# Notice of Completion & Environmental Document Transmittal

*Mail to:* State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
*For Hand Delivery/Street Address:* 1400 Tenth Street, Sacramento, CA 95814

**SCH # 2026030917**

**Project Title:** French Hotel

Lead Agency: City of San Juan Capistrano | Contact Person: Izzak Mireles, Senior Planner
Mailing Address: 32400 Paseo Adelanto | Phone: (949) 443-6321
City: San Juan Capistrano | Zip: 92675 | County: Orange

**Project Location:** County: Orange | City/Nearest Community: San Juan Capistrano
Cross Streets: Camino Capistrano and Yorba Street | Zip Code: 92675
Longitude/Latitude (degrees, minutes and seconds): 33 ° 49 ′ 96 ″ N / -117 ° 66 ′ 28 ″ W Total Acres: 1.68
Assessor's Parcel No.: 121-150-28,-29, & -30 | Section: 36 | Twp.: 8S | Range: 8W | Base: San Bernardino
Within 2 Miles: State Hwy #: I-5, SR-74 | Waterways: Trabuco Creek, San Juan Creek
Airports: N/A | Railways: Metrolink and Amtrak | Schools: San Juan ES, Bridges HS, JSerra HS

**Document Type:**

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☐ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

**Local Action Type:**

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ Site Plan
☐ Rezone ☐ Prezone ☐ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

**Development Type:**

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☐ Waste Treatment: Type MGD
☐ Hazardous Waste: Type
☐ Other: 70-unit boutique hotel

**Project Issues Discussed in Document:**

☐ Aesthetic/Visual ☐ Agricultural Land ☐ Air Quality ☐ Archeological/Historical ☐ Biological Resources ☐ Coastal Zone ☐ Drainage/Absorption ☐ Economic/Jobs
☐ Fiscal ☐ Flood Plain/Flooding ☐ Forest Land/Fire Hazard ☐ Geologic/Seismic ☐ Minerals ☐ Noise ☐ Population/Housing Balance ☐ Public Services/Facilities
☐ Recreation/Parks ☐ Schools/Universities ☐ Septic Systems ☐ Sewer Capacity ☐ Soil Erosion/Compaction/Grading ☐ Solid Waste ☐ Toxic/Hazardous ☐ Traffic/Circulation
☐ Vegetation ☐ Water Quality ☐ Water Supply/Groundwater ☐ Wetland/Riparian ☐ Growth Inducement ☐ Land Use ☐ Cumulative Effects ☐ Other: GHG, Energy

**Present Land Use/Zoning/General Plan Designation:**

Vacant Adobes, unmaintained land, remnants of former outbuildings and storage areas/ Town Center/General Commercial

**Project Description:** *(please use a separate page if necessary)*

The project applicant is requesting approval to rehabilitate and develop a hotel and ancillary uses on a 1.68-acre property located at 31861-31871 Camino Capistrano in the City of San Juan Capistrano, Orange County with a proposed 70-room boutique hotel consisting of six buildings with a restaurant, event spaces, fitness center, pool area, a public gathering space, and on-site valet parking. The Project involves the restoration and rehabilitation of the Domingo Yorba and Casa Manuel Garcia Adobes, both listed on the National Register of Historic Places, for use as guest rooms and dining areas integrated within the overall hotel design.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

| | | | |
|---|---|---|---|
| X | Air Resources Board | S | Office of Historic Preservation |
| | Boating & Waterways, Department of | | Office of Public School Construction |
| | California Emergency Management Agency | | Parks & Recreation, Department of |
| | California Highway Patrol | | Pesticide Regulation, Department of |
| S | Caltrans District # 12 | | Public Utilities Commission |
| | Caltrans Division of Aeronautics | S | Regional WQCB # 9 |
| | Caltrans Planning | | Resources Agency |
| | Central Valley Flood Protection Board | | Resources Recycling and Recovery, Department of |
| | Coachella Valley Mtns. Conservancy | | S.F. Bay Conservation & Development Comm. |
| | Coastal Commission | | San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| | Colorado River Board | | San Joaquin River Conservancy |
| | Conservation, Department of | | Santa Monica Mtns. Conservancy |
| | Corrections, Department of | | State Lands Commission |
| | Delta Protection Commission | | SWRCB: Clean Water Grants |
| | Education, Department of | X | SWRCB: Water Quality |
| | Energy Commission | | SWRCB: Water Rights |
| S | Fish & Game Region # 5 | | Tahoe Regional Planning Agency |
| | Food & Agriculture, Department of | S | Toxic Substances Control, Department of |
| | Forestry and Fire Protection, Department of | | Water Resources, Department of |
| | General Services, Department of | | |
| | Health Services, Department of | S | Other: South Coast Air Quality Management Distrcit |
| | Housing & Community Development | | Other: |
| S | Native American Heritage Commission | | |

**Local Public Review Period (to be filled in by lead agency)**

Starting Date July 9, 2026 Ending Date August 24, 2026

**Lead Agency (Complete if applicable):**

Consulting Firm: Harris & Associates
Address: 101 Progress, Suite 250
City/State/Zip: Irvine/CA/92618
Contact: William Halligan
Phone: (949) 655-3900

Applicant: Almquist Development + Investment
Address: 31801 Paseo Adelanto
City/State/Zip: San Juan Capistrano/CA/92675
Phone: (949) 354-5600

**Signature of Lead Agency Representative:** Laura Stokes Digitally signed by Laura Stokes Date: 2026.07.07 10:27:35 -07'00' **Date:** 7/7/26

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.