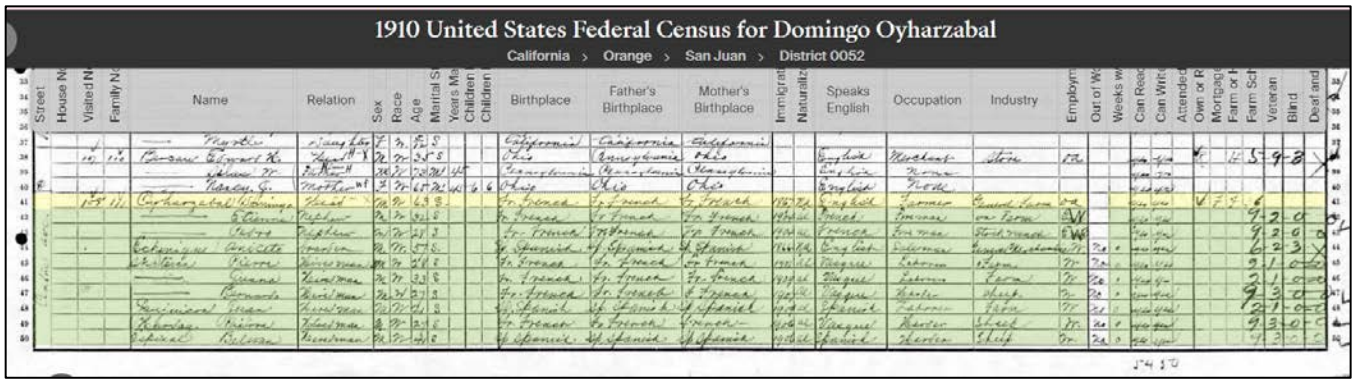


Figure 10. 1910 Census, San Juan Township.

Table 1. Property Ownership History.

Date	Owner
2/1/1876	S.W. Iler (an unknown claimant to the property)
2/23/1876	Maria Rios, wife of Domingo Yorba
4/8/1876	H.K.S. O'Melveny (who obtained patent on the lands on behalf of individual claimants)
2/10/1880	Juan Salaberri and Co. and Domingo Oyharzabal
9/14/1893	Juan Salaberri
5/13/1895	Juan Salaberri and Domingo Oyharzabal
5/16/1895	Juan Salaberri, Domingo Oyharzabal and Etienne Oyharzabal
10/26/1900	Juanita and Felicitas Salaberri; Domingo and Etienne Oyharzabal
4/14/1901	Domingo and Etienne Oyharzabal
7/2/1914	Etienne Oyharzabal
7/30/1920	Union Banks and Trust, Los Angeles, California
1/8/1937	Etienne Jr. and Eugenie Oyharzabal
1/26/1940	Eugenie Oyharzabal
9/22/1970	Eugenie and Carmen Oyharzabal, Trustees for Eugenie Oyharzabal



Figure 11. Historic View, ca. 1880s-1903, of Casa Manuel Garcia, in use as the French Hotel.
National Register Nomination.



Figure 12. Historic View, ca. 1900s of the Dominga Yorba Adobe and Casa Manuel Garcia property and environs.
San Juan Capistrano Historical Society (S-39).



Figure 13. Historic View, ca. 1900s of the Dominga Yorba Adobe and Casa Manuel Garcia property and environs. National Register Nomination.

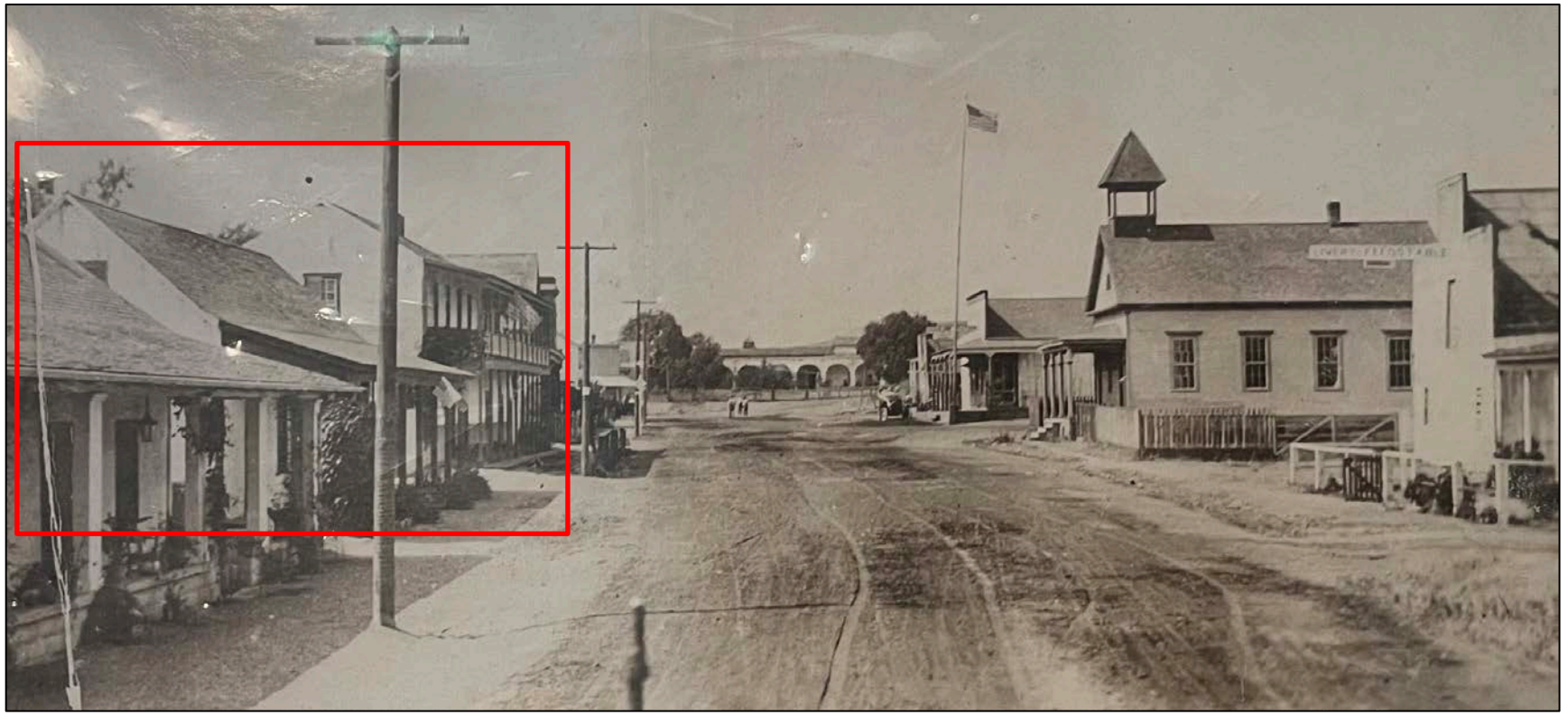


Figure 14. Historic View, ca. 1900s of Casa Manuel Garcia and the Dominga Yorba Adobe.
San Juan Capistrano Historical Society (S-40).



Figure 15. Historic View, ca. 1900s of Casa Manuel Garcia and Dominga Yorba Adobe.
San Juan Capistrano Historical Society (S-104).



Figure 16. Historic View, ca. 1920 of Casa Manuel Garcia.
San Juan Capistrano Historical Society (S-253).



Figure 17. Historic View, ca. 1926 of Casa Manuel Garcia and Dominga Yorba Adobe.
San Juan Capistrano Historical Society (S-96).



Figure 18. Historic View, ca. 1920s of Casa Manuel Garcia.
San Juan Capistrano Historical Society (B-277).

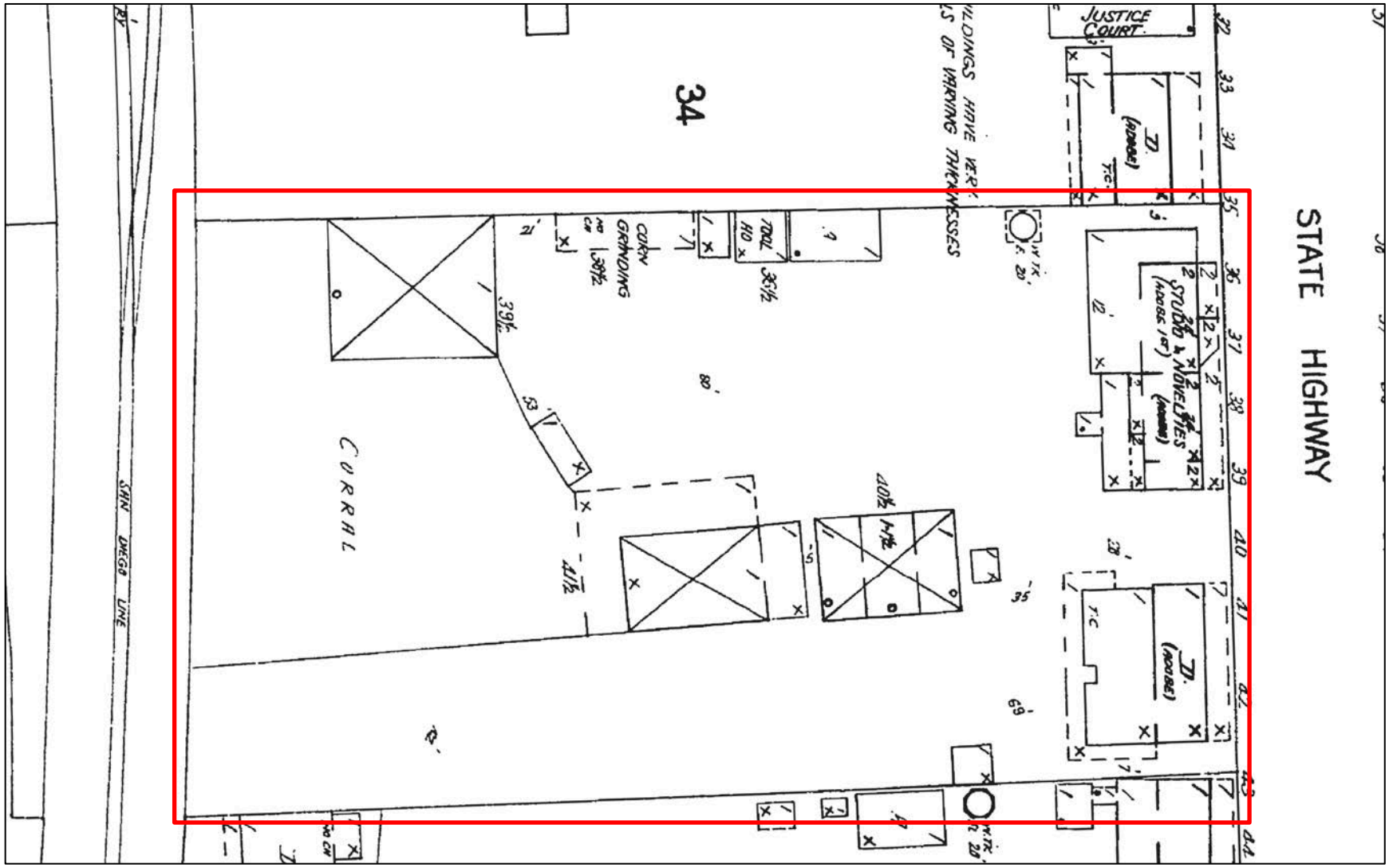


Figure 19. 1929 Sanborn Fire Insurance Map of the Casa Manuel Garcia and Domingo Yorba properties.



Figure 20. Historic View, date unknown / post 1930s of Casa Manuel Garcia.
San Juan Capistrano Historical Society (B-146).



Figure 21. Historic View, date unknown, of the Dominga Yorba Adobe and Casa Manuel Garcia property and environs.
San Juan Capistrano Historical Society (S-392).



Figure 22. 1938 aerial view of the Proposed Project area and immediate environs.
Source: United States Department of Agricultural and National Environmental Title Research.

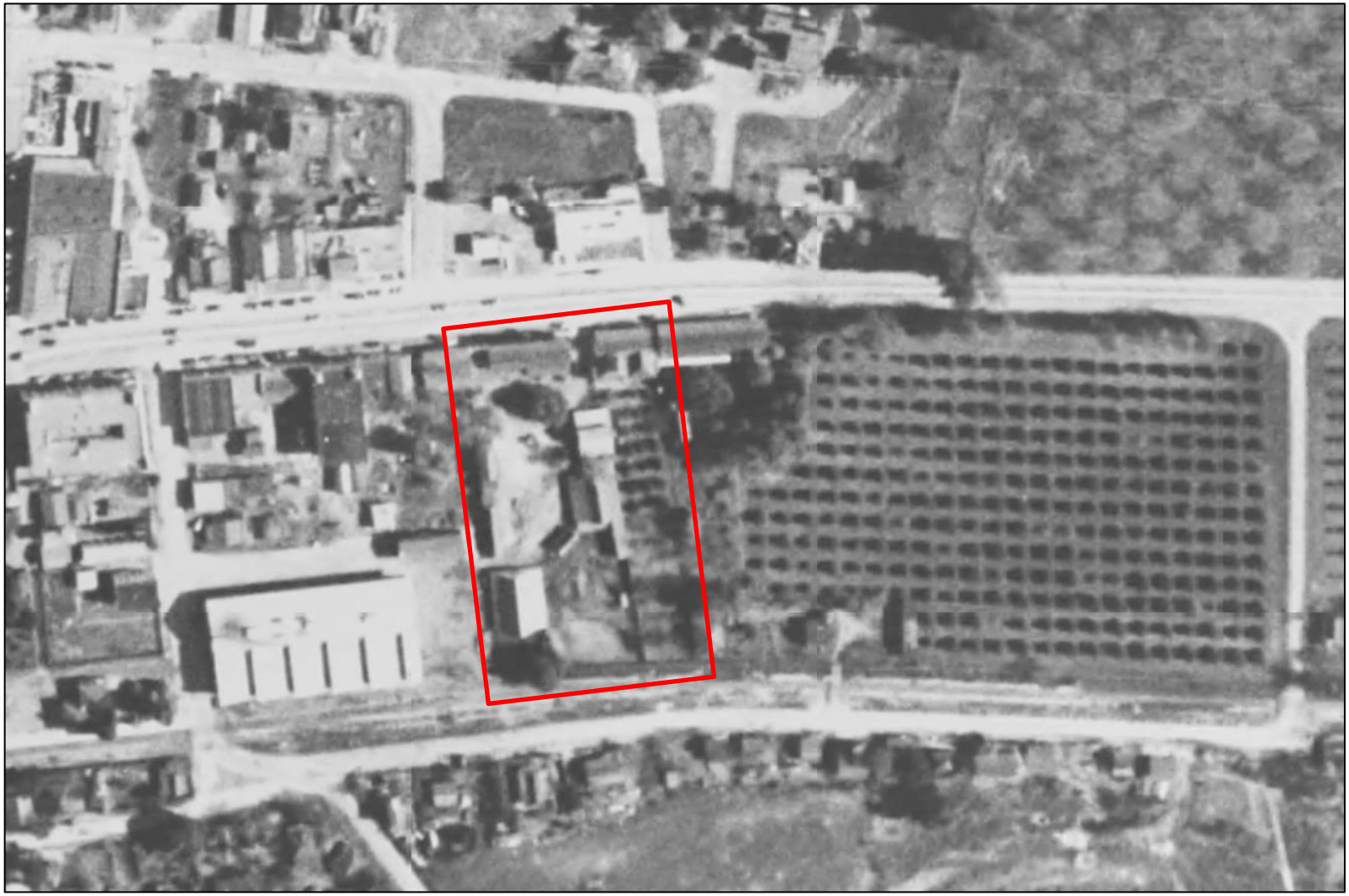


Figure 23. 1946 aerial view of the Proposed Project area and immediate environs.
Source: United States Department of Agricultural and National Environmental Title Research.



Figure 24. Historic View, ca. 1950s of Casa Manuel Garcia and Dominga Yorba Adobe.
San Juan Capistrano Historical Society (S-20).

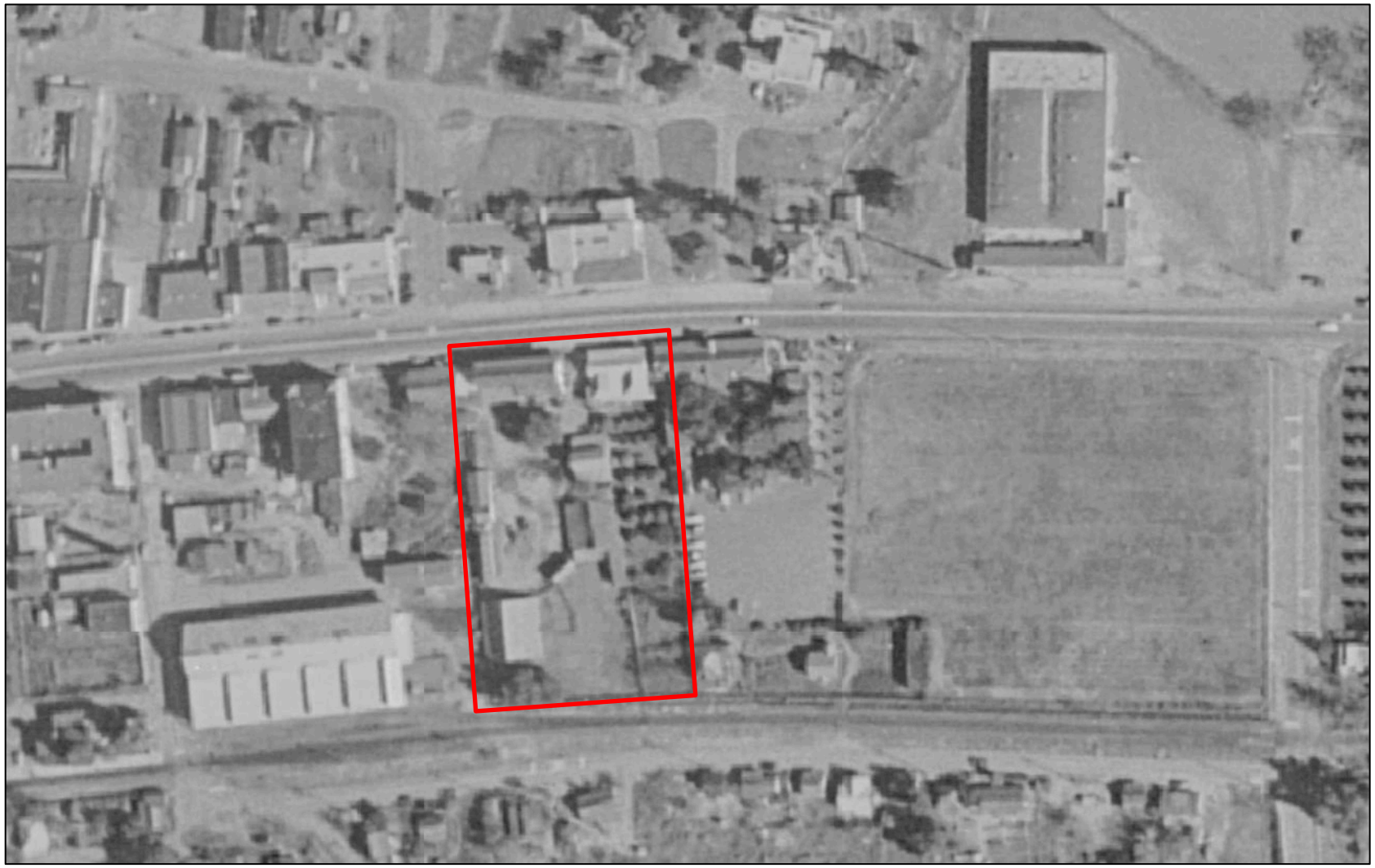


Figure 25. 1952 aerial view of the Proposed Project area and immediate environs.
Source: United States Department of Agricultural and National Environmental Title Research.



Figure 26. Historic View, ca. 1954 of the Dominga Yorba Adobe and Casa Manuel Garcia property and environs.
San Juan Capistrano Historical Society (S-24).

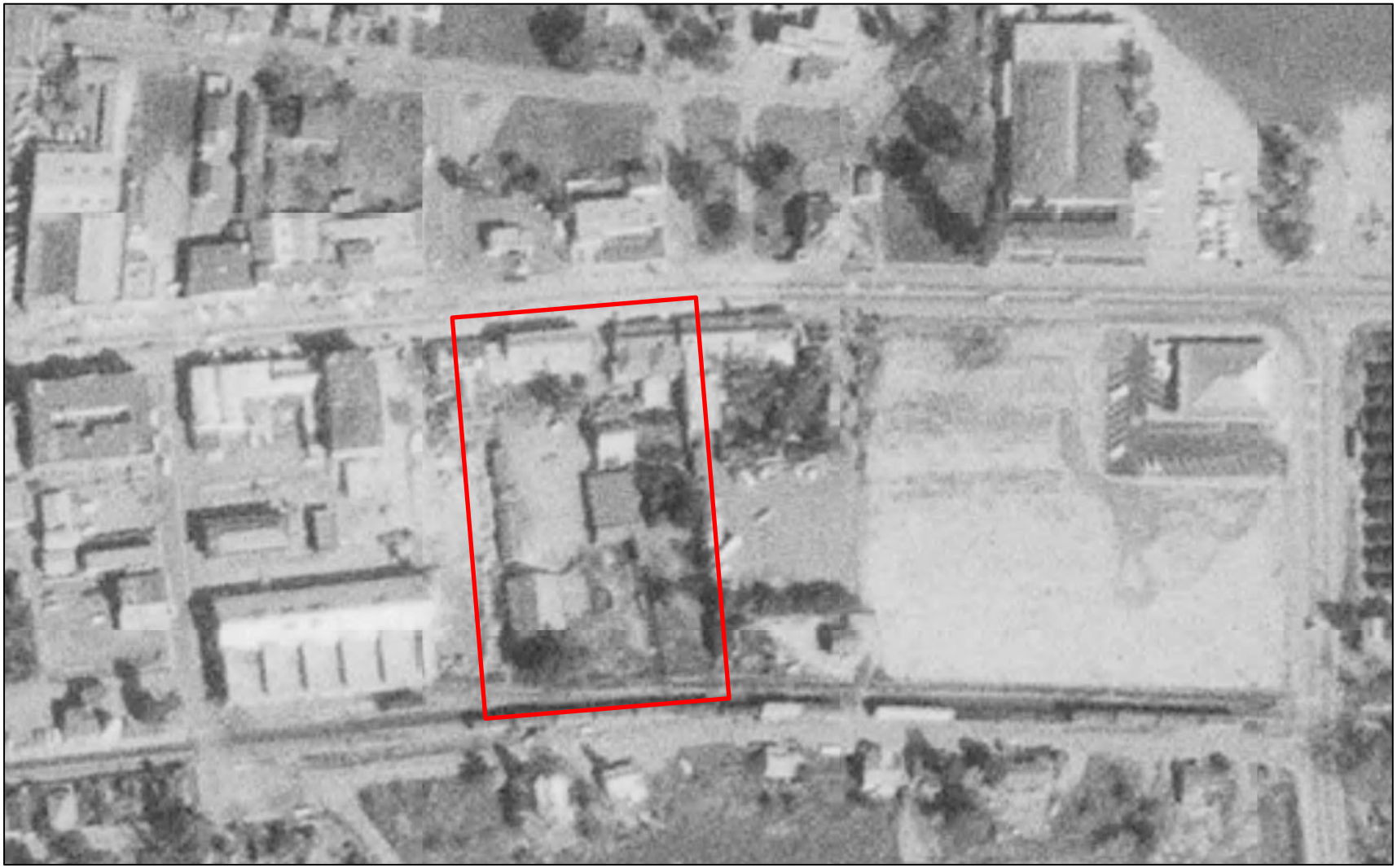


Figure 27. 1963 aerial view of the Proposed Project area and immediate environs.
Source: United States Department of Agricultural and National Environmental Title Research.



Figure 28. Historic View, ca. 1966 of Casa Manuel Garcia and Dominga Yorba Adobe.
San Juan Capistrano Historical Society (S-179).



Figure 29. 1967 aerial view of the Proposed Project area and immediate environs.
Source: United States Department of Agricultural and National Environmental Title Research.



Figure 30. 1972 aerial view of the Proposed Project area and immediate environs.
Source: United States Department of Agricultural and National Environmental Title Research.



Figure 31. Vintage View, date unknown, of the Dominga Yorba Adobe.
San Juan Capistrano Historical Society (B-72).



Figure 32. Vintage View, ca. 1970s-1980s, of Casa Manuel Garcia.
San Juan Capistrano Historical Society (B-495). The Juan Avila Adobe is prominently featured in this image, prior to construction of the rear two-multi-story buildings in place today.

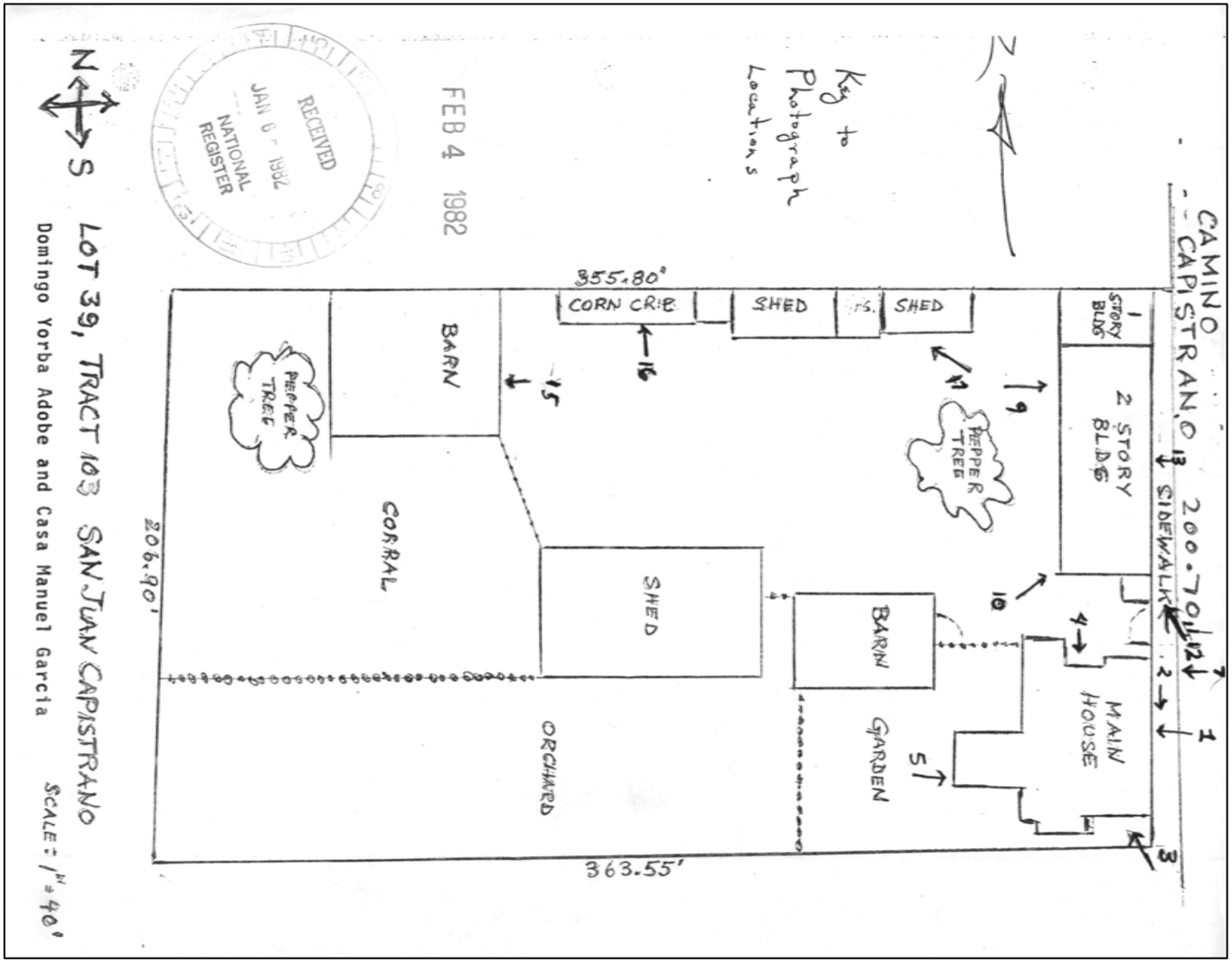


Figure 33. 1982 site plan of the Casa Manuel Garcia and Dominga Yorba Adobe property. National Register Nomination.



Figure 34. Vintage view, ca. 1982 of the Dominga Yorba Adobe and Casa Manuel Garcia, and rear barn.
National Register Nomination.



Figure 35. Vintage view, ca. 1982 of the Dominga Yorba Adobe and Casa Manuel Garcia property rear barns.
National Register Nomination.



Figure 36. Vintage view east, ca. 1982 of the Dominga Yorba Adobe and Casa Manuel Garcia property from Los Rios Street. National Register Nomination.



Figure 37. Vintage View, date unknown, of the Dominga Yorba Adobe and Casa Manuel Garcia property and environs.
San Juan Capistrano Historical Society (S-605).



Figure 38. Vintage View, date unknown, of the Dominga Yorba Adobe and Casa Manuel Garcia property and environs.
San Juan Capistrano Historical Society (S-463).



Figure 39. Vintage View, ca. 2008 of Casa Manuel Garcia.
San Juan Capistrano Historical Society (B-845).

CURRENT PROPERTY DESCRIPTION

The two primary historic buildings on the property – the Domingo Yorba Adobe and Casa Manuel Garcia – are late Mexican period adobes. The Yorba house, built c.1830 in the vernacular Mexican ranch house style, is a one-story residence with a rectilinear plan and side gable roof. Casa Manuel Garcia is a two-story Monterey Revival style commercial building. They face Camino Capistrano, which was the main thoroughfare between Los Angeles and San Diego before the completion of the San Diego Freeway in 1961. Both buildings have excellent integrity dating to their respective 1830-1880 and 1840-1880 period of significance.

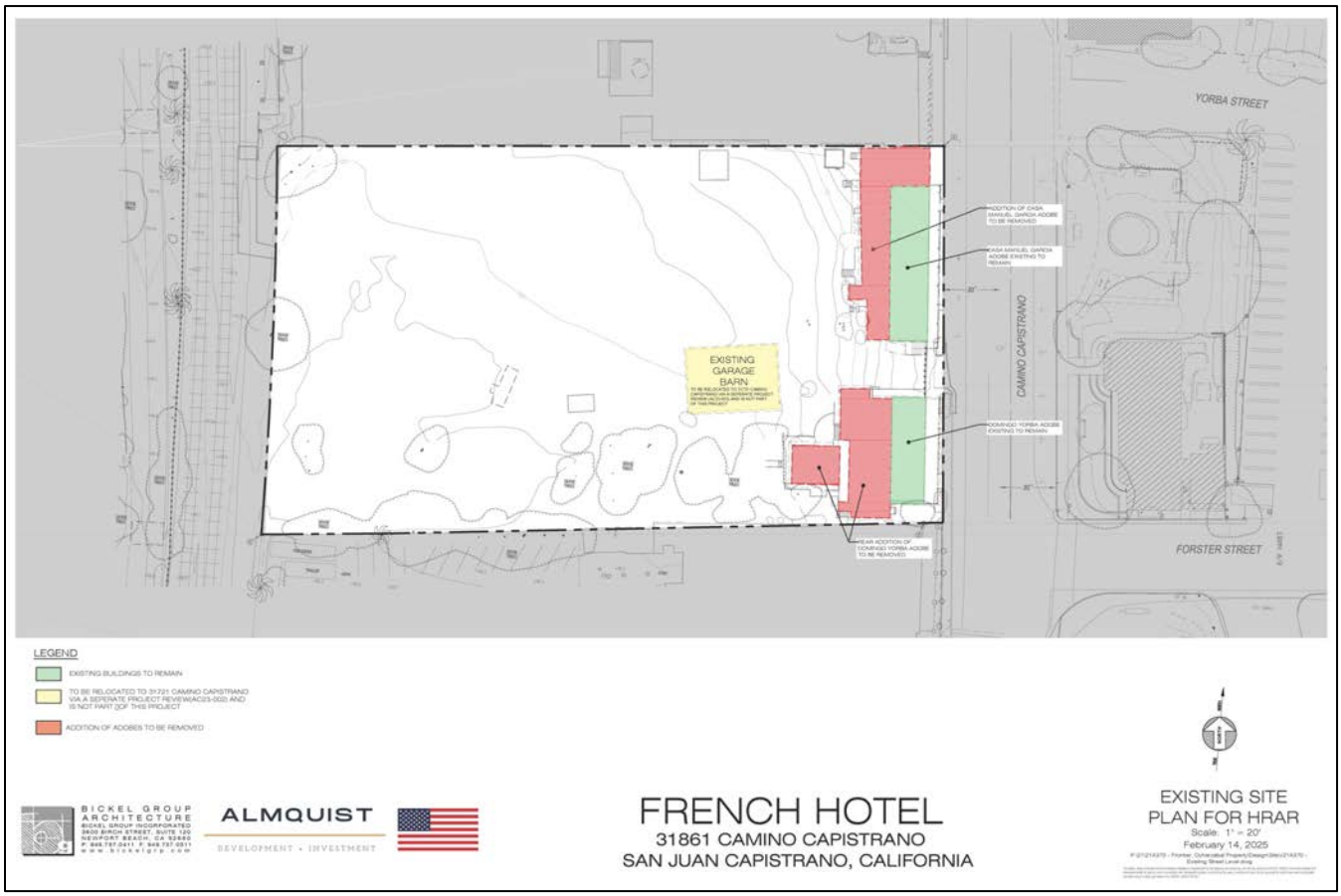


Figure 40. Existing Site Plan.

Casa Manuel Garcia

Casa Manuel Garcia was built c.1840 and is located on APN 121-150-28. It is the only two-story adobe in Orange County. It has a rectilinear plan measuring 75 feet long and 21 feet wide with the fronting Camino Capistrano. Building materials are adobe brick, wood siding, and asphalt shingles on the roof. Exterior walls are roughly 3 feet, 3 inches thick, built to ensure that the weight of the high adobe walls would be adequately supported. There are two large rooms on the ground level, connected by an archway. As built in 1840, the second floor only extended over the southern half of the first floor.

In 1880, the building was modified to include a wood frame addition at the second floor, a full-length balcony, and an exterior stair for second floor access. The balcony runs along the full length of the front elevation,

measuring roughly 83 feet long, is supported by wood posts at both floors, and features an ornamental balustrade that is an in-kind replacement of the original balustrade. The appearance of the front elevation has been relatively unchanged since 1880. The roof is a medium-pitched side gable with a low-pitched extension over the balcony.

Between ca. 1880 and 1890s, a small lean-to garage was added to the north elevation. This original structure was replaced in the 1930s with the existing flat roofed volume. Small shed roofed extensions were also added to the rear of the building in the 1880-1890 timeframe. A second-floor wood-framed bathroom was also appended to the rear elevation, second floor, in the 1930s.

These additions are regarded as non-contributing and outside the 1840-1880 period of significance for the building. The rear additions are compromising the structural and historic integrity of the building.

A small open cellar is accessible at the rear of the building, revealing historic construction materials of stone and plaster.

An exterior and interior photo survey of Casa Manuel Garcia is included in Appendix B.

Garage Barn
Located on APN 121-150-28, the same parcel as Casa Manuel Garcia, a single historic-era barn, referred to as the Garage Barn remains at the property. The NRHP nomination dates the barn to 1880 and notes that original wood siding was replaced with corrugated aluminum in the 1930s alterations campaign. The barn contributes to the property's 1840-1880 period of significance with reduced material integrity due to the 1930s siding change.

Constructed in a Monitor style, the barn features a central two-story volume with a raised roof, flanked by single-story shed roof wings. Lumber framing is visible at the interior. Aluminum cladding wraps the structure around the perimeter. An extant hay loft, with aluminum clad barn door, is in the center of the second level; a large full height sliding door, also clad in corrugated aluminum, is at the center of the ground floor. Each wing features an opening with sliding door rails and hardware. The door at the west wing is intact. The east wing door is missing.

An exterior and interior photo survey of the Garage Barn is included in Appendix B.

Domingo Yorba Adobe
Located on APN 121-150-29, the original portion of the Domingo Yorba Adobe is a long rectilinear structure with adobe walls that are roughly 1 foot, 8 inches thick and covered with plaster. The broad side of the building fronts Camino Capistrano, and a porch with a broad overhanging roof supported by six wood columns extends along the full length of the facade, shading the sidewalk. There are two doors and three windows on the facade. Originally, the house had just two large rooms; the floor of the north room was about four inches above the floor of the south room. An open kitchen and dining area, under a ramada, was behind the house. This open feature is not extant.

Domingo Oyharzabal made minor alterations to the front of the Yorba Adobe between 1880 and 1900, including leveling the roofline between the two halves of the house, but the fenestration of the facade has been preserved as originally built. Mr. Oyharzabal also divided the two large rooms into four rooms with wood frame

interior walls. Major additions were built on the rear of the house between 1900 and 1936, outside the period of significance. Two screened porches were added to the rear of the house, and by 1936, they were completely enclosed with stucco walls extending from the original house. Today these non-contributing additions are sheathed in board and batten siding. Three doorways connect the original adobe and the rear addition. Roofing on the addition is irregular with a combination of hip, gable, and mansard forms. Another rectangular addition with a flat roof was apparently added after 1982.

The Domingo Yorba Adobe retains integrity to its 1830-1880 period of significance, with the rear additions identified as non-contributing.

An exterior photo survey of the Domingo Yorba Adobe is included in Appendix B.

Site Features

The property historically featured a corral and orchard on APNs 121-150-29 and 121-150-30, with most of these features on 121-150-30. The corral is not extant. Today a portion of the orchard is extant, with some remaining citrus and avocado trees planted along the southern portion of the property, all of which appear in fair to poor health. A small garden is extant behind the Domingo Yorba adobe, however, none of the plantings in the garden appear to date to the period of significance. Additional trees existed on the property, along the west lot line and behind Casa Manuel Garcia. These trees were removed or have been substantially cut back and are in poor health.

The existing site plan shows the historic resources that are now located on the property, including the Domingo Yorba Adobe, the Casa Manuel Garcia, the Garage Barn, and all existing additions to these structures (Figure 40). A site features photo survey is included in Appendix B.

SIGNIFICANCE AND INTEGRITY

Listed on the NRHP, CRHR, and the IHCL, Casa Manuel Garcia and the Dominga Yorba Adobe are significant under NRHP / CRHR Criteria A / 1 and C / 3 for their association with the heritage, culture, and architecture of the early Californio families that established the Pueblo de San Juan Capistrano.

The period of significance established for the Casa Manuel Garcia is 1840, upon completion of construction, through 1880, when the second-floor addition and balcony were constructed along the front elevation. The property retains integrity of location, setting, design, materials, workmanship, feeling, and association. With most alterations and additions sited at the rear elevation, and at the north elevation, these additions are readily discernible from the original adobe and its 1880 second floor enclosure and balcony and do not detract from the building's ability to convey its identified significance. The existing barn located on the same parcel dates to the 1840-1880 period of significance, although the material aspect of integrity is reduced by the change to aluminum cladding.

The period of significance established for the Domingo Yorba Adobe is 1830, upon completion of construction, through 1880. The building retains integrity to convey its identified significance with extant orchard and garden uses sited at the rear of the home, within the parcel boundaries, and on the adjacent parcel.

The site has experienced some reduction in integrity due to the loss of ancillary buildings and structures, diminished state of the agricultural animal husbandry uses at the property, and contemporary interventions of asphalt paving and chain link fencing. However, the primary features of the property are the two adobe

buildings which remain in place with a high degree of integrity and additions that may be reversed via removal.

The quality of additions differs between the two buildings, with the additions to the Casa Manuel Garcia appearing inferior and structurally deficient. The non-contributing portions of the Domingo Yorba Adobe appear to represent higher quality workmanship at the exterior facades and appear to be better maintained presumably because the building has been continuously occupied as a private residence. Casa Manuel Garcia has housed a mix of uses through time: residential, hotel / rental apartments, and commercial retail, with each use bringing varying levels of deferred maintenance and touch to the building.

Representative views of extant property features are included in the following pages. Refer to photo survey packages in Appendix B for additional and more detailed views.



Figure 41. Casa Manuel Garcia, APN 121-150-28.
Temporary bracing is installed at the second-floor balcony. Original fenestration remains in place with along the first and second floor facades. Roofing is contemporary composition shingle.



Figure 42. Domingo Yorba Adobe, APN 121-150-29.
Original fenestration remains in place with along the first and second floor facades. Roofing is contemporary composition shingle.



Figure 43. Garage Barn, APN 121-150-28.
The Garage Barn dates to the property's period of significance, but was altered outside the period, including removal of all wood siding and installation of corrugated aluminum cladding on all elevations.

IV. NEARBY HISTORIC RESOURCES

San Juan Capistrano is rich in historical resources with 99 previously recorded historic-era buildings, structures, sites, objects, or historic districts included in the SHPO-CHRIS BERD within the city boundaries and additional properties recognized by the City as local landmarks on the IHCL.

Reflecting the area's longstanding history and Mission period roots, Camino Capistrano, between Ortega Highway and Del Obispo Street, is included on the IHCL as No. S4. The street anchors multiple NRHP, CRHR, and IHCL listed properties. Seven previously recorded resources are extant on Camino Capistrano, six in the vicinity of the Proposed Project:

- Mission San Juan Capistrano,
- Esslinger Building (immediate vicinity)
- Judge Richard Egan House / Harmony Hall (immediate vicinity),
- Juan Avila Adobe (immediate vicinity),
- Jose Antonio Yorba Adobe / El Adobe Restaurant (immediate vicinity),
- El Peon Complex, and
- Capistrano Union High School Site / Stone Field.

Outside of resources along Camino Capistrano, the largest nearby historical resource is the NRHP, CRHR, and IHCL listed Los Rios Street Historic District. The district is bound by Mission Street to the north; the east side of Los Rios Street to the east adjacent to the Santa Fe Railway tracks that bound the Proposed Project area; the southern edge of the 31921 Los Rios Street property; and the rear lot lines of the buildings that front the west side of the 31600, 31700, and 31800 blocks of Los Rios Street to the west. The district extends beyond this generally rectilinear footprint to include two additional resources: the footprint of the historic Santa Fe Railway Depot, located on the east side of the Santa Fe Railroad tracks at 26701 Verdugo Street; and River Street, a paved road extending approximately 600 feet from Los Rios Street at the east to the eastern edge of Paseo Adelanto. The southeast portion of the Los Rios Street Historic District faces east towards the Proposed Project area and is separated from the Proposed Project area by the existing railroad tracks.

These nearby resources are summarized in Table 2 and delineated in Figure 44 in the following pages. Refer to Appendix A for a complete list of historic resources in San Juan Capistrano.

Table 2. Historical Resources in the Immediate Vicinity of the Proposed Project.

Identifier	Address	CRHR Status Code / IHCL No.
Camino Capistrano	Between Ortega Highway and Del Obispo Street	IHCL No. S3
Mission San Juan Capistrano	26801 Ortega Highway 31522 Camino Capistrano	1S, 09/03/1971, 2675-0001-0000 1S, 09/03/1971, NPS-71000170-0000 3S, 12/19/1988, 619.0-HP-88-30-009 7L, 06/20/1935, SHL-0200-0000
Esslinger Building	31866 Camino Capistrano	1S, 05/16/1988, NPS-88000557-0000
Judge Richard Egan House | Harmony Hall	31879 Camino Capistrano	1S, 01/17/2017, NRHP_2015_Egan_House_0037 3S, 2675-0014-0000 3S, 12/19/1988, 619.0-HP-88-30-008
Juan Avila Adobe	31831 Camino Capistrano	IHCL No. P12
El Adobe Restaurant/Juzgado/Jose Antonio Yorba Adobe	31891 Camino Capistrano	IHCL No. P13
El Peon Complex/Ferris Kelly Buildings	26822, 26832, 26842 Ortega Highway 31752, 31754, 31762 Camino Capistrano	IHCL No. P32
Capistrano Union High School Site/Stone Field (Serra Continuation High School)	31422 Camino Capistrano	IHCL No. D4
Los Rios Street Historic District	Multiple	1S, 04/04/1983, NPS-83001216-9999



Figure 44. Historical Resources in the Immediate Vicinity of the Proposed Project.

V. PROPOSED PROJECT DESCRIPTION

The Proposed Project is described as a single-use project on a 1.68-acre site consisting of a 70-room luxury hotel, with dining and event space, distributed over four buildings of new construction, as well as rehabilitation and adaptive reuse of the Manuel Garcia Adobe and the Domingo Yorba Adobe, and offsite relocation and adaptive reuse of the existing Garage Barn to a parcel one-half block north. The Proposed Project drawings delineate two historic buildings and four new buildings:

- Building 1, the two-story Manuel Garcia Adobe intended for rehabilitation and adaptive reuse with two upstairs guest rooms and street level branded dining;
- Building 1A, a 2,925 sq. ft. board and batten siding building at the west elevation of the Manuel Garcia Adobe (Building 1) intended for use as kitchen space, a bar area, and additional dining;
- Building 2, a two-story 5,274 sq. ft. barn building designed to reference the agricultural history of the property, for use as an event and kitchen space, sited at the southwest corner of Building 1A;
- A public patio with a wood trellis pergola used as an outdoor patio and dining space, set between Buildings 1, 1A, and 2;
- Building 3, a three-story 39, 249 sq. ft. hotel building that consists of three wings sited around a central pool and adjacent spa and patio structures at the west end of the property;
- Building 4, the Domingo Yorba Adobe will be rehabilitated with the removal of a rear non-contributing addition, and the construction of a new rear addition. The building is intended for rehabilitation and adaptive reuse as an ancillary hotel space;
- Building 5, a 2,460 sq. ft. parking puzzle, located west of the Building 4 patio, with 66 parking stalls;
- Building 6, the Garage Barn, an existing barn structure intended for offsite relocation, rehabilitation, and adaptive reuse. This work is part of a separate project (AC23-002) which has been previously approved.

A Proposed Project site plan is included on the following page. Each building is further described in the following pages based on a review of the provided drawings, site plan, and renderings. Plans for the Garage Barn, identified as Building 7 in prior project iterations and currently identified as Building 6, for the purposes of the HRAR, are submitted to the City under a separate permit review process but are described herein to adequately assess historical resource impacts. The Garage Barn footprint is delineated in a dashed line, indicating removal, on the "Existing Site Plan" (Figure 40) with the notation that the structure will be relocated to 31721 Camino Capistrano.

A complete drawing package is included in Appendix E.

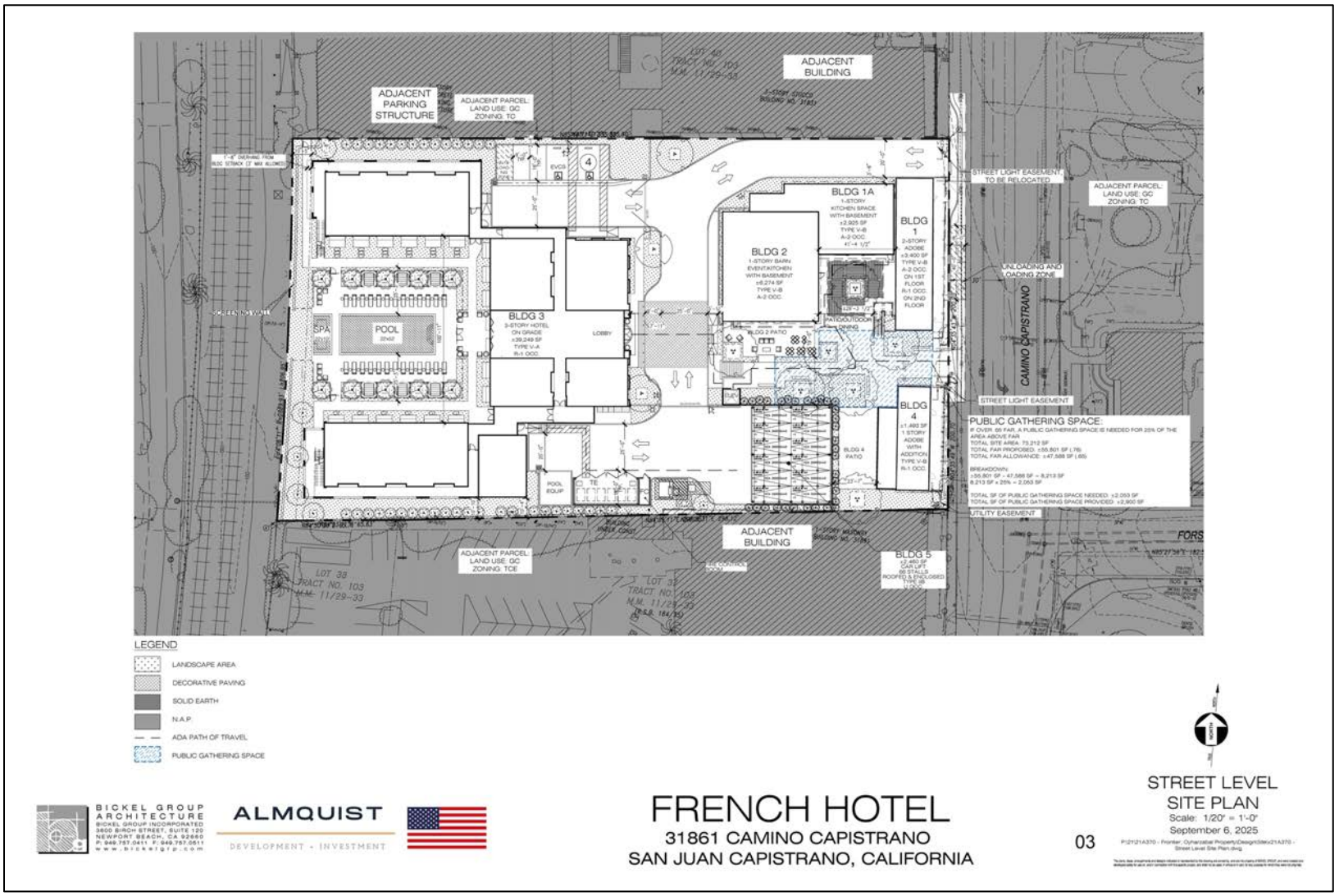


Figure 45. Proposed Site Plan.

BUILDING 1 | CASA MANUEL GARCIA

Casa Manuel Garcia is proposed for rehabilitation and adaptive reuse with dining at the ground floor and two hotel units with a common area parlor space at the second floor. The rehabilitation is focused on improving structural stability and returning the property to its ca. 1880 appearance, marked by retention of the north end second floor addition, retention and repair of the full-length balcony with ornamental balustrade at the front elevation, and retention and repair of all character-defining features that date to the building's period of significance including doors, windows, sills and surrounds, woodwork, and hardware. Stucco work will be in-kind (as needed) in the appropriate texture using existing texture and nearby adobes as a guide. The design proposes to remove all non-contributing additions that date beyond the building's 1840-1880 period of significance including the single-level addition at the north elevation and all rear elevation additions. Removal of these additions will return the building to its appearance during the period of significance and will reduce the structural load of the historic adobe walls.

An existing exterior stair will be removed from the south elevation to return that facade to its historic appearance and to improve circulation and pedestrian access opportunities at the adjacent central pedestrian walkway sited between Casa Manuel Garcia and the Domingo Yorba Adobe. A new exterior staircase will lead to the southernmost room within the building to act as a corridor to the second-floor guest rooms. A pedestrian access gate will be added at the top of the stairway to limit access to hotel guests. To satisfy stormwater requirements, a gutter will be installed along the full length of the second level porch roof and will wrap around all elevations to connect to roof down drains that will terminate to underground piping. Casa Manuel Garcia is 26 feet, 4 ½ inches tall at the roof ridge.

Upon completion of the Proposed Project, the building will retain its character-defining features and will still physically convey its identified significance as a ca. 1840-1880 two-story adobe building. Building 1A, a 2,925-sq. ft. one-story building with kitchen space and exterior public dining patio, will be placed immediately behind Casa Manuel Garcia, sited approximately six to ten inches west of the adobe's west elevation. The gap between the buildings will be covered with a compression seal attached to Building 1A, with no mechanical attachment to Building 1. Although Building 1A is not described as an addition in the project drawings, it is regarded as an addition that is reversible under *The Standards for Rehabilitation*. Refer to the Building 1A description for additional information.

Refer to Figure 46 for the proposed elevations of Building 1. The proposed signage for Building 1 is included as Figures 47 to 50. Refer to photo simulations showing the proposed view of Building 1 and Building 1A included as Figures 65, 67 and 72.



Figure 46. Building 1 Elevations.



Figure 47. Master Sign Program east elevation of Building 1. This signage is based on historic precedent, see Figure 11.



Figure 48. Master Sign Program west elevation of Building 1. This signage is regarded as reversible, and additionally, will be mounted to the proposed new wall intended to enclose the exterior staircase.

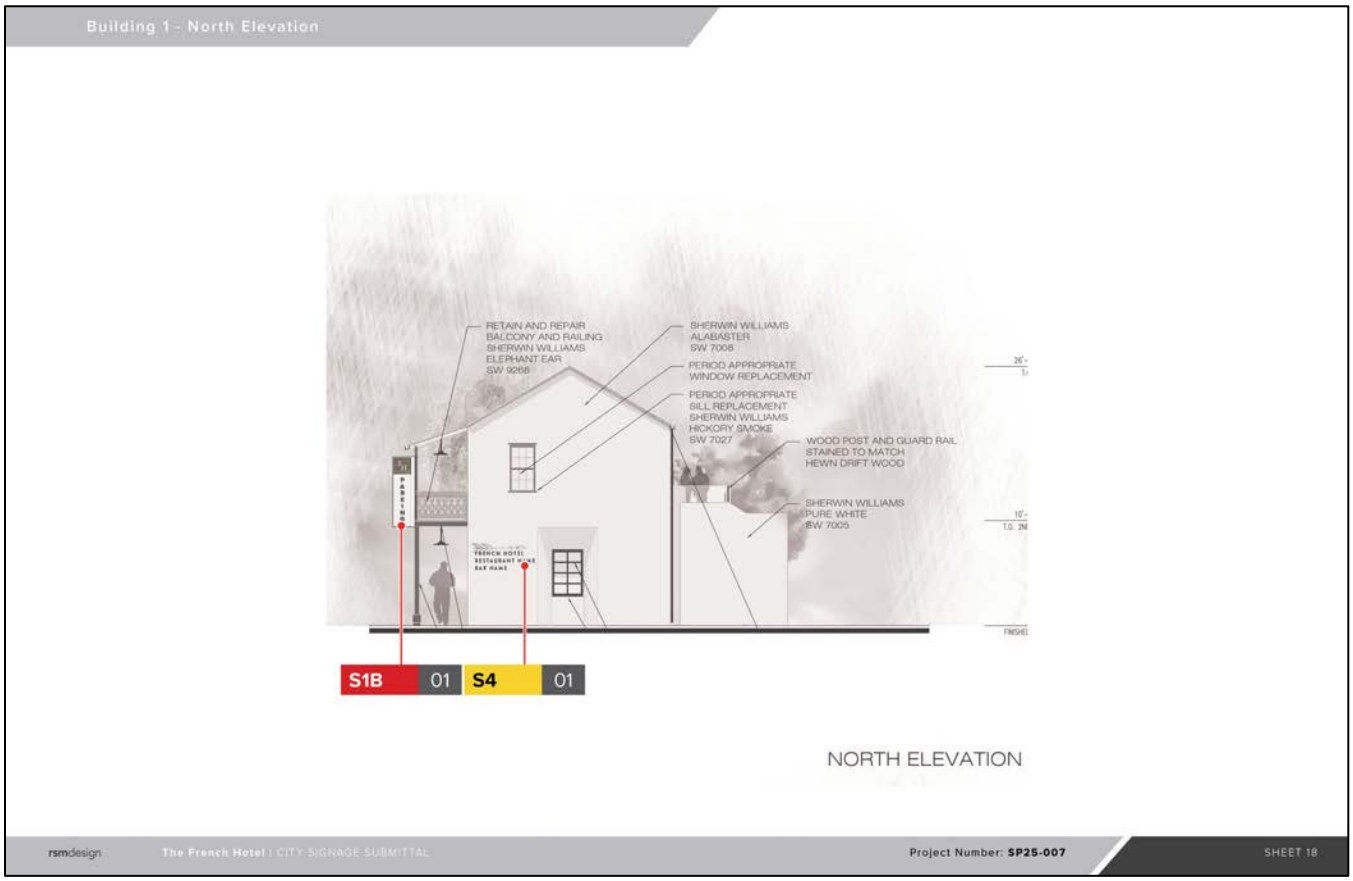


Figure 49. Master Sign Program north elevation of Building 1. The proposed signage is regarded as reversible.

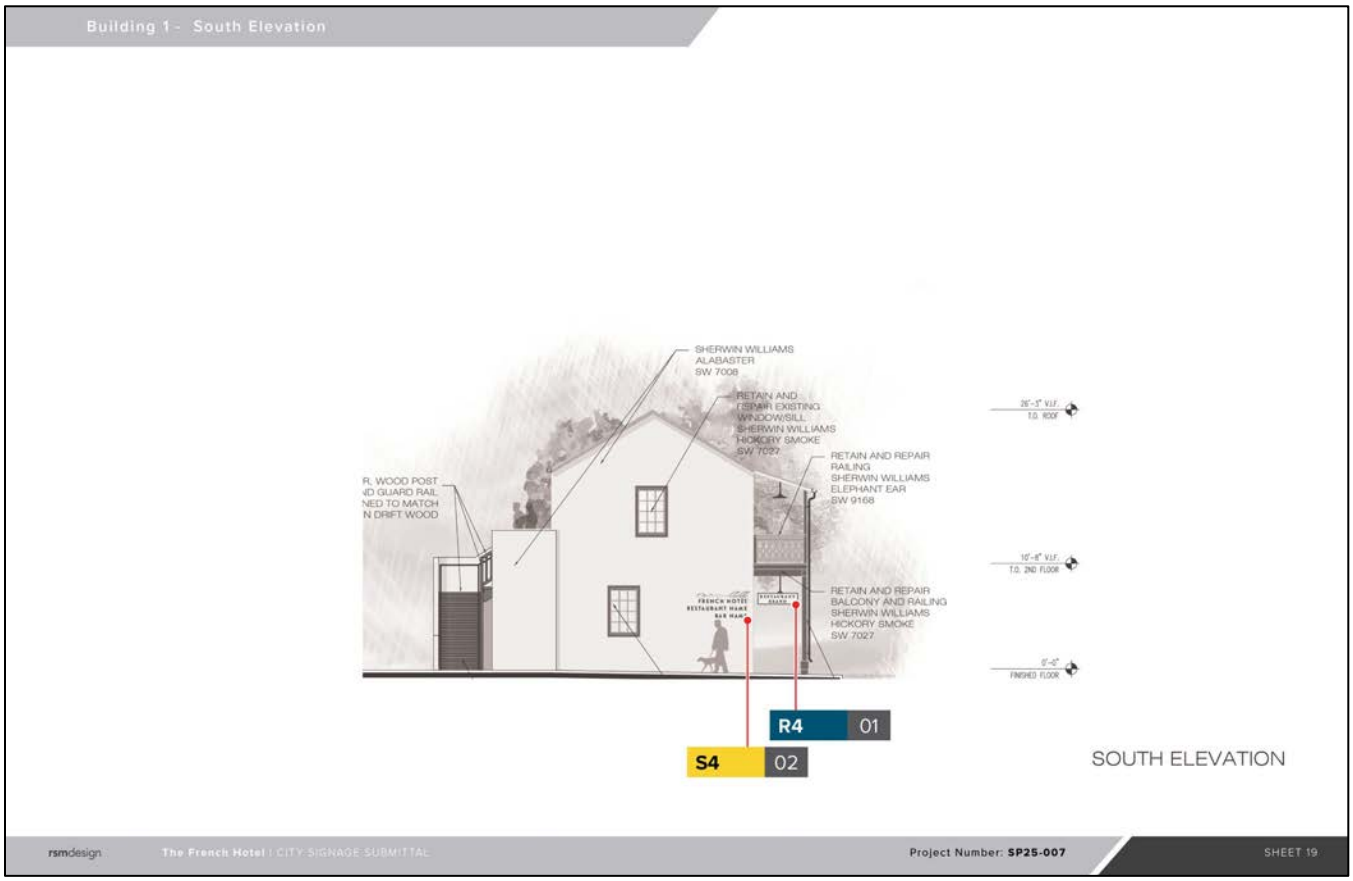


Figure 50. Master Sign Program south elevation of Building 1. The proposed signage is regarded as reversible.

BUILDING 1A | COVERED DINING PATIO AND 2,925 SQ. FT. KITCHEN AND DINING BUILDING

Building 1A is a 2,925 sq. ft. building located between Buildings 1 and 2. The building will hold kitchen space, a bar area, and additional dining. The exterior features an outdoor dining space with wood pergola covering. The building will be erected on the north part of the west elevation of the Casa Manuel Garcia but will not be attached to the historic adobe, separated by an approximately six to ten-inch air gap. The structure is intended for placement between the historic fenestration at the west elevation of Casa Manuel Garcia and is not intended to obstruct views or prevent use of the adobe's west-facing historic windows and doors. A removable compression seal will be added to Building 1A, in order to seal the gap between the building and the historic adobe. The seal would not be mechanically attached to the Casa Manuel Garcia. The ground floor doors at Casa Manuel Garcia's west elevation will provide access to the dining patio.

Building 1A is sited six to ten inches west of the adobe's west elevation. Although the structure is not described as an addition in the project drawings, it is regarded as an addition that is reversible under The Standards for Rehabilitation. The building is attached at the southwest corner to Building 2. There is access to Building 2 at the south and west elevations of Building 1A. At the south elevation of Building 1A, there is a large metal framed glass sliding barn door, creating a glass wall effect and access to the exterior patio. The west and north elevations will feature board and batten siding. The building will feature a flat roof with gable sides. The building follows the downward slope of the property, with a basement space. The building is 17 feet tall at its tallest point.

Refer to Figure 51 for the proposed elevations of Building 1A. Refer to photo simulations showing the proposed view of Building 1 and Building 1A included as Figures 65, 67 and 72.

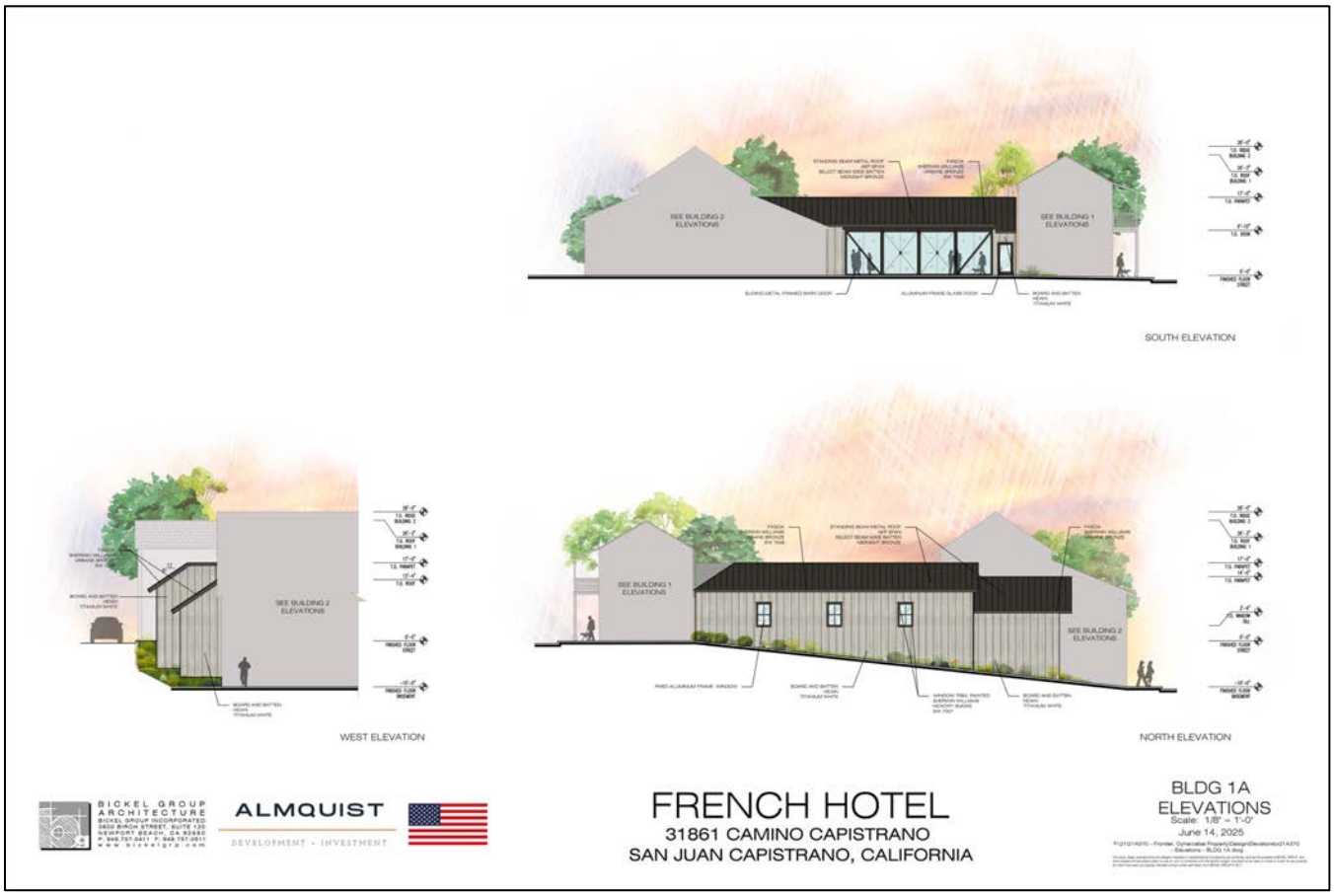


Figure 51. Building 1A Elevations.

BUILDING 2 | BARN BUILDING

Building 2 is two-story barn style building located west of Building 1, and attached at the northeast corner to Building 1A. The building is 28 feet tall at the roof ridge. This structure is intended to provide architectural reference to historic barns that previously existed at the site and pays homage to the property's rural and agrarian characteristics. The proposed massing, monitor roof, and vertical plank siding offer visual cues without creating a false sense of historical development. New materials and features such as full height glazing at the south elevation will indicate the structure is new. The building will be used as an event space with kitchen support.

The east elevation of the building opens to the public outdoor patio space. The south elevation features a large central glass wall. The west elevation opens at the lower railroad/basement level of the building. The north elevation connects Building 2 to Building 1A. Proposed materials include wood and stone siding, standing seam metal roof, and aluminum frame storefront window system.

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Figure 52. Building 2 Elevations.



Figure 53. Connection of Buildings 1, 1A, and 2.



Figure 54. Connection of Buildings 1, 1A, and 2.

BUILDING 3 | 39,249 SQ. FT. THREE-STORY HOTEL BUILDING

Building 3 is a three-wing, three-story hotel building, with the three wings laid out around a central pool and adjacent spa and patio structures. The building features 67 rooms with a central lobby space and bar. The building is 43 feet tall at its highest point.

The east (central) wing of the hotel building will feature thirty-one rooms within the rectilinear plan, covered with a gable and flat roof. The entrance to the building's lobby is located at the east elevation of the central wing. The interior lobby space spans the width of the building and opens to the exterior pool and patio space at the west elevation. Within the lobby is the hotel reception and a bar area. Proposed materials include plaster, stone, and wood siding, standing seam metal roofing, and steel and metal balcony and railing. The rooms at the upper two stories at the west elevation feature balconies.

The north wing of the hotel will feature sixteen rooms within the rectilinear plan covered with a side gable roof. The west elevation of the building features an exterior staircase to the second and third floors. The north elevation features exterior walkways at each of the floors with access to the rooms. The east elevation features a central, aluminum frame window that spans three floors. The south elevation features access to the exterior staircase, and balconies at the upper two floors. Proposed materials include plaster and wood siding, standing seam metal roof, and metal railing.

The south wing of the hotel will feature twenty rooms within the rectilinear plan, covered with a gable roof. The west elevation features an exterior staircase to the second and third floors. The south elevation features exterior walkways to the rooms at each floor. The north elevation features balconies at the upper two floors. Proposed materials include plaster, stone, and wood siding, standing seam metal roof, and metal railing.



Figure 55. East (central) wing of Building 3 Elevations.



Figure 56. North wing of Building 3 Elevations.



Figure 57. South wing of Building 3 Elevations.

BUILDING 4 | DOMINGO YORBA ADOBE

The Domingo Yorba Adobe is intended for rehabilitation and adaptive reuse. The building will be used as an ancillary space for the hotel with two restrooms and a sunroom. The rehabilitation will be focused on improving structural stability and returning the property to its historic appearance, marked by retention and repair of all character-defining features that date to the building's period of significance including doors, windows, sills and surrounds, woodwork, and hardware. Stucco work will be in-kind (as needed) in the appropriate texture using existing texture and nearby adobes as a guide. The design proposes to remove the rear wood-frame addition, measuring roughly 30 feet x 25 feet, that dates beyond the building's 1830-1880 period of significance. A new, rear addition will be constructed in its place; the new addition will be set back from the north elevation of the original adobe building by approximately 11 feet,2.5 inches and would not be visible from the street as evidenced by Figure 58. The rear addition will feature a sunroom and two bathrooms; all of the building's plumbing will be located within the new addition. The northern portion of the addition will feature glass, storefront walls. The glass walls will help to visually minimize the impact of the non-historic addition. The glass, sunroom portion of the addition will be connected to the adobe with an expansion joint to allow each building to be supported and move independently. The building is 18 feet tall at the roof ridgeline. To satisfy stormwater requirements, a gutter will be installed along the full length of the front and rear elevations to connect to roof down drains that will terminate to underground piping. The existing rear garden, non-contributing to the home's significance, will be removed and replaced with new landscape and hardscape features, and a portion of the home's rear yard will be utilized for construction of a patio space for Building 4 and Building 5, a parking structure. Building 5 will be sited roughly 23 feet, 7 inches west of the Domingo Yorba Adobe's west elevation and will be 27 feet, 11 inches tall, and is also not intended to be visible from Camino Capistrano to ensure that view of the historic adobe is not compromised. See Figure 58. Upon completion of the Proposed Project, the Domingo Yorba Adobe will retain its character-defining features and will still physically convey its identified significance as a ca. 1830-1880 adobe building.

Refer to Figure 58 for the proposed elevations of Building 4. The proposed signage for Building 4 is included as Figures 59 to 61. Refer to photo simulations showing the proposed view of Building 4 included as Figures 65, 68, and 71.

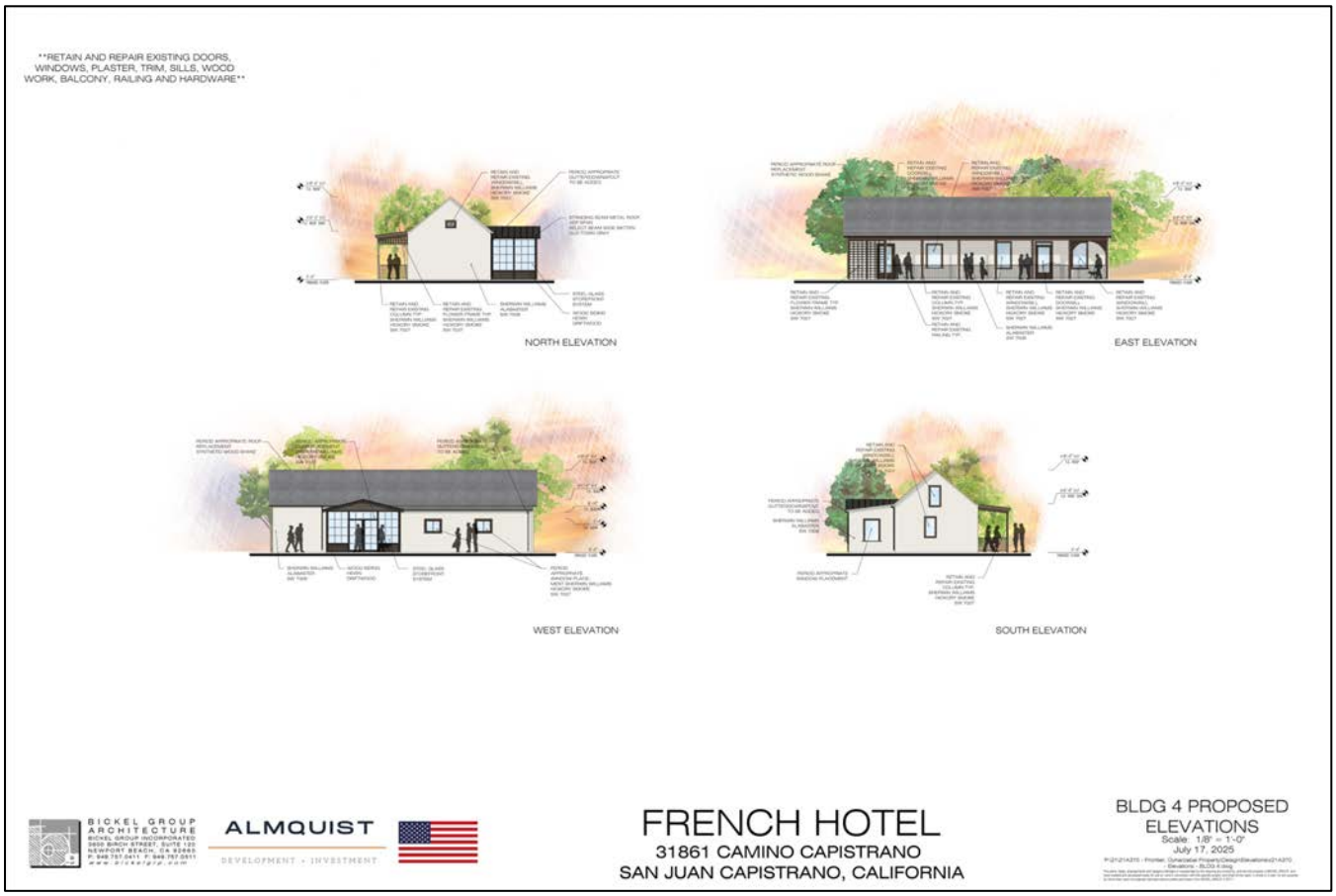

Figure 58. Building 4 Elevations.

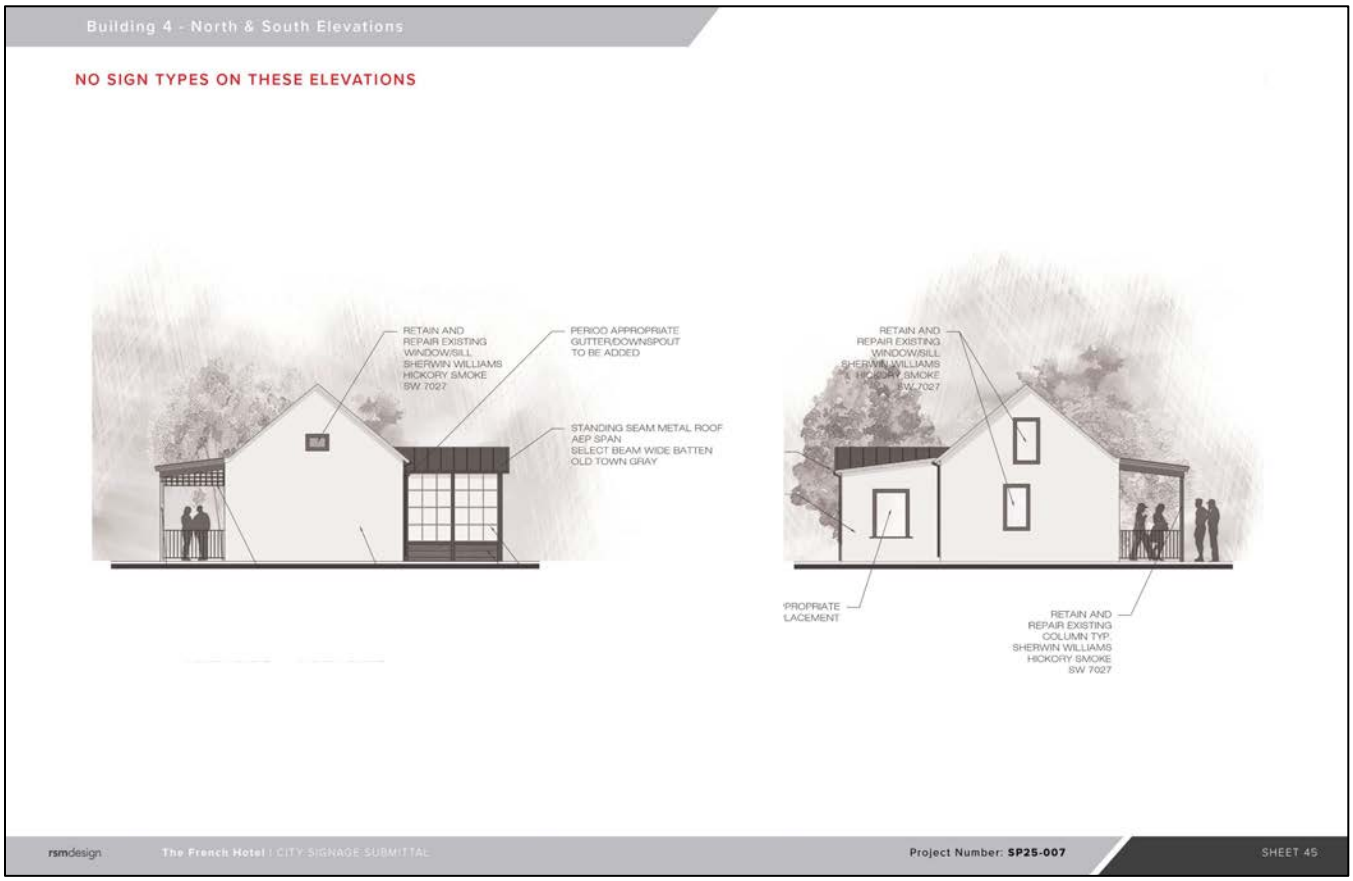

Figure 59. Master Sign Program north and south elevations of Building 4. No signage proposed.



Figure 60. Master Sign Program east elevation of Building 4. The proposed signage is regarded as reversible. The building was historically known as Casa de Domingo Yorba or the Domingo Yorba Adobe. The French Hotel moniker was not historically employed at this building.

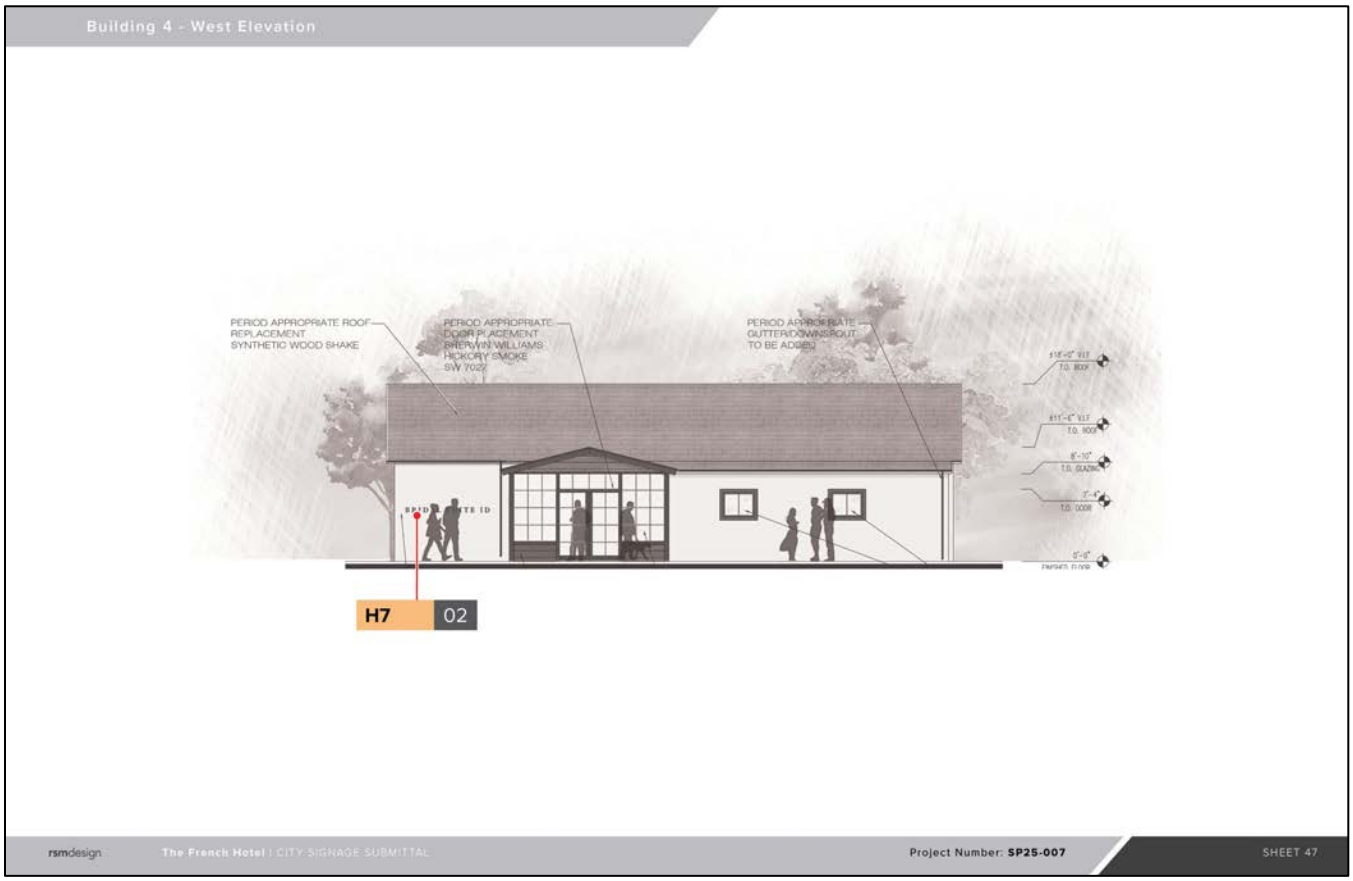

Figure 61. Master Sign Program west elevation of Building 4. The proposed signage is regarded as reversible.

BUILDING 5 | 2, 450 SQ. FT. PARKING STRUCTURE

Building 5 is a 2,450 sq. ft. parking structure. Set behind Building 4, the parking structure is designed to reference a barn style building, meant to provide architectural reference to historic barns that previously existed at the site and pays homage to the property's rural and agrarian characteristics (Figure 55). The building has a gable roof and a rectilinear plan. An elevator tower with access to the parking structure and the lower railroad level of the property is located at the northwest corner of the building. Proposed materials include wood and stone siding and standing seam metal roof. Building 5 will be sited roughly 23 feet, 7 inches west of the Domingo Yorba Adobe's west elevation and will be 27 feet, 11 inches tall, and is also not intended to be visible from Camino Capistrano to ensure that view of the historic adobe is not compromised. See Figure 58.



Figure 62. Building 5 Elevations.

BUILDING 6 | GARAGE BARN OFFSITE RELOCATION AND ADAPTIVE REUSE (PROJECT AC23-002)

The existing Garage Barn, constructed in ca. 1880 and modified in the 1930s, is proposed for offsite relocation to a parcel north of the Proposed Project area addressed as 31721 Camino Capistrano. This work is part of a separate project (AC23-002) which has been previously approved. The building will utilize existing operational aspects and extant materials with the inclusion of new structural elements and glazing. The Monitor style massing, loft door, and central sliding door will be left intact. The single-story wings will be modified in a manner that is consistent with the Standards for Rehabilitation, with the left wing intended for enclosure via matching wall materials and four horizontally aligned windows, and the right wing proposed for the same windows. Installation of the windows is regarded as reversible. A new shed roof is proposed for installation over the central sliding door to comply with Town Center (TC) Zone District Standards. The new shed roof overhang will offer some articulation on the front facade and will create a protective overhang for the central sliding door. It is also regarded as reversible. New horizontally aligned windows, in new openings, are proposed at the north and south elevations. The additional fenestration will ensure appropriate light and ventilation in the intended restaurant space. Three skylights / pass-thru lights – six total – will be installed at the shed roof of each wing. A single-lite door will be installed at the south elevation to meet egress requirements.

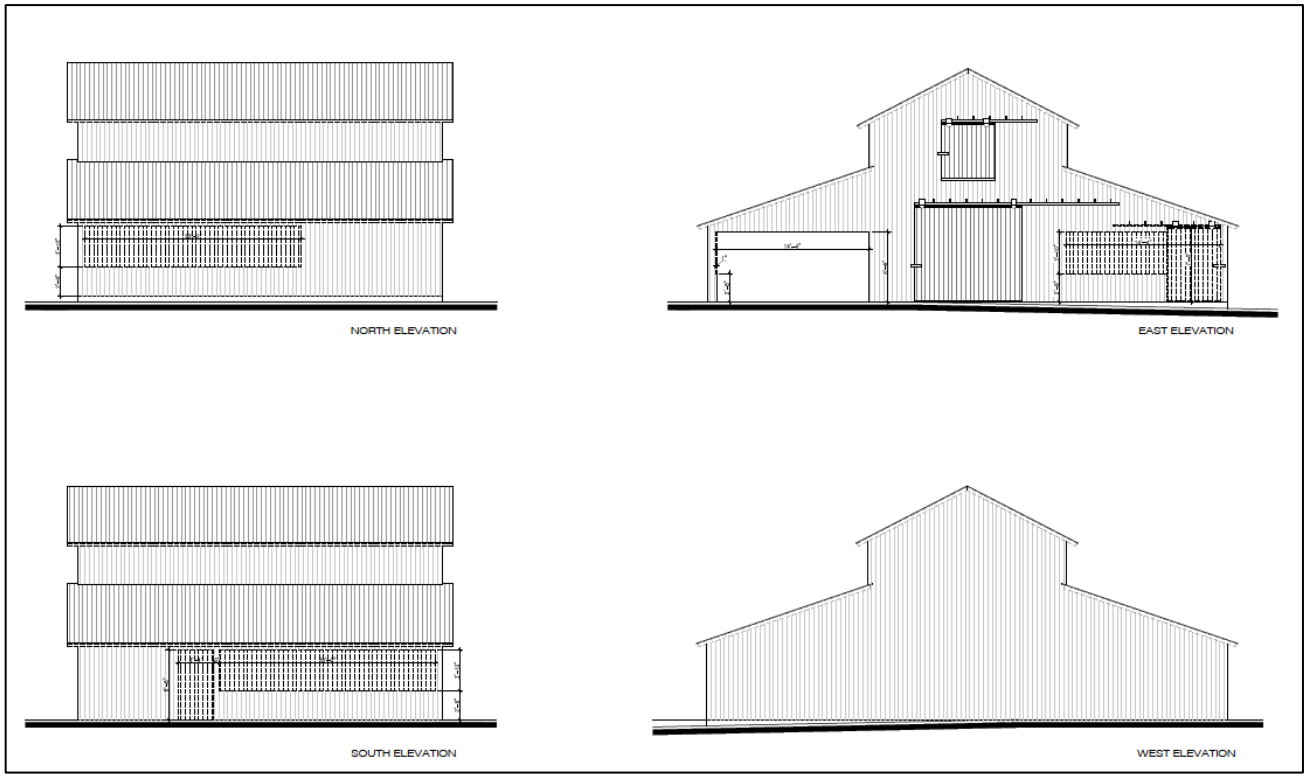

Figure 63. Garage Barn Demolition Drawing.



Figure 64. Garage Barn Proposed Elevations.

VI. Design Review and Impacts Analysis

The Proposed Project is premised on retention, rehabilitation, and adaptive reuse of two NRHP listed buildings. It has been designed to consider and enhance the historic character of the project area / property while providing for new uses and economic growth opportunities in Downtown San Juan Capistrano. Each building will have a distinct style, including historic adobe aesthetic, agrarian / rustic, and Spanish influenced Neo-Mediterranean Revival. Visitors will enter the site from Camino Capistrano via a drive at the northeast corner of the property. The drive leads to the parking structure (Building 5) at the south end of the property. A pedestrian walkway will lead from the sidewalk at Camino Capistrano, between the two historic adobes into the property. The new three-wing hotel building will be built behind the two historic adobes and will include landscaped walkways connecting the primary hotel building with the Casa Manuel Garcia, the Domingo Yorba Adobe, parking, and dining and event spaces.

Casa Manuel Garcia, a two-story adobe building constructed c.1840, will be rehabilitated. It is the last remaining example of a two-story adobe in the Monterey Revival style in Orange County. Rehabilitation will enhance the view along Camino Capistrano by restoring the building's historic character. The proposed new accent colors (Sherwin Williams Pure White, Alabaster, Hickory Smoke, and Elephant Ear) and the proposed materials (synthetic wood shake roofing, period appropriate window, door, and sill replacements, retain and repair of existing railings, windows, balcony, and columns) on the adobe will highlight decorative details and 19th-century features. The updates will rejuvenate the adobe while maintaining the historic elements. A rebuilt stair serving the upstairs of the adobe will complement the historical architecture, allowing visitors and the public to appreciate the historic adobe while not attempting to be a facsimile of the current non-historic stair condition. The first level of Casa Manuel Garcia will be an ancillary use to the hotel and will re-engage building visitors with Camino Capistrano, consistent with the historic use of the adobe as a hotel building. The work proposed at Casa Manuel Garcia is consistent with The Secretary of the Interior's Standards for Rehabilitation and would not result in a significant impact to the historical resource.

The Domingo Yorba Adobe, built c.1830, is also located within the Proposed Project boundary. The Proposed Project calls for rehabilitation of the adobe and involves removal of the rear non-contributing addition and garden. The work proposed at the Domingo Yorba Adobe is consistent with The Secretary of the Interior's Standards for Rehabilitation and would not cause a significant impact to the historical resource.

The new hotel will be built behind the two adobes and consists of one building with three wings reflecting a Contemporary aesthetic with vertical board siding and plaster walls, full height glazing at key facades, and stone accents. The rhythmic placement of windows and doors are complemented with decorative details such as stone accent walls, metal railings, and steel window headers. A resort pool at the west end of the property is flanked by the three wings of the hotel building. The proposed hotel is regarded as generally consistent with The Secretary of the Interior's Standards. It is compatible with the historic adobe architecture at Casa Manuel Garcia and the Domingo Yorba Adobe while being sufficiently differentiated and would not cause a significant impact to either historical resource. The use of the vertical board siding ties in with the materials proposed at the two barn structures, Building 2 and Building 5, which provides a reference to the property's history, while differentiating from the two historic adobes.

The historic-era and contributing Garage Barn, sited to the rear of the Domingo Yorba Adobe, will be relocated offsite roughly one-half block north to 31721 Camino Capistrano, as part of the separate Heritage BBQ project, previously approved as Project No. AC23-002. Although built to the period of significance, the barn has been altered and is regarded as a secondary feature. At its new location, the barn will be rehabilitated and adapted

for reuse as a dining area, cold storage, and prep kitchen for Heritage BBQ Smokehouse, an established local business. As part of the Heritage BBQ project, the Garage Barn will be disassembled and reassembled with limited changes to provide for the new proposed use. The proposed offsite relocation and reuse will preserve the visual and character-defining features of the resource and is generally consistent with The Secretary of the Interior's Standards for Rehabilitation. The Proposed Heritage BBQ Project (AC23-002) would not cause a significant impact to the Garage Barn as a historical resource.

A historic-era and contributing barn, the White Barn, was disassembled at the property in 2021. The White Barn was originally sited at the northwest corner of the Proposed Project area and was removed under City of San Juan Capistrano Resolution No. 21-12-21-1 for Site Plan Review (SPR) Project No. 21-004. The barn was documented via photographs and measured drawings consistent with Conditions of Approval issued for SPR 21-004. The Project owner and design team have assessed the condition of the salvaged material and have determined that the materials are damaged beyond repair and cannot be reused for the construction of Building 2, nor can they be integrated into any other building, structure, or space at the Project. The salvaged materials will be advertised for donation prior to disposal at the initiation of Project construction. The White Barn was required for documentation in a manner equivalent to the National Park Service (NPS) Historic American Buildings Survey (HABS) Documentation program. This documentation effort was completed by Spectra and produced a HABS-Short Form for the White Barn, DSLR photographs, and as-built drawings. The Spectra documentation has been added to a HABS Level II documentation package that Urbana prepared for the property which has been registered by NPS as HABS-CA-3011, with sub-letters assigned to Casa Manuel Garcia (HABS-CA-3011-A), Domingo Yorba Adobe (HABS-CA-3011-B), Garage Barn (HABS-CA-3011-C), and the White Barn (HABS-CA-3011-D).

A screening wall and landscaping will be added to the space to mitigate noise and light pollution. The landscaped pathways and spaces cohesively connect the Proposed Project elements to create a vibrant and varied complex of historic-era and new buildings that continue to convey the early history of San Juan Capistrano. The existing NRHP, CRHR, and IHCL buildings will retain integrity such that they qualify for continued recognition and listing on these local, state, and national registers.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

The Proposed Project has been reviewed for conformance to The Secretary of the Interior's Standards for Rehabilitation. The prescriptive language within these documents provides a philosophical approach and principles to inform new construction at or adjacent to historic properties. Additionally, pursuant to CEQA Guidelines Section 15064.5 significant impacts resultant from a Proposed Project can be mitigated to a less-than-significant level of impact via consistency with The Secretary of the Interior's Standards.

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values. The Secretary of the Interior's Standards for Rehabilitation provide the highest level of flexibility for alterations, reuse or adaptive reuse, and new construction at or in close proximity to a historic property. Following are the ten rehabilitation standards by which Proposed Projects are analyzed for the purposes of design review and CEQA analysis.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The Proposed Project generally complies with Rehabilitation Standard 1. The project proposes retention and

rehabilitation of the Casa Manuel Garcia and the Domingo Yorba Adobe, as well as the Garage Barn (to be rebuilt offsite as part of the separate, previously approved Project No. AC23-002), while clustering new compatible uses behind the two historic adobes. The Casa Manuel Garcia was historically known as the French Hotel and operated as a hotel building. The Proposed Project involves the construction of a three-story hotel building to be built at the rear of the property, with the historic adobe buildings to be used as dining and event space and with suite style rooms. The Casa Manuel Garcia will be used as dining space, with hotel suites at the upper level. This use is consistent with the historic use of the building. The Domingo Yorba Adobe will be used as a hotel suite. The building was historically used as a single-family residence, and the Proposed Project maintains a similar use for the building, with only one hotel suite proposed. There will be minimal alterations to the historic materials, features, spaces, and spatial relationships of the historic adobes on the property. Further, the historic adobes are currently closed to the public with no access to the property. The Proposed Project creates an opportunity to establish a new public connection to the historic resources, allowing visitors to engage with and appreciate their historic character.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The Proposed Project generally complies with Rehabilitation Standards 1 and 2. The project proposes retention and rehabilitation of the Casa Manuel Garcia and the Domingo Yorba Adobe, as well as the Garage Barn (to be rebuilt offsite), while clustering new compatible uses behind the two historic adobes. The property was previously filled with buildings in an incremental manner: outbuildings, barns, and sheds in the center and along the north lot line. The project will introduce new massing that will fill in the existing open space created by a loss or removal of the various outbuildings, barns, and sheds over time.

Casa Manuel Garcia is proposed for rehabilitation and a continuation of uses with ground floor restaurant dining and second level hotel units as historically existed. The Proposed Project will not alter distinctive materials, features, or spaces at Casa Manuel Garcia. The Domingo Yorba Adobe will be converted for use as a hotel guest suite. The Proposed Project will not alter distinctive materials, features, or spaces at the Domingo Yorba Adobe. The non-contributing additions at the rear of the Domingo Yorba Adobe will be removed. Both buildings remain consistent with their ca. 1830-1880 and 1840-1880 period of significance, with the project improving the integrity of Casa Manuel Garcia by removing non-contributing additions that are also causing structural deficiencies.

The spatial relationship between the two NRHP listed buildings will remain in place. The spacing between the buildings, fronting Camino Capistrano, will be retained and the existing central access pedestrian walkway will continue to spatially separate the two buildings while providing access to the rear of the property (Figure 58 and 64).



Figure 65. The view of the Domingo Yorba Adobe (left) and Casa Manuel Garcia (right) from Camino Capistrano.

The Garage Barn, located on the same parcel as Casa Manuel Garcia (APN 121-150-28), but situated directly behind the Domingo Yorba Adobe (APN 121-150-29), is proposed for offsite relocation. While the Garage Barn is not considered individually significant, the barn contributes to the established period of significance for the property. The separate Heritage BBQ project, previously approved as Project No. AC23-002, will rehabilitate and adapt the Garage Barn for a new commercial use. The project will re-install salvaged wood, considered in-kind and period appropriate, and will also retain the existing corrugated aluminum siding and roofing. As previously stated, all work for the Garage Barn was approved under AC23-002.

The White Barn was disassembled at the property in 2021. The White Barn was originally sited at the northwest corner of the Proposed Project area and was removed under City of San Juan Capistrano Resolution No. 21-12-21-1 for Site Plan Review (SPR) Project No. 21-004. Materials salvaged from the disassembled White Barn are damaged beyond repair and cannot be reused for the construction of Building 2. The proposed Building 2 is intended to provide architectural reference to historic barns that previously existed at the site and pays homage to the property's rural and agrarian characteristics. The proposed massing, double gable roof, and vertical plank siding offer visual cues without offering a false sense of historical development. New materials and features such as full height glazing at the south elevation will indicate the structure is new (Figure 59). Four new buildings will be constructed on the property, infilling the existing open space: 1A, a kitchen and dining space; Building 2, an event space; Building 3, the primary hotel building; and Building 5, a parking puzzle. The design of the new buildings is compatible with the existing historic resources and will not erode the character of the resources (Figure 59, 60, and 65).The new buildings will use visually compatible materials such as wood and plaster siding, and large glass walls and window panes to minimize massing and associated visual impacts caused by the introduction of new construction. Buildings 2 and 5 will mimic the original agrarian characteristics

of the property, constructed with a monitor style and metal gable roof, respectively, and barn style doors at each building.



Figure 66. The south elevation of Building 2. While constructed with a monitor style roof, similar to the historic barns on the property, the building is constructed with modern materials and design elements.



Figure 67. The public plaza set between the Casa Manuel Garcia (Building 1), Building 1A, and Building 2.

The property historically featured several barns and outbuildings, all of which have been removed except the barn proposed for adaptive reuse. An orchard, with citrus and avocado varietals, was planted along the present-day south lot line of the project site. Few remnant trees are extant; these trees will be removed to construct Building 5 and a portion of the parking and circulation at the center of the site. Historic aerials demonstrate that the orchard was initially planted in uniform rows. The aligned and uniform plantings were maintained through ca. 1952-1972. Into the contemporary period, the orchard diminished, with some trees dead or removed, leaving spotty plantings and large swaths of dirt. Loss of the orchard as a distinctive space signals a conclusion to the semi-agrarian uses at the property; however, the buildings themselves, Casa Manuel Garcia and the Dominga Yorba Adobe, will remain to represent the early Californio history and architecture of San Juan Capistrano.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The Proposed Project generally complies with Rehabilitation Standard 3. The project site involves three historical resources onsite. All resources will be retained, with one proposed for offsite relocation and rehabilitation. Introduction of new buildings and site circulation elements is focused to the rear of Casa Manuel Garcia and the Domingo Yorba Adobe. The Proposed Project elements do not create a false sense of historical development and do not call for conjectural features or elements from other properties. The project will ensure retention of the two historic adobes and retention and reuse of the Garage Barn building offsite. The extant historic resources will continue to convey a physical record of early California history while introducing a new and compatible use to the rear.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The Proposed Project generally complies with Rehabilitation Standard 4. The project site involves three extant historical resources. Historic-era alterations, which are outside the period of significance of Casa Manuel Garcia will be removed to improve structural integrity of the building. Although they do not reduce the historic integrity of Casa Manuel Garcia, these alterations, namely additions at the rear elevation and at the north elevation have not acquired significance in their own right and thus their removal will not reduce the integrity of the property. The project proposes retention and repair of all existing wood windows, doors, hardware, railing and other woodwork details. Some or all of these features may date to the period of significance and others may not but are regarded as compatible and will be retained.

The non-historic additions to the northwest corner and rear/north elevation of the Domingo Yorba Adobe will be removed. The additions have not acquired significance in their own right and are regarded as non-contributing. The non-contributing additions contain all plumbing connections for the adobe. A new, smaller addition will be added at the rear of the building with a footprint that is set back approximately 11 feet, 2.5 inches from the northwest corner of the historic adobe, and that will not be visible from the street (Figure 61). The northern portion of the new rear addition will have glass storefront walls, creating a sunroom. The glass walls will help to minimize the visual footprint of the addition and differentiate it from the historic adobe. The addition will house all bathrooms and plumbing connections for the historic adobe in order to avoid new penetrations at the historic adobe. The new addition will be connected to the adobe with an expansion joint to allow each building to be supported and move independently. The project proposes retention and repair of all windows, doors, woodwork, and railing at the east (front), north, and south elevations, with period appropriate doors and windows at the addition.



Figure 68. The rear (west) elevation of the Domingo Yorba Adobe (Building 4). The new, rear addition is set back from the north elevation of the original adobe.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The Proposed Project complies with Rehabilitation Standard 5. Casa Manuel Garcia and the Domingo Yorba Adobe represent distinctive materials, features, finishes, construction techniques and examples of craftsmanship that will be retained and rehabilitated (Casa Manuel Garcia) and preserved in place (Domingo Yorba Adobe). The project will enhance the structural integrity of Casa Manuel Garcia by removing poorly constructed additions that are neither distinctive nor representative of quality craftsmanship. The work proposed at the Garage Barn involves reuse of historic material and reconstruction to conform to original massing while accommodating new uses; this work is part of a separate project (AC23-002) which has been approved. Retention and rehabilitation of the barn ensures that the distinctive agrarian structures continue to tell the story of San Juan Capistrano's bucolic roots.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The Proposed Project generally conforms to Rehabilitation Standard 6. The project drawings call for retention and repair of all historic materials, and in-kind replacement when too damaged to repair. The construction process will document extensive damage at Casa Manuel Garcia along with any in-kind replacement such that a

record of changes will exist for the building from the proposed campaign. The White Barn was salvaged for reuse; however, it was subsequently determined that the materials were too damaged for use in the Proposed Project. The White Barn was extensively documented prior to being dismantled, and is documented as HABS No. CA-3011-D.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

No specific chemical treatments are proposed for the historic resources at the property. Physical treatment includes reconstruction of the Garage Barn at an offsite location.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

The Proposed Project has and will continue to comply with archaeological and cultural resource requirements imposed by the City of San Juan Capistrano including preparation of an Archaeological Survey Reports (ASR) by Cogstone Resource Management, Inc., and implementation of any mitigation-monitoring programs that may be required by the City.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The Proposed Project generally conforms to Rehabilitation Standard 9. It involves construction of four new buildings behind Casa Manuel Garcia and the Domingo Yorba Adobe; the buildings will include kitchen and event spaces, the primary hotel building, and the parking structure. Other new features include circulation / site and landscape elements. Upon completion of the Proposed Project, the site will continue to feature the rehabilitated Casa Manuel Garcia and the rehabilitated Domingo Yorba Adobe.

The new hotel building (Building 3) will feature a mixture of plaster clad, stone, and wood siding walls with metal articulations to establish a differentiated but compatible aesthetic with the historic adobes, while representing modern improvements (Figure 62 and 63). The hotel wings are proposed to include three stories of guest rooms, yet the view of Building 3, proposed as 43 feet tall at the highest point (Figure 58), will barely be visible behind the Casa Manuel Garcia, which is 26 feet, 4 ½ inches tall at the roof ridge, due to the slope of the property. Building 2, proposed at 28 feet to the roof ridge, and Building 5, proposed at 27 feet, 11 inches tall at the roof ridge, will only be partially visible behind the Casa Manuel Garcia and Domingo Yorba Adobe (Figure 58). The historic adobes will continue to be the primary visual focal point of the property as viewed from Camino Capistrano.



Figure 69. The east elevation of Building 3, showing the central entrance to the hotel lobby.



Figure 70. The north and east elevations of Building 3.

The placement of the hotel buildings retains and respects the existing central drive located between the two adobes (Figure 58 and 64). That center pedestrian entrance will be enhanced by the public patio set behind the Casa Manuel Garia, the Building 2 patio, and the landscaping and decorative paving that leads to the lobby of the main hotel building (Building 3) at the center of the property (Figure 65). The spatial relationship between the two adobes, the most important features at the property, will be retained. While the new hotel buildings are larger in scale, they will not compromise the view of the historic buildings from Camino Capistrano because a grade change occurs at the property immediately west of the adobe building's west elevations. This grade change is addressed with a staircase adjacent to Building 2, leading to the lower, railroad level of the property (Figure 66). Building 3, although three stories tall, will appear lower than the roof ridge of Casa Manuel Garcia because of the grade change at the site and because it is set back approximately 142 feet, 10 inches from the nearest adobe building (Building 1). The proposed new buildings will not destroy any historic materials or features. Buildings 2 and 5, which are designed to reference the agricultural history of the property, will be differentiated with modern materials (Figure 59). For these reasons, the Proposed Project generally conforms to Rehabilitation Standard 9.



Figure 71. The pedestrian walkway between the historic adobes (Buildings 1 & 4) from Camino Capistrano.



Figure 72. The pedestrian walkway adjacent to Buildings 1 and 2.



Figure 73. The west elevation of Building 2 shows the elevation change at the property. The staircase to the lower, railroad level of the property is seen at the right side of the rendering.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The Proposed Project is consistent with Rehabilitation Standards 10. The proposed hotel buildings are related new construction that will not physically touch or materially impact Casa Manuel Garcia or the contributing and significant portions of the Domingo Yorba Adobe. The dining patio and support building (Building 1A) will be located close to Casa Manuel Garcia with a separation between the two structures of about 6 inches (Figures 62-63). The gap between the two buildings will be covered with a removable flashing/compression seal that is connected to Building 1A but will not be mechanically attached to the historic adobe. The improvements could be removed without impairing the essential form and integrity of the two adobes and the larger site. The new hotel building is set back approximately 142 feet, 10 inches from the nearest adobe building (Building 1) and has been designed to cradle the west lot line of the property while the historic buildings front the east lot line. The White Barn was previously approved for removal from the site in City of San Juan Capistrano Resolution No. 21-12-21-1 for Site Plan Review (SPR) Project No. 21-004. While efforts were made to retain and reuse materials from the White Barn, it has since been determined that the materials are damaged and not suitable for reuse. The Garage Barn is proposed for offsite relocation and rehabilitation treatment and was previously approved in Project No. AC23-002.

Additionally, new signage is proposed at the historic adobes under the project's Master Signage program. All signs are regarded as reversible and may be removed without harming the essential form and integrity of either building.

VII. Regulatory Findings and Recommendations

AREA OF POTENTIAL IMPACT (API)

The Proposed Project area has been identified as the Area of Potential Impact (API). The three extant buildings at the Proposed Project area / API are listed as a single complex on the NRHP, CRHR, and IHCL, and therefore meet the definition of a historical resource pursuant to CEQA Guidelines §15064.5.

Within the API, the Proposed Project will not cause a direct material impact to historical resources, including Casa Manuel Garcia, the Domingo Yorba Adobe, or the existing Garage Barn proposed for offsite relocation, rehabilitation, and adaptive reuse. Work proposed at Casa Manuel Garcia and Domingo Yorba Adobe is consistent with The Standards for Rehabilitation. The Garage Barn will be relocated offsite and rebuilt in a manner that is consistent with The Standards for Rehabilitation; this work was previously approved as part of a separate project (AC23-002). While the structure will no longer maintain a physical relationship with the Domingo Yorba Adobe or Casa Manuel Garcia, it will continue to convey the ca. 1880s architectural and agricultural history of San Juan Capistrano, and through interpretive programming or signage, can be revealed as a 19th century feature that has been retained and adapted for a new use.

The Proposed Project may cause limited visual impacts on nearby historical resources simply through the act of developing the property according to modern development standards, however, the integration of compatible architectural details and forms that are distinguishable from the historical resources at the site, pursuant to The Standards for Rehabilitation, ensures that visual impacts are less-than-significant under CEQA Guidelines §15064.5.

Nearby historical resources have been excluded from the API because the Proposed Project would not appear to cause measurable impact or impairment to these resources. The closest historical resource is the neighboring Juan Avila Adobe, sited immediately north of the Proposed Project area at 31831 Camino Capistrano. This property features an intact historic adobe at the front of the parcel (along Camino Capistrano) and compatible contemporary-period construction at the rear in the form of several multi-story buildings housing shops and offices. This pattern of infill development offers precedent for the Proposed Project. A single-story non-contributing addition will be removed from the north elevation of Casa Manuel Garcia to establish an auto drive between Casa Manuel Garcia and the Juan Avila Adobe thereby creating a spatial buffer between the buildings. The scale and height of the non-historic multi-story buildings at the rear of the Juan Avila Adobe would appear to generally match the scale and height of the proposed hotel buildings, Buildings 1A, 2, 3, and 5, in the Proposed Project area.

The southeast portion of the Los Rios Street Historic District faces east towards the Proposed Project area and is separated from the Proposed project area by the existing railroad tracks. However, as the only contributing properties to the district in the vicinity of the Proposed Project are on the east side of Los Rios Street, there would be no impact to the setting of any individual contributing properties or the district as a whole.

RECOMMENDATIONS

Urbana has identified that the Proposed Project will not cause a significant impact or substantial adverse change to a historical resource. It will rehabilitate two significant adobe resources that are of primary importance to the City's history and will rehabilitate and adapt one additional barn structures that is historically associated with the adobes. The second barn, which has been previously disassembled, has been thoroughly documented as HABS No. CA-3011. With continued good stewardship in mind, Urbana offers the following recommendations for the project proponent.

1. HABS Level II Documentation Package: The HABS Level II documentation package is recommended to include four sections: (1) Written Descriptive and Historical Data, (2) Photographs, (3) Drawings / Reduced Measured Drawings (as available), and (4) Field Records (as needed). All available drawings identified through historical research and prepared as part of the proposed rehabilitation effort would be included in the Drawings / Reduced Measured Drawings section. Supplemental historic photographs, maps, and rehabilitation progress photos and findings would be included in the Field Records section. All sections are recommended to conform to HABS Level II standards. The voluntary submission would supplement the property's outdated NRHP nomination and would ensure comprehensive documentation for the entire complex. The HABS short form documentation prepared for the White Barn should be integrated into the larger HABS package. To tell the complete story of the project area properties, the following phases of large-format photographic documentation are planned.
    - Phase A. Prior to the start of any construction activities. This phase was completed in May 2024 and involved preparation of all written components and large format photography of Casa Manuel Garcia, Domingo Yorba Adobe, Garage Barn and surrounding property prior to construction work. The package was submitted to NPS for review and approval and is registered as HABS No. CA-3011 with subletters assigned to each building. Casa Manuel Garcia (CA-3011-A), Domingo Yorba Adobe (CA-3011-B), Garage Barn (CA-3011-C), White Barn (CA-3011-D). See Appendix G for HABS-CA-3011.
    - Phase B. After the Garage Barn is relocated and rehabilitated at its new location. This will complete the history of the barn and will contribute to interpretive opportunities for the relocated barn.
    - Phase C. After rehabilitation of Casa Manuel Garcia and the Domingo Yorba Adobe.
    - Phase D. Upon completion of all new hotel buildings with all hardscape and landscape features installed.

2. Protective Measures: Implement protective measures for historic resources within and adjacent to the Proposed Project area.
    - A. Casa Manuel Garcia during all phases of project construction.
    - B. Domingo Yorba Adobe during all phases of project construction.
    - C. Juan Avila Adobe during all phases of project construction, specifically during removal of the Casa Manuel Garcia north elevation addition and installation of the new site circulation features in that portion of the Proposed Project area.
    - D. At the north elevation of Casa Manuel Garcia to protect against vehicles entering and exiting the property's driveway.

3. Rehabilitation Monitoring and Reporting: Document extensively damaged materials and features as they are discovered in the rehabilitation process. Prepare a Rehabilitation Monitoring Report to capture and summarize all extensive material damage and the utilized replacement solution for the following buildings.
    - A. Casa Manuel Garcia.

- B. Domingo Yorba Adobe.

4. Interpretive Signage / Displays: Prepare / install interpretive signage / displays at the following buildings.
    - A. Casa Manuel Garcia
    - B. Domingo Yorba Adobe
    - C. Garage Barn: Install an interpretive sign or plaque at the relocated Garage Barn identifying the barn's original location, history, and significance.

VIII. WORKS CITED

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