FINAL EIR

Response to Comments

Environmental Impact Report
French Hotel
(State Clearinghouse #2026030917)

Lead Agency:

City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, California 92675
Contact: Izzak Mireles, Senior Planner

Prepared by:

Harris & Associates

101 Progress, Suite 250
Irvine, California 92618

October 2026

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Chapter 1 Introduction

1.1 Introduction

This Final Environmental Impact Report (FEIR) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code §§ 21000 et seq.) and CEQA Guidelines (California Code of Regulations §§ 15000 et seq.).

According to the CEQA Guidelines, Section 15132, the FEIR shall consist of:

(a) The Draft Environmental Impact Report (DEIR) or a revision of the Draft;

(b) Comments and recommendations received on the DEIR either verbatim or in summary;

(c) A list of persons, organizations, and public agencies comments on the DEIR;

(d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; and

(e) Any other information added by the Lead Agency.

This document contains responses to comments received on the DEIR for the French Hotel Project (project) during the public review period, which began July 9, 2026, and closed August 24, 2026. This document has been prepared in accordance with CEQA and the CEQA Guidelines and represents the independent judgment of the Lead Agency. This document and the circulated DEIR comprise the FEIR, in accordance with CEQA Guidelines, Section 15132.

1.2 Format of the FEIR

This document is organized as follows:

Chapter 1, Introduction. This section describes CEQA requirements and content of this FEIR.

Chapter 2, Response to Comments. This section provides a copy of the comment letters received during the public review period. The comment letters have been reproduced and assigned numbers, L1 through L4. Individual comments have been numbered and the letters are followed by responses with references to the corresponding comment number.

Chapter 3. Revisions to the Draft EIR. This section contains revisions to the DEIR text as a result of the comments received by agencies and interested persons as described in Chapter 2 subsequent to release of the DEIR for public review. The City of San Juan Capistrano (City) staff has reviewed this material and determined that none of this material constitutes the type of significant new information that requires recirculation of the DEIR for further public comment under CEQA Guidelines Section 15088.5. None of this new material indicates that the project will result in a

significant new environmental impact not previously disclosed in the DEIR. Additionally, none of this material indicates that there would be a substantial increase in the severity of a previously identified environmental impact that will not be mitigated, or that there would be any of the other circumstances requiring recirculation described in Section 15088.5.

1.3 CEQA Requirements Regarding Comments and Responses

CEQA Guidelines Section 15204 (a) outlines parameters for submitting comments, and reminds persons and public agencies that the focus of review and comment of DEIRs should be "on the sufficiency of the document in identifying and analyzing possible impacts on the environment and ways in which significant effects of the project might be avoided or mitigated. Comments are most helpful when they suggest additional specific alternatives or mitigation measures that would provide better ways to avoid or mitigate the significant environmental effects. At the same time, reviewers should be aware that the adequacy of an EIR is determined in terms of what is reasonably feasible. …CEQA does not require a lead agency to conduct every test or perform all research, study, and experimentation recommended or demanded by commenters. When responding to comments, lead agencies need only respond to significant environmental issues and do not need to provide all information requested by reviewers, as long as a good faith effort at full disclosure is made in the EIR."

CEQA Guidelines Section 15204 (c) further advises, "Reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments. Pursuant to Section 15064, an effect shall not be considered significant in the absence of substantial evidence." Section 15204 (d) also states, "Each responsible agency and trustee agency shall focus its comments on environmental information germane to that agency's statutory responsibility." Section 15204 (e) states, "This section shall not be used to restrict the ability of reviewers to comment on the general adequacy of a document or of the lead agency to reject comments not focused as recommended by this section."

In accordance with Public Resources Code Section 21092.5, copies of the written responses to public agencies will be forwarded to those agencies at least 10 days prior to certifying the environmental impact report. The responses will be forwarded with copies of this FEIR, as permitted by CEQA, and will conform to the legal standards established for response to comments on DEIR.

Chapter 2 Response to Comments

Section 15088 of the CEQA Guidelines requires the lead agency (City of San Juan Capistrano) to evaluate comments on environmental issues received from public agencies and interested parties who reviewed the DEIR and prepare written responses.

Comment letters and specific comments are given letters and numbers for reference purposes. Where sections of the DEIR are excerpted in this document, the sections are shown indented. Changes to the DEIR text are shown in underlined text for additions and ~~strikeout~~ for deletions.

The following is a list of agencies and persons that submitted comments on the DEIR during the public review period.

List of Public Comments

No. Reference	Commenting Agency/Interested Parties	Date of Comment	Page No.
Letter 1 (L1)	Juaneño Band of Mission Indians, Acjachemen Nation- Belardes	July 15, 2026	2-3
Letter 2 (L2)	Orange County Transit Authority	August 24, 2026	2-7
Letter 3 (L3)	Caltrans	August 24, 2026	2-11
Letter 4 (L4)	Channel Law Group, LLP	August 24, 2026	2-17

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Letter L1

From: Joyce Perry <j.perry@kaamalam.com>
Sent: Wednesday, July 15, 2026 1:22 PM
To: Nicole Segal <Nicole.Segal@weareharris.com>
Cc: Joyce Perry <kaamalam@gmail.com>
Subject: Re: French Hotel DEIR NOA

Thank you.

We approve of the language of Mitigation Measures MM CUL-1, and MM TCR-1 through TCR-3. **L-1**

--
Joyce Stanfield Perry
Húu'uni 'óomaqati yáamaqati- Teach peace

Juaneño Band of Mission Indians, Acjachemen Nation- Belardes
Cultural Resource Director

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Letter 1. Joyce Stanfield Perry, Cultural Resource Director, Juaneño Band of Mission Indians, Acjachemen Nation- Belardes, July 15, 2026

L1-1 The Juaneño Band of Mission Indians Acjachemen Nation – Belardes (Acjachemen) has indicated they approve of the language of Mitigation Measures MM CUL-1, and MM TCR-1 through TCR-3 included in the Draft EIR. Therefore, tribal consultation with Acjachemen Tribe has been concluded and the City has complied with the requirements of AB 52.

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Letter 2

AFFILIATED AGENCIES

Orange County Transit District

Local Transportation Authority

Service Authority for Freeway Emergencies

Consolidated Transportation Service Agency

Congestion Management Agency

August 24, 2026

Mr. Izzak Mireles
Senior Planner
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

Via email: imireles@sanjuancapistrano.org

Subject: **French Hotel Draft Environmental Impact Report (State Clearinghouse #2026030917)**

Dear Mr. Mireles:

Thank you for providing the Orange County Transportation Authority (OCTA) with the opportunity to review the Draft Environmental Impact Report (DEIR) for the French Hotel Project. Please note this letter supersedes the previous letter, which only contained first comment below.

- On Page 4.10-9 of the DEIR, Section 4.10.3.2 ('Transit Service'), under OC Bus Route 1, please change "In San Juan Capistrano, it primarily operates along the coast (via Pacific Coast Highway/Del Obispo)" to "In San Juan Capistrano, it primarily operates along the coast (via Pacific Coast Highway)," as Route 1 passes Del Obispo Street but does not travel along it. **L2-1**
- Please ensure appropriate barriers or fencing are installed adjacent to the rail corridor to prevent any public access to the OCTA rail right-of-way (ROW) to minimize potential safety concerns. **L2-2**
- Any lighting installed near the railway should be oriented away from the tracks to avoid impairing the vision of train operators. Similarly, drainage should be designed such that any runoff is directed away from the tracks to prevent potential rail infrastructure damage. **L2-3**
- OCTA requests the City of San Juan Capistrano coordinate with OCTA on any necessary permits for ROW access. **L2-4**
- Please be aware that all improvements and construction within or adjacent to the rail corridor must comply with applicable Southern California Regional Rail Authority standards. **L2-5**

Thank you again for the opportunity to review this document. Should you have any questions or comments, please contact me at (714) 560-5907 or at dphu@octa.net.

Sincerely,



Dan Phu
Director, Transportation Planning and Analysis

DP:ls

Letter 2. Orange County Transit Authority, August 24, 2026

L2-1 Comment acknowledged. The following description of Transit service on Page 4.10-9 of the DEIR, Section 4.10.3.2 will be revised as follows and included as an errata in the FEIR:

OC Bus Route 1: Runs along the Pacific Coast Highway, connecting San Clemente to Long Beach. In San Juan Capistrano, it primarily operates along the coast (via Pacific Coast Highway/Del Obispo), as Route 1 passes Del Obispo Street **but does not travel along it**. ~~linking to Dana Point and neighboring beach cities.~~

L2-2 The comment requests that the Project incorporate appropriate measures and coordination requirements related to its proximity to the OCTA rail right-of-way (ROW). The Project will be required to comply with applicable regulations and permitting requirements associated with development adjacent to the rail corridor. As part of final Project design and construction, appropriate barriers or fencing would be installed, as necessary, to prevent unauthorized public access to the rail ROW. Project lighting would be designed and oriented to avoid glare or other conditions that could impair the vision of train operators, and drainage improvements would be designed to direct runoff away from the rail corridor and associated infrastructure. The City and Project Applicant would coordinate with OCTA regarding any required permits for access to the rail ROW and would ensure that improvements and construction within or adjacent to the rail corridor comply with applicable Southern California Regional Rail Authority standards and other applicable requirements. These requirements would be addressed during final design and permitting and do not change the environmental analysis or conclusions of the Draft EIR.

L2-3 Comment acknowledged. See Response L2-2.

L2-4 Comment acknowledged. See Response L2-2.

L2-5 Comment acknowledged. See Response L2-2.

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CALIFORNIA STATE TRANSPORTATION AGENCY GAVIN NEWSOM, GOVERNOR

California Department of Transportation

DISTRICT 12
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(657) 328-6000 | FAX (657) 328-6522 TTY 711
https://dot.ca.gov/caltrans-near-me/district12

August 24, 2026

Mr. Izzak Mireles
Senior Planner
City of San Juan Capistrano
1 Civic Center Plaza
San Juan Capistrano, CA 92675

File: LDR/CEQA
SCH: 2026030917
12-ORA-2026-03194
SR 74, PM 0
I-5, PM 9.45

Dear Mr. Mireles,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report for the French Hotel for the City of San Juan Capistrano. The mission of Caltrans is improving lives and communities through transportation.

The proposed project includes the rehabilitation and development of a hotel and ancillary uses on 1.68-acre property located at 31861-31871 Camino Capistrano 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. Regional access to the site is provided by State Route 74 (SR 74) and Interstate 5 (I-5). Caltrans is a commenting agency on this project and has the following comments:

1. Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. **L3-1**

   Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies.

2. The project is adjacent to several existing and planned bicycle facilities. Therefore, Caltrans recommends the inclusion of secure and functional short-term bike parking pursuant to CALGreen code. Short-term bike parking should **L3-2**

be place on the ground floor in visible areas that are close to main entrances and should be installed at least 24" away from walls and other objects (e.g., trash cans, plants, etc.). With the increasing popularity of electric bikes and cargo/utility bikes, bike parking should also be designed to accommodate different styles, sizes, and weights of bikes (e.g. cargo bike, bike with trailer, adult tricycle, etc.). **L3-2 cont.**

- For additional guidance on providing functional bike parking, see the attached "Essentials of Bike Parking" guidance created by the Association of Pedestrian and Bicycle Professionals (link to online PDF: https://www.apbp.org/Publications).

3. Although the documents mentioned nearby bicycle facilities, please specify the bicycle facility type as well (such as in, but not limited to, section 4.10.3.3 of the Environmental Impact Report). For instance, there is a nearby Class 3 Bike Lane on Camino Capistrano, and the project site is not far from Trabuco Creek Trail. **L3-3**

4. Caltrans encourages the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. Improvements may include providing secure bicycle parking, pedestrian-oriented LED lighting, and comfortable connections to nearby active transportation and/or transit facilities. Complete Streets improvements also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation. **L3-4**

5. Please consider the addition of high visibility crosswalks and ADA curb ramps on intersections in or adjacent to the project location that currently lack one or both. **L3-5**

6. Consider adding pedestrian scale lighting along sidewalks within or adjacent to project limits to improve pedestrian safety. **L3-6**

7. Please ensure that all ingress/egress driveways and internal circulation routes are designed to accommodate the turning radii and maneuvering needs of large trucks and trailers, consistent with Caltrans and American Association of State Highway and Transportation Officials (AASHTO) standards. **L3-7**

8. The DEIR should quantify the expected number and type of freight trips generated by the project, including linen services, housekeeping supply deliveries, food and beverage distribution, package delivery (parcel carriers, **L3-8**

on-demand delivery services), solid waste and recycling hauling, and event-related deliveries **L3-8 cont.**

9. Confirm that internal roads and parking areas are designed for safe truck circulation, including adequate width, turning radii, and clear signage. Emergency access routes should be maintained and not obstructed by truck parking or event staging. **L3-9**

10. During construction phase, please ensure that appropriate detours, signage, and safety measures that prioritize the mobility, access and safety of all traffic modes, including bicyclists, pedestrians and transit users.

    Please also evaluate how construction may alter wayfinding, transit signage and multimodal circulation in the immediate project area and surrounding vicinity. Given the site's proximity to nearby rail and bus service, the project should consider both temporary construction-period access and long-term access for future users, including opportunities to support transit use. **L3-10**

11. All construction haul vehicles accessing the State Highway System must use routes approved by Caltrans. Any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will require a Caltrans transportation permit. We recommend large size truck trips be limited to off-peak commute periods for the construction and operation phases. Construction truck loads should be covered with a tarpaulin cover. **L3-11**

12. The applicant shall ensure that construction-related traffic does not adversely impact operations on the State Highway System. All temporary traffic control within or affecting state highways shall comply with the most current edition of the California Manual on Uniform Traffic Control Devices (CA MUTCD) and Caltrans standards. The applicant shall ensure that public safety and mobility are maintained during construction. **L3-12**

13. Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. Prior to submitting to Caltrans Permit's branch, applicant should fill out Applicant's Checklist to Determine Applicable Review Process (QMAP List) Form TR-0416 to determine if project oversight/coordination with Caltrans Project Manager is needed. If coordination is not required, please submit an encroachment permit application package (EPAP) through the Caltrans Encroachment Permit System (CEPS - https://ceps.dot.ca.gov/). EPAP should include application, PE signed **L3-13**

and stamped site-specific traffic control plan, insurance, letter of authorizations as needed, and any other relevant documents. EPAP should be submitted as early as possible to avoid any delays. **L3-13 cont.**

14. Project plans and traffic control plans must be stamped and signed by a licensed engineer. For all plans, including traffic control plans, Caltrans R/W lines should be clearly labeled, which includes existing and proposed (if there are any changes to Caltrans R/W), the north arrow, the edge of pavement, and edge of the sidewalk, if applicable. When submitting the application, please include final Environmental Clearance Documentation, relevant design details including design exception approvals and construction and drainage plans, traffic control plans, traffic management plan and traffic impact study if proposed traffic delay of 30 minutes above normal recurring traffic delay is anticipated, any Caltrans R/W certifications if needed, maintenance agreement as needed, shoring plans for any excavation 5-feet or more, ADA certification, and any letter of authorizations. **L3-14**

Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Joseph Jamoralin at Joseph.Jamoralin@dot.ca.gov.

Sincerely,

Scott Shelley (Aug 24, 2026 15:34:40 PDT)

Scott Shelley
Branch Chief, Local Development Review-Climate Resiliency
Caltrans, District 12

Letter 3. Caltrans, August 24, 2026

L3-1 Comments acknowledged. The Proposed Project is located within a Transit Priority Area and represents "smart growth" type land use planning. No further response is required.

L3-2 Comment acknowledged. Caltrans' recommendation for the Project is to include secure and functional short-term bike parking pursuant to CALGreen code. This recommendation and the bicycle best practices described in the "Essentials of Bike Parking" will be shared with the Project applicant/architect to consider in the Project site plan. Pursuant to MM TR-1, the Project is required to install and maintain end-of-trip bicycle facilities for employee use.

L3-3 The following information documents the nearby bicycle facilities. As requested by Caltrans' this information has been added to section 4.10.3.3 of the Environmental Impact Report. (See Section 3, Revisions to the Draft EIR.)

The City of San Juan Capistrano promotes bicycling as a means of mobility and a way in which to improve the quality of life within its community. In the vicinity of the Project, Class III Bicycle routes currently exist along Camino Capistrano. Located to the west of the Project is the Trabuco Creek Bike Trail that can be accessed from the intersection of Paseo Adelanto at Del Obispo Street; Del Obispo Street, west of Paseo Adelanto includes Class II bike lanes. East of the Project site, on the east side of the San Diego (I-5) Freeway, is the San Juan Creek Trail. This trail begins at the intersection of Calle Arroyo and Via Caminata, traverses in a southwest direction, and terminates at the Pacific Ocean in the City of Dana Point. Rancho Viejo Road, south of Ortega Highway provides an on-street (class II) bike lane on the west side of the street and a separated bike trail on the east side of the street. North of Ortega Highway, Rancho Viejo Road provides a two-way separate bike trail on the east side of the street.

L3-4 Comments acknowledged. As discussed in the Draft EIR, the existing driveway between the Garcia and Yorba Adobes will be converted into a publicly accessible pedestrian walkway and gathering space that will allow pedestrian access into the Project Site. (Draft EIR, p. 2-10.) The Project Site is located approximately 0.2 miles from the San Juan Capistrano Methrolink/Amtrak Station, which is accessible from the Project Site via existing pedestrian facilities and is also convenient to several bicycle routes. (Draft EIR, p. 4.10-18.) No further response is required.

L3-5 Comments acknowledged. It is noted that a high visibility crosswalk and ADA curb ramp are provided at the intersection of Camino Capistrano at Forster Street, with a Rectangular Rapid Flashing Beacon (RRFB) and pedestrian push buttons.

L3-6 Comment acknowledged. No response is required. The recommendation to provide pedestrian scale lighting along sidewalks within or adjacent to the project limits will be shared with the Project applicant/architect for consideration.

L3-7 Comments acknowledged. The truck turning requirements for the appropriate design vehicle have been considered and evaluated to ensure adequate access can be provided within the site's internal circulation. All final site plans will also be subject to review and approval by the City's Public Works and the Orange County Fire Authority (which provides fire and emergency medical services in the City) to ensure adherence to applicable requirements.

L3-8 As requested by Caltrans' this information has been added to Section 4.10.7.1 of the Environmental Impact Report. (See Section 3, Revisions to the Draft EIR.)

For a 70-room hotel, with restaurant/food uses and meeting/conference room facilities, the Project is anticipated to generate approximately 4 to 6 freight/service truck trips per day in each direction of 8 to 12 daily freight trip ends; these trips amount to 2%-3% of the Project's daily trip generation potential of 409 daily trip ends. These trips would primarily consist of food and beverage deliveries, linen/laundry service, solid waste and recycling, and hotel supply/maintenance materials. Freight vehicles would generally consist of 2-3 delivery vans, 2-3 box trucks and 1 refuse/recycling truck; no large (WB-40 or large) delivery truck vehicles are anticipated.

L3-9 See Response L3-7.

L3-10 Comment acknowledged. The City of San Juan Capistrano has a standard set of conditions of approval that it imposes upon development projects, including preparation of a Construction Traffic Management Plan (CTMP). This requirement will apply to the Proposed Project.

L3-11 Comments acknowledged. No further response is required.

L3-12 Comments acknowledged. No further response is required.

L3-13 Comments acknowledged. No further response is required.

L3-14 Comments acknowledged. No further response is required.

Letter L4

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August 24, 2026

VIA ELECTRONIC MAIL

Izzak Mireles, Senior Planner
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Imireles@sanjuancapistrano.org
Planning@sanjuancapistrano.org

Re: Comments on Draft Environmental Impact Report for the French Hotel Project (SCH #2026030917); 31861 – 31871 Camino Capistrano in the City of San Juan Capistrano, Orange County (APNs: 121-150-28, 121-150-29, and 121-150-30)

Dear Mr. Mireles:

This firm represents UNITE HERE Local 11 ("Local 11") regarding the Draft Environmental Impact Report (DEIR) for the French Hotel Project ("Project").[1] Local 11 represents over 32,000 workers in the hospitality and food service sectors. Its members have a deep-seated interest in ensuring that development projects comply with the California Environmental Quality Act ("CEQA") and local, state and federal preservation laws. Hospitality workers are stewards of historic hotel sites, and sometimes spend an entire career caring for a single building. Local 11 supports the careful revival of historic hotels, and its members have an interest in doing so in a way that protects historic resources and strengthens the connected ecosystems. Housekeepers clean historic hotel buildings, maintenance workers repair them, servers and front desk agents celebrate their history to travelers, and landscapers care for the venerable trees and plant life at historic sites. With this concern for careful preservation and environmental stewardship in mind, Local 11 provided a comprehensive scoping comment letter on April 20, 2026. L4-1

[1] The complete text of the DEIR and its appendices is available at: https://ceqanet.lci.ca.gov/2026030917/3

Local 11's concerns begin with the character of the property itself. This is not an ordinary infill parcel. The 1.68-acre site is a National Register-listed complex associated with the early Californio families who established the Pueblo de San Juan Capistrano, comprising two unreinforced adobe residences dating to the 1830s and 1840s, their contributing agricultural buildings, and a small orange orchard that the 1982 National Register Nomination describes as part of grounds that "have not been altered since 1880." Land that has remained largely undisturbed for nearly a century and a half also carries a heightened sensitivity for subsurface archaeological and tribal cultural resources. Local 11 respectfully submits that the DEIR does not approach the site with the care its history warrants. In particular, the DEIR treats the historic orchard as an obstacle to be cleared for a mechanical parking structure, rather than examining whether it could be retained and incorporated as a defining feature of the property – an approach the Project's own preservation framing would seem to favor. Local 11 is likewise concerned that the DEIR accepts, without any supporting condition assessment, the design team's conclusion that materials salvaged from the White Barn "are damaged beyond repair and cannot be reused." Incorporating salvaged material is a routine element of rehabilitation practice, and the record should document why it is not achievable here before that loss is treated as unavoidable. L4-2

This comment letter identifies how the City has failed to proceed in a manner required by law and highlights the "fatal defects" that render the DEIR legally inadequate. Of primary concern is the City's failure to adequately analyze and address impacts to historic resources. The City has engaged in improper "piecemealing" of the Project. Specifically, the City has improperly treated the following as independent of the French Hotel EIR: L4-3

- **The White Barn (SPR 21-004):** Scheduled for disassembly.
- **The Garage Barn (AC23-002):** Proposed for relocation.

By failing to include and analyze these actions in the DEIR, the City has violated the requirement to analyze the "whole of the action." This segmentation prevents a credible analysis of the total impact on the historic agrarian setting and the loss of these contributing structures. The DEIR fails to make clear that the proposed Project is not in conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* ("*Secretary's Standards*"), and thus that significant historic resource impacts will result. The DEIR also proposes a vibration threshold that creates an unmitigated structural threat to the Manuel Garcia Adobe ("Building 1") and the Domingo Yorba Adobe ("Building 4"). As a result, the proposed Project will have significant historic resource impacts that have not been properly analyzed, identified or mitigated in the DEIR. L4-4

Additionally, the DEIR analysis and City have failed to follow explicit technical recommendations of the Project's Phase I Environmental Site Assessment ("ESA"), by failing to conduct subsurface soil testing and Ground Penetrating Radar (GPR) to locate a documented historical Underground Storage Tank (UST). The DEIR's Phase II ESA ("Appendix H") was inexplicably limited to an interior/exterior asbestos and lead paint survey. By failing to conduct the recommended subsurface testing, the City's finding that hazardous impacts are "less than significant" is not supported by substantial evidence and the potential for impacts remains. L4-5

The DEIR prematurely concludes that Vehicle Miles Traveled (VMT) impacts are "significant and unavoidable." This is a legal abdication of the City's duty to enforce feasible mitigation under CEQA Guidelines § 15126.4(a)(2). The City's claim that it "cannot compel employee behavior" is legally meritless. CEQA requires mitigation measures to be "fully enforceable through permit conditions." TDM ordinances and employee trip-reduction programs are standard, enforceable mitigation tools. By dismissing them, the City has failed to adopt all feasible mitigation. L4-6

The DEIR also fails to demonstrate consistency with the General Plan as well as the "meaningful consultation" required by AB 52 and CEQA. This letter includes a table and discussion identifying critical scoping requests that were summarily ignored in the document, including:

- **Juaneño Band (Acjachemen Nation-Belardes)** - requested a designated on-site reburial location for Tribal Cultural Resources. However, the DEIR fails to adopt a designated reburial location. The potential for impacts remains. L4-7
- **UNITE HERE Local 11 –** requested Physical story poles for visual assessment and low-frequency noise (dBC) analysis. However, the DEIR fails to provide story poles or address dBC noise levels. The potential for impacts remains.

The collective impact of the defects identified herein, including the illegal piecemealing of historic resources, the failure to identify and mitigated historic resource impacts, the lack of a complete hazardous materials assessment, the incorrect vibration thresholds, an inadequate noise analysis, an inadequate General Plan consistency analysis, and the refusal to adopt feasible VMT mitigation, renders the DEIR a legally deficient document. Consequently, the City of San Juan Capistrano must withdraw the current DEIR and recirculate a revised document for public review and comment. L4-8

I. PROPOSED PROJECT

According to the DEIR, the proposed French Hotel Project ("Project") involves the redevelopment of an approximately 1.68-acre infill site located at 31861–31871 Camino Capistrano in the City of San Juan Capistrano.

The proposed Project consists of a 70-room luxury boutique hotel spanning six structures with a total floor area of approximately 55,801 square feet**.** The development includes the rehabilitation and adaptive reuse of two National Register-listed historic adobes with the construction of four new buildings. L4-9

The key components of the proposed project are detailed below.

A. Building Breakdown

- **Building 1 – Casa Manuel Garcia Adobe (Existing):** An existing, two-story historic adobe totaling 3,400 square feet**.** The project proposes to rehabilitate and adaptively

reuse the structure, utilizing the first floor for restaurant dining and converting the second floor into two boutique hotel guest rooms and a parlor space.

- **Building 1A – Kitchen and Bar (New):** A new, one-story board-and-batten siding building totaling 2,925 square feet located on the west elevation of Building 1. It will contain kitchen, bar, and dining spaces with indoor-outdoor seating, alongside a basement level.

- **Building 2 – Barn Event Space (New):** A new, one-story barn-style event structure totaling 6,274 square feet. It is designed with a double-gabled roof and vertical wood siding to pay architectural homage to the site's historic agricultural setting. It will feature event space, supporting kitchen facilities, an outdoor patio, and a basement level.

- **Building 3 – Main Hotel Building (New):** A new, three-story, three-winged hotel building totaling 39,249 square feet. Standing approximately 43 feet tall at its highest point, Building 3 contains 67 guest rooms, a central lobby and bar, and conference/meeting areas, all arranged around a central courtyard containing a pool and spa.

- **Building 4 – Domingo Yorba Adobe (Existing):** An existing, one-story Monterey-style historic adobe dating to the 1830s. The project will rehabilitate the adobe by removing "non-historic" 2,900-square-foot rear additions (constructed between 1900 and 1936) and constructing a new, smaller rear addition for restroom and service spaces, resulting in 1,493 square feet of conditioned space. It will function as ancillary hotel space (e.g., event prep, suites, or a bridal "get-ready" area).

- **Building 5 – Valet Car Lift Structure (New):** A new, freestanding 2,450 to 2,460-square-foot mechanical parking structure. It will stand 32 feet tall and contain a six-level mechanical car lift system**.** To screen the machinery, it will be wrapped in a barn-style facade utilizing weathered wood and stone materials.

Figure 1 shows the Project Site plan, as shown in the DEIR. The proximity of Building 1A to the Casa Manuel Garcia Adobe (Building 1) as well as the proximity of the parking structure to the two adobes, and the special relationship of Building 3 should be noted. An appendix should be added to the EIR containing the actual Project plan sheets, with measurements.

L4-9 cont.

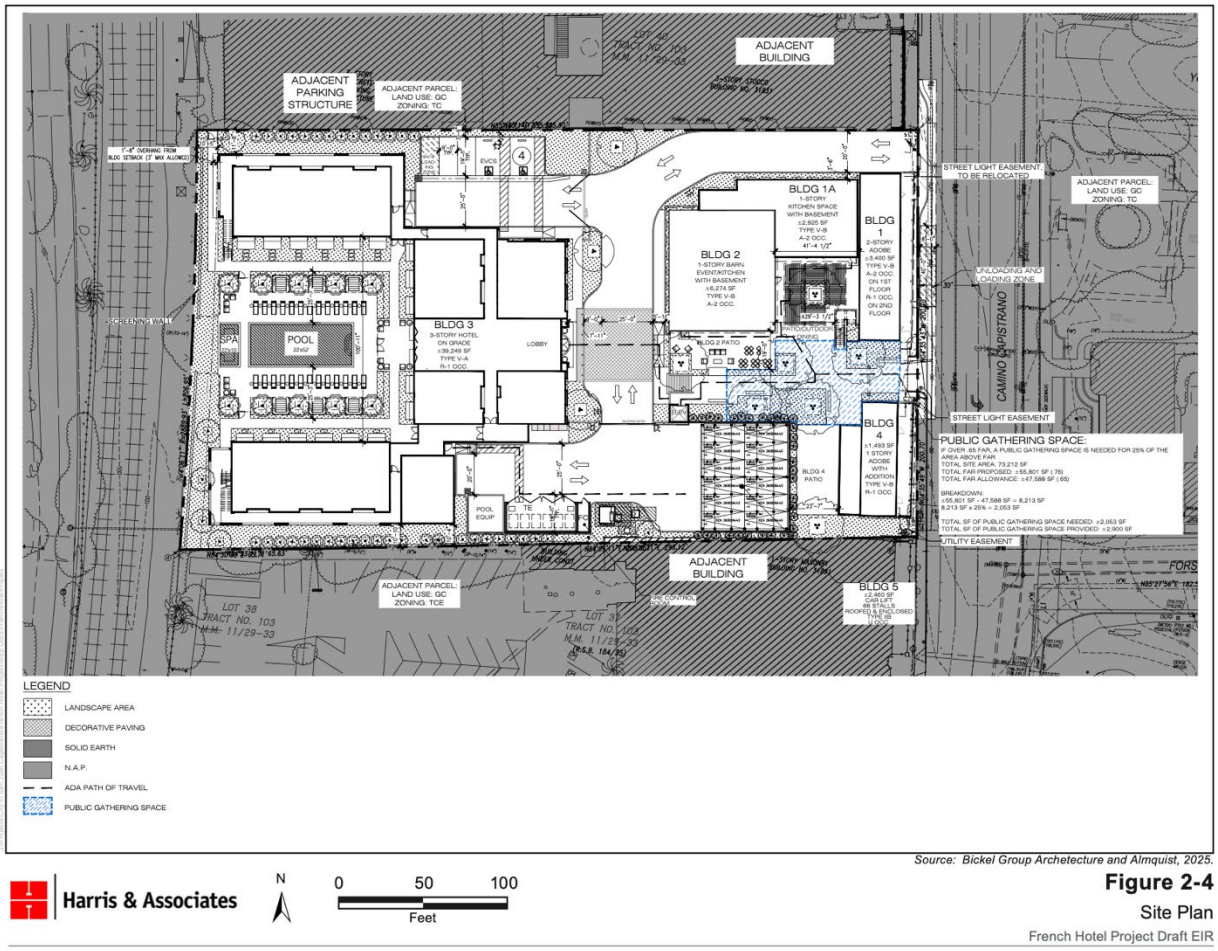

FIGURE 1 – Project Site Plan (Source DEIR Figure 2-4)

Figure 2 shows existing uses on the site, as shown in DEIR Appendix D. **Figure 3** shows the site plan included in the National Register Nomination for the property. **Figures 1 and 3** can be compared to gain an understanding of the proposed alterations to the historic property.

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

FIGURE 2 – Existing Uses on the Site (Source DEIR Appendix D, Figure 1)

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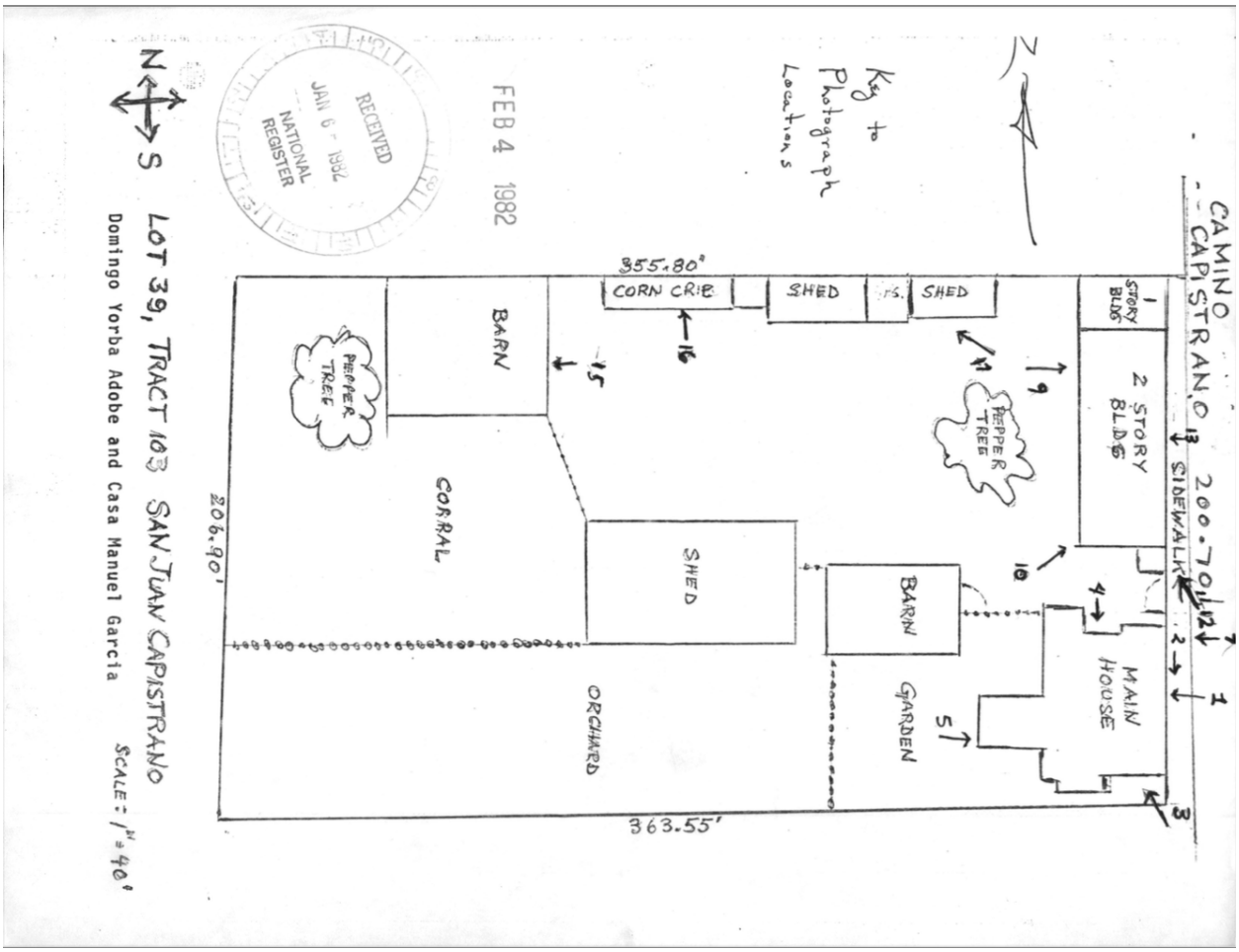

FIGURE 3 – The Project Property, Buildings and Uses as Shown in the National Register Nomination

B. Parking & Circulation

- **100% Valet Operation:** The project will provide a parking supply of 71 spaces consisting of a 66-space mechanical parking puzzle inside Building 5 and 5 surface stalls. Guests will leave their vehicles with staff 24/7 at the hotel lobby entry.

- **Driveways and Pedestrian Access:** A new 20-foot-wide full-access driveway will be installed along the northern property line on Camino Capistrano. The existing central driveway will be permanently removed to establish a pedestrian plaza and public gathering area. **L4-9 cont.**

- **Offsite Improvements:** Frontage upgrades include installing ADA-compliant sidewalks along Camino Capistrano, providing five additional on-street parking stalls on the north side, and dedicating two on-street stalls on Camino Capistrano for guest drop-offs and temporary loading.

C. Landscape and Grading

- **Landscaping:** The layout includes approximately 13,450 square feet of landscaping across the property, including central courtyards and open patios. The project requires the removal of 18 trees, which will be replaced at 150% of the lost caliper.

- **Elevational Split:** The project layout utilizes the site's natural, uneven topography, which drops approximately 12 feet from Camino Capistrano down to the rail line at the rear. Buildings 1, 1A, 2, and 4 sit at street level (east), while Buildings 3 and 5 are constructed on grade at the lower railroad level (west). The basements of Buildings 1A and 2 are accessible at the lower rail level, minimizing the need for heavy excavation.

L4-9 cont.

II. LEGAL STANDARD GOVERNING THE RECIRCULATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DEIR)

State CEQA Guidelines Section 15088.5 establishes that a lead agency is legally required to recirculate an EIR "when significant new information is added to the EIR after public notice is given of the availability of the draft EIR for public review under Section 15087 but before certification"**.**

Section 15088.5(a) identifies four explicit, non-exclusive scenarios where "significant new information" is disclosed, that trigger the mandatory requirement to recirculate:

1. New Significant Impact: "A new significant environmental impact would result from the project or from a new mitigation measure proposed to be implemented."

2. Substantial Increase in Severity: "A substantial increase in the severity of an environmental impact would result unless mitigation measures are adopted that reduce the impact to a level of insignificance."

3. Feasible, Considerably Different Alternative or Mitigation Measure: "A feasible project alternative or mitigation measure considerably different from others previously analyzed would clearly lessen the environmental impacts of the project, but the project's proponents decline to adopt it."

4. Fundamentally Inadequate Draft EIR: "The draft EIR was so fundamentally and basically inadequate and conclusory in nature that meaningful public review and comment were precluded." Inadequate visual and aesthetic impacts analysis

L4-10

Under CEQA, a Draft Environmental Impact Report (DEIR) fails as an informational document if it fails to disclose and analyze direct inconsistencies between a proposed project and the applicable policies of the adopted General Plan.[2] The lead agency must provide a clear,

L4-11

[2] CEQA Guidelines § 15125(d).

honest, and comprehensive assessment of whether a project conflicts with localized policies designed to protect the visual and structural integrity of sensitive historic districts3.

In the case of the French Hotel Project, the City of San Juan Capistrano (the "City") has prejudicially abused its discretion by failing to disclose a direct conflict with a mandatory height restriction in the San Juan Capistrano General Plan4 Community Design Element.5 Furthermore, the City compounded this informational deficiency by denying public scoping requests to erect physical "story poles" on-site.6 Instead, the City chose to rely exclusively on curated, wide-angle two-dimensional (2D) computer renderings that distort scale and obscure the visual dominance of a massive three-story development looming over fragile National Register-listed adobes. This double failure: (1) ignoring inconsistency with a mandatory General Plan height limit and (2) withholding the best physical tool for visualizing that exceedance violates CEQA's core mandates for public disclosure and substantial evidence.7 L4-11 cont.

A. The Proposed Project Directly Violates the General Plan Community Design Element's Height Limit for the Mission District, Which the DEIR Fails to Disclose

The French Hotel Project site is located within the historic downtown core,[8] directly adjacent to sensitive local and national landmarks.[9] Consequently, the project is bound by the specific, localized planning guidelines of the San Juan Capistrano ("SJC") General Plan Community Design Plan, which contains a strict building height restriction explicitly designed to protect the downtown's visual heritage: L4-12

[3] *Pocket Protectors v. City of Sacramento* (2004) 124 Cal.App.4th 903, 929; CEQA Guidelines § 15151.

[4] The San Juan Capistrano General Plan and each of its elements, and the EIR for the General Plan can be found on the following website: https://sanjuancapistrano.org/251/General-Plan

[5] Community Design Element, adopted December 14, 1999, revised May 7, 2002, p. 9. **Please note** that all page references provided in this comment letter as approximate and may vary based on document page numbering verses the PDF page numbers.

[6] Appendix A-8, NOP Responses, Letter from Jamie T. Hall, Channel Law Group, LLP, on behalf of UNITE HERE Local 11, April 20, 2026, p. 2.

[7] *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 515.

[8] DEIR Section 4.1 (Aesthetics) states: According to the City of San Juan Capistrano General Plan, the Project Site has a General Plan land use designation of General Commercial (GC) and is located within the Town Center (TC) zoning district and Historic Town Center area. The Mission District includes the Historic Town Center area (Community Design Guidelines, p 8)

[9] DEIR, Section 4.1, Aesthetics, p. 4.1-7.

> Building heights in the Mission District must not overshadow the existing heritage; building heights shall be kept to a minimum and should generally not exceed two stories. Three story elements should only be considered if the overall height would not exceed a common two-story structure.[10]

The Proposed Project includes the construction of a massive, three-story, three-winged hotel structure (Building 3) standing 43 feet tall at its highest point.[11] Building 3 is to be built directly behind the single-story, unreinforced earthen mud-adobe Domingo Yorba Adobe and Casa Manuel Garcia Adobe landmarks.[12]

L4-12 cont.

To determine whether the project's 43-foot-tall, three-story Building 3 complies with the General Plan's Community Design Element's mandate[13] that three-story elements "shall not exceed a common two-story structure," one can look to the City's own defined zoning standards.[14] According to the San Juan Capistrano General Plan Housing Element, the standard, baseline height limit for two-story developments throughout the City's zones is established as

[10] City of San Juan Capistrano General Plan, Community Design Element, adopted December 14, 1999, revised May 7, 2002, "Mission District" Design Criteria, p. 9.

[11] DEIR, Section 4.1, Aesthetics, p. 4.1-11; see also Appendix D, Historic Resources Analysis Report, Figure 55, p. 73.

[12] DEIR, Section 4.1, Aesthetics, p. 4.1-7; Appendix D, Historic Resources Analysis Report, p. 42.

[13] There is an apparent inconsistency between the zoning code and the publicly available version of the Community Design Element of the City's General Plan.

[14] According to Appendix A of the City's Zoning Code: "Building height: The vertical distance from finished grade or flood protection elevation to the topmost point of the roof of a building or to the highest point of a structure other than a building, as shown in Figure 2. Chimneys, finials, tower elements, steeples, and other architectural projections (rooftop or otherwise) are not included in determining building height. For structures in hillside areas, allowable building height shall be determined by connecting an imaginary line, at the applicable building height standard, between a series of vertical lines drawn at the uppermost and the lowermost finish grades of a building (typically measured at a point five (5) feet away from the vertical building wall), as shown in Figure 3. For purposes of this definition, "hillside area" means an area in which the average slope of the building footprint area is ten (10) percent or more. For structures in hillside areas that are constructed on a foundation system that include one or more retaining walls or other retaining system, the measurement to establish allowable building height shall be measured from five (5) feet outside of the retaining wall or system used to support the building."

follows: "The maximum building height in all residential zones in San Juan Capistrano is 35 feet and 2 stories."[15]

The DEIR's aesthetic conclusions of less than significant impacts are therefore not supported. Under the City's own General Plan standards, a "common two-story structure" is legally capped at 35 feet. By proposing a three-story hotel that stands at 43 feet,[16] the project exceeds the height of a common two-story structure by 8 feet, which is a substantial 23% height exceedance.

Despite this quantitative violation of a mandatory General Plan Community Design criterion, the DEIR's General Plan Consistency Table[17] completely omits any mention of this Mission District policy. The DEIR claims total consistency with Goal CD-2 by asserting that the project "complements the traditional, historic character" through architectural finishes.[18] By omitting the specific building height restriction that legally restricts three-story elements, the Lead Agency has presented a fundamentally incomplete consistency analysis, violating CEQA's mandate to identify and discuss all project conflicts with local plan policies.[19] This violation of building height limitations results in a significant aesthetic impact which has not been identified in the DEIR.

L4-12 cont.

B. The Lead Agency's Failure to Provide Adequate Renderings and Visual Simulation of the Project, Precluding the Public and Decision-Makers from Visualizing Potential Aesthetic Impacts

During the formal Notice of Preparation (NOP) scoping period, UNITE HERE Local 11 submitted a written scoping request explicitly requesting three-dimensional on-site visual markers, stating:

> We also request that the City use story poles during the Draft EIR public review period so the public can properly evaluate the aesthetic and historic compatibility impacts.[20]

L4-13

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15 City of San Juan Capistrano General Plan, Housing Element, SJC HE 08-02-22-revised, "Constraints on Housing," p. 129; see also Table 51, "Existing Residential Development Standards," p. 129.

16 DEIR, Table 4.1-1, p. 4.1-20.

17 Table 4.1-2**,** "Consistency with General Plan Goals and Policies," p. 4.1-21.

18 DEIR, Table 4.1-2, p. 4.1-21

19 CEQA Guidelines § 15125(d).

20 Appendix A-8, NOP Responses, Letter from Jamie T. Hall, Channel Law Group, LLP, on behalf of UNITE HERE Local 11, April 20, 2026, p. 2; see also DEIR, Chapter 1, Section 1.5, p. 1-8 [summarizing scoping requests].

Rather than complying with this standard, low-cost disclosure practice, the City relied entirely on five computer-generated 2D view simulations.[21] The DEIR argues that because Building 3 is recessed behind the adobes and because the western portion of the property sits on a natural 12-foot drop in grade toward the railroad tracks, its apparent height and visual prominence are "substantially reduced" from Camino Capistrano.[22] However, the DEIR does not provide adequate renderings or visual simulations to demonstrate that impacts would be less than significant.

The, flat 2D computer renderings do not allow the public to assess whether the proposed project reflects the physical "human scale design" required by Policy CD-1.2 to: *"Encourage high-quality and human scale design in development to maintain the character of the City"*[23] Flat renderings are highly curated and optimized, using specific focal lengths and artificial lighting designed to mask building bulk and shadows. For example: **L4-13 cont.**

- **View Simulations 1 and 1A**[24] are shot from the far side of Camino Capistrano looking west. This distant perspective fails to depict how a pedestrian walking immediately adjacent to the adobes will experience the visual dominance of Building 3 rising 43 feet in height, which is 8 feet taller than a common two-story building, nor do they depict the fact that the building would be located directly behind the low-profile structures.

- The DEIR contains zero three-dimensional views showing the spatial relationship, height differential, and shadow lines cast by the proposed 32-foot-tall, six-level mechanical car lift structure (Building 5)**[25]** on the adjacent single-story Domingo Yorba Adobe, located a mere 24 feet away.[26]

By denying the public's explicit request for physical story poles, the City likely prevented members of the public from discovering that the 43-foot-tall hotel and the 32-foot-tall mechanical car lift structure violate the General Plan's height policies.

C. <u>The City's Failure to Provide Three-Dimensional Spatial Context and Accurately Analyze General Plan Consistency Violates CEQA's Standards for Adequacy</u>

Under CEQA Guidelines § 15151, an EIR must be prepared *"with a sufficient degree of analysis to provide decision makers with information which enables them to make a decision* **L4-14**

21 DEIR, Section 4.1, Aesthetics, Figures 4.1-2 through 4.1-6, pp. 4.1-30 to 4.1-39.

22 DEIR, Section 4.1, Aesthetics, p. 4.1-11, 4.1-12.

23 DEIR, Section 4.1, p. 4.1-4.

24 DEIR, Figure 4.1-2, p. 4.1-30.

25 Appendix D, Historic Resources Analysis Report, Figure 11, p. 81.

26 Appendix D, Historic Resources Analysis Report, p. 81; DEIR, Chapter 2, Section 2.3.6, p. 2-5.

which intelligently takes account of environmental consequences." Furthermore, a finding of General Plan consistency is legally inadequate if it is not backed by substantial evidence.[27]

By omitting SJC General Plan Community Design Element Page 9's mandatory building height restriction for the Mission District, and by concurrently failing to provide adequate visual simulations and renderings, the Lead Agency has committed a prejudicial abuse of discretion. It has produced an inadequate analysis that deprived the public of a meaningful opportunity to comment upon the project's true physical, visual, and aesthetic dominance over National Register-listed historic resources. This constitutes a prejudicial failure to proceed in the manner required by law.[28] The potential for significant aesthetic impacts remains. L4-14 cont.

III. IMPROPER PIECEMEALING AND FAILURE TO IDENTIFY SIGIFICANT HISTORIC RESOURCE IMPACTS

Under California environmental law, a project description must define the "whole of an action" to prevent an agency from chopping a large development into smaller, individually minor pieces, a practice known as "piecemealing" or "segmentation".[29] Furthermore, under CEQA Guidelines Section 15064.5(b)(3), a project adjacent to or incorporating historic resources is only presumed to have a less-than-significant impact if it conforms to the Secretary of the Interior's Standards for the Treatment of Historic Properties[30] (the "safe harbor" presumption"). As detailed herein, the Project fails to comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties ("*Secretary's Standards*") and violates a number of treatment guidelines. L4-15

A project that fails to comply with the *Secretary's Standards*, is a project that will have a significant impact on historic resources, unless it can be shown that it will not result in a "substantial adverse change in the significance of an historic resource."[31] CEQA Guidelines Section 15064.5(b)(1) defines as substantial adverse change, as "physical demolition, destruction, relocation, or alteration of the resource **or its immediate surroundings** such that the significance of an historical resource would be materially impaired." CEQA Guidelines Section 15064.5(b)(2) states: (t)he significance of an historical resource is materially impaired when a

[27] *Pocket Protectors*, 124 Cal.App.4th at 928.

[28] *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 515; *Association of Irritated Residents v. County of Madera* (2003) 107 Cal.App.4th 1383.

[29] CEQA Guidelines § 15378; *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 396.

[30] Secretary of the Interior's Standards for the Treatment of Historic Properties is available at: https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf

See also the Standards For Restoration & Guidelines For Restoring Historic Buildings available at: https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part2-reconstruction-restoration.pdf

[31] CEQA Guidelines Section 15064.4(b).

project: (A) Demolishes or materially alters in an adverse manner those physical characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for, inclusion in the California Register of Historical Resources", or (B) "in a local register of historical resources pursuant to section 5020.1(k) of the Public Resources Code or its identification in an historical resources survey meeting the requirements of section 5024.1(g) of the Public Resources Code", or (C) inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.

As explained in National Register Bulletin 15:[32]

> **Integrity is the ability of a property to convey its significance.** To be listed in the National Register of Historic Places, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The evaluation of integrity is sometimes a subjective judgment, but it must always be grounded in an understanding of a property's physical features and how they relate to its significance.
>
> Historic properties either retain integrity (this is, convey their significance) or they do not. Within the concept of integrity, the National Register criteria recognizes seven aspects or qualities that, in various combinations, define integrity.
>
> To retain historic integrity a property will always possess several, and usually most, of the aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Determining *which* of these aspects are most important to a particular property requires knowing why, where, and when the property is significant. The following sections define the seven aspects and explain how they combine to produce integrity.
>
> **SEVEN ASPECTS OF INTEGRITY**
> - Location
> - Design
> - Setting
> - Materials
> - Workmanship
> - Feeling
> - Association

L4-15 cont.

According to the National Register Nomination for the property (see Attachment A):

[32] https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf starting at page 44.

Statement of Significance (in one paragraph)

This group of structures represents an important historical and architectural landmark in San Juan Capistrano and Southern California. The structures document a rural way of life in Orange County that persisted from the Mexican period until recent decades. The two principal structures - the Domingo Yorba Adobe and Casa Manuel Garcia - are late Mexican period adobe structures, the former, a one-story residence, the latter, a two-story Monterey style structure used chiefly for commercial purposes. The facade of each is remarkably unchanged and the two compose a striking streetscape. The adobe structures, **along with late 19th century farm buildings**, document a century and one-half of occupation of this site, first by Mexican and Portuguese settlers and subsequently by a pioneer French Basque family, which has resided here since 1880. The structures continue to evoke the combined residential, agricultural, and residential uses to which they have been put throughout most of the period in which San Juan Capistrano has been occupied by Euro-American settlers. (Emphasis added).

The DEIR has failed to demonstrate that no substantial adverse change will occur and that the historic property will retain sufficient integrity. The Draft EIR (DEIR) fails to perform an adequate substantive analysis of "material impairment." Rather than conducting a rigorous, prong-by-prong evaluation of whether the project's heavy physical interventions will "materially impair" the adobes or their setting or other aspects of integrity under CEQA Guidelines § 15064.5(b)(2), or the historic property/complex, the DEIR relies on an analysis of consistency with the Secretary's Standards, which is not supported by substantial evidence, and is contradicted by the analysis presented herein.

L4-15 cont.

As shown herein, the proposed Project is not consistent with the *Secretary's Standards* and Guidelines. Impacts to historic resources remain potentially significant.

The DEIR fails to conduct separate, legally distinct analyses of both the project's impacts on individual historical resources (the fragile adobes) and its impacts on the broader property/complex and setting (the 1.68-acre agrarian landscape). By analyzing only impacts to individual resources, and omitting analysis of the broader property/complex, the analysis is incomplete. As detailed below, the project likely results in significant, unmitigated historic resource impacts to the *defacto* historic district, which the DEIR failed to identify. The DEIR must therefore be revised and recirculated to address these additional historic resource impacts.

A review of the DEIR and its technical appendices, including the *2017 Secretary of the Interior's Standards for Rehabilitation (Part 1)*, the *2017 Secretary of the Interior's Standards for Restoration and Reconstruction (Part 2)*, and the *City of San Juan Capistrano General Plan*, reveals that the DEIR utilizes an incoherent regulatory framework, establishes a contradictory chronological baseline, improperly segments the site's agrarian context, and proposes physical interventions that directly violate federal preservation standards.

A. The City Prejudicially Abused its Discretion by Segmenting the Destruction of the Adobes' Contributing Agrarian Setting

The French Hotel Project Site[33] historically functioned as a unified, 1.68-acre residential and agrarian complex defined by the 1830s Domingo Yorba Adobe, the 1840s Casa Manuel Garcia Adobe, a historic orchard, and several contributing agricultural barns dating to the property's period of significance.[34] Rather than analyzing the redevelopment of this site as a single, unified action under CEQA, the Lead Agency and the developer systematically segmented the removal and destruction of the site's contributing agricultural setting into separate, minor approvals immediately preceding this EIR:

1. **The Northwest "White Barn" Segmented Clearance:** The historically contributing single-story northwest corner barn (sited at 39 ½, dating to the 1930s period of significance) was disassembled separately under City Resolution No. 21-12-21-1 and Site Plan Review (SPR) Project No. 21-004.[35] Although the "White Barn was salvaged for on-site reuse", the DEIR now discloses that the developer's design team determined the salvaged materials "are damaged beyond repair and cannot be reused" for the Proposed Project.[36]

2. **The "Garage Barn" Segmented Relocation:** The historically contributing 1 ½ story agrarian Garage Barn[37] is being relocated off-site one-half block north to 31721 Camino Capistrano under separate approved Project No. AC23-002 (Heritage BBQ Smokehouse Expansion).[38]

3. **The French Hotel Project (SPR 22-002 / CUP 22-001):** The current DEIR represents the third and final step of this phased clearance, authorizing the construction of a modern 70-room hotel and a 32-foot-tall parking garage on the cleared land.[39]

L4-16

During the Notice of Preparation (NOP) scoping period, Local 11 submitted a formal comment letter explicitly directing the City to halt this unlawful segmentation, stating:

> *"We also ask that the EIR analyze the cumulative historic impacts of the previously disassembled 'White Barn' (SPR 21-004), the proposed off-site*

33 APNs 121-150-28, -29, and -30.

34 DEIR Section 4.4, Cultural Resources, p. 4.4-15; see also Appendix D, Historical Resources Analysis Report [HRAR], p. 42.

35 DEIR Section 4.4, Cultural Resources, p. 4.4-15, 4.4-22; Appendix D, HRAR p. 85.

36 DEIR Section 4.4, p. 4.4-15; Appendix D, HRAR, p. 85, 87, 92, 96.

37 Sited west of the Yorba Adobe at 40 ½, dating to the property's period of significance.

38 DEIR Section 4.4, Cultural Resources, p. 4.4-15, 4.4-21; Appendix D, HRAR, p. 221, 305.

39 DEIR Chapter 2, Project Description, p. 2-1; Initial Study Section 2.1, p. 145.

> *relocation of the 'Garage Barn' (AC 23-002), and this Project (SPR 22-002) as a single action under CEQA Guidelines § 15378, and evaluate preservation-in-place alternatives..."*[40]

The DEIR entirely failed to perform this unified analysis. Instead, the DEIR fails to analyzes the effect of each piecemealed change, summarily concluding that because the principal adobe structures physically remain on-site, the loss of these setting elements does not impact the adobes' significance, stating:[41]

> 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."[42]

L4-16 cont.

By piecemealing the project's approvals, the Lead Agency artificially minimized the visual and cumulative destruction of the adobes' agrarian setting and impact to the *defacto* historic district. The Historic Resource Assessment in Appendix D fails to conduct an adequate assessment of the Project's and cumulative change to the property's integrity, in part because its defective analysis claims consistency with the Secretary's Standards. Under *Laurel Heights*, this segmentation is a prejudicial abuse of discretion that deprives the public of a legally adequate project or cumulative impact analysis.

B. The National Register Nomination Treats the Property as an Historic Complex

The DEIR improperly treats the National Register-listed site as a collection of isolated, individual buildings rather than a unified historical resource. The Lead Agency may argue that because the 1982 National Register nomination checked the "Building(s)" classification box rather than the "District" box on its cover sheet, only the individual adobe shells are subject to strict CEQA preservation mandates. This is incorrect. The entire property listed on the National Register of Historic Places under the name "Domingo Yorba Adobe & Casa Manuel Garcia" constitutes the historical resource. The official 1982 nomination explicitly designates the resource as a "group of structures" that *"document[s] a rural way of life in Orange County"*. (See **Attachment A**). Under CEQA, a registered property must be evaluated as a single, integrated historic resource in order to comply with the requirement to assess the potential for substantial

L4-17

[40] NOP Responses, Letter from Jamie T. Hall on behalf of UNITE HERE Local 11, April 20, 2026, p. 2; see also DEIR Section 4.4, Cultural Resources, p. 4.4-15 [acknowledging comments].

[41] DEIR Section 4.4, p. 4.4-15; Appendix D, p. 215.

[42] DEIR, page 4.4-15.

adverse change, given that CEQA Guidelines Section 15064.5(b)(1) defines as substantial adverse change, as "physical demolition, destruction, relocation, or alteration of the resource **or its immediate surroundings** such that the significance of an historical resource would be materially impaired." By segregating the adobes from their farm outbuildings and historic landscape features, the DEIR has failed to evaluate the project's impacts on the cohesive historic complex and *defacto* District as a whole, committing a prejudicial abuse of discretion.

1. The Secretary of the Interior's Standards Apply to the Entire "Historic Property," Including Site, Setting, and Districts

Under federal preservation law, which CEQA implicitly incorporates by reference through its reliance on[43] the Secretary of the Interior's Standards, impacts do not stop at the exterior walls of an individual architectural shell.

2. Under CEQA, the Setting is Inseparable from the Resource's Significance

Under CEQA, a historic resource's significance is not limited to its structural materials; its setting, feeling, and association are equally protected components of its integrity. As previously noted, CEQA Guidelines § 15064.5(b)(1) defines a substantial adverse change as physical demolition, destruction, relocation, or alteration of the resource *"or its immediate surroundings"* such that the significance of the historic resource is materially impaired. **L4-17 cont.**

Introducing a massive, dense commercial block and a towering mechanical garage directly behind the low-profile adobes permanently destroys their historic setting and spatial relationships.[44] Because the Restoration standards explicitly prohibit additions and alterations of spatial relationships on the historic building site, any such selective application represents a prejudicial abuse of discretion under CEQA.

3. Shifting and Contradictory Chronological Baseline (1840s vs. 1880s)

The DEIR creates a severe chronological contradiction in the project's baseline:

- **The Project Description (EIR Chapter 2):** Explicitly states the Casa Manuel Garcia Adobe will be restored to its **1840s appearance**.[45]

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[43] **36 C.F.R. Part 68:** Codifies *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (encompassing Preservation, Rehabilitation, Restoration, and Reconstruction), which CEQA references in CEQA Guidelines Section 15064.5, 15126.4, and 15331.

[44] Restoration Guidelines, p. 204, 206.

[45] DEIR Chapter 2, Project Description, p. 2-1.

- **The Water Quality Management Plan (Appendix A-6):** Directly contradicts this, stating that the Casa Manuel Garcia Adobe will be *"brought back to its previous **1880's appearance/use** as a hotel".*[46]

The 1840s and the 1880s represent two completely distinct periods of significance. In the 1840s, the Garcia Adobe was a residential Monterey-style adobe. In 1880, the building was purchased and converted into a commercial establishment known as the "French Hotel".[47] This chronological baseline conflict is highly prejudicial. Without a stable target period, the public and decision-makers cannot evaluate whether the proposed architectural modifications, materials, and landscaping are historically accurate or conjectural, violating CEQA's mandate for a stable project baseline.

L4-17 cont.

C. The Project Directly Violates the "Rehabilitation" Standards

Contrary to the findings in the Historic Resource Assessment the proposed Project violates a number of the Standards for Rehabilitation.

1. Specific Rehabilitation Standards Violated

An analysis of compliance with the *2017 Secretary of the Interior's Standards for Rehabilitation (Part 1)* shows that the proposed project fails multiple core Rehabilitation Standards, including:

- **Direct Violation of Rehabilitation Standard 9: Incompatible Bulk, Scale, and Massing Destroy Spatial Relationships –** The Secretary's Standards for Rehabilitation explicitly dictate that new construction must respect the scale and context of the historic property, stating:

> *"New additions, exterior alterations, or related new construction **will not destroy historic materials, features, and spatial relationships that characterize the property.** The new work will 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."*[48] (Emphasis added).

L4-18

The Proposed Project directly violates Standard 9 by placing a massive, three-story, three-winged hotel block (Building 3) standing 43 feet tall[49] and a 32-foot-tall mechanical valet car lift (Building 5) directly adjacent to the single-story, low-profile historic adobes.[50] At 43 feet and 32 feet, respectively, these structures exhibit massive volumetric contrast that completely

46 Appendix A-6, Water Quality Management Plan, Project Description, p. 11.

47 Appendix D, HRAR, p. 42.

48 Secretary's Standards for Rehabilitation, Standard 9, p. 76.

49 DEIR Section 4.1, Aesthetics, p. 4.1-11; Appendix D, Figure 55, p. 73.

50 Appendix D, HRAR, p. 309.

dwarfs the low-slung, earthen adobes. Placing these large-scale commercial blocks directly behind and next to the fragile adobes completely obliterates the physical and spatial relationships that historically characterized this low-density, rural-agrarian site, violating the compatibility and spatial relationship requirements of Standard 9. L4-18 cont.

- **Direct Violation of Rehabilitation Standard 10: Irreversible Structural Risk from Adjacent Deep Basement Excavations** – The Rehabilitation Standards require that new construction be physically reversible, protecting the long-term integrity of the historic environment:

> *"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."***[51] (Emphasis added).

The project proposes to build a new structure (Building 1A) immediately adjacent to the 1840s unreinforced earthen mud-adobe Casa Manuel Garcia Adobe (Building 1), separated by an air gap of only six to ten inches.[52] Building 1A features a deep basement level requiring excavation immediately adjacent to the adobe.[53]

The mud-adobe walls of the Garcia Adobe are 3 feet, 3 inches thick, fragile, and completely unreinforced.[54] Excavating a deep basement six inches from an unreinforced earth foundation is likely an irreversible physical intervention. If Building 1A and its deep basement were to be removed in the future, the structural lateral support of the historic adobe's foundation could be permanently undermined, and the fragile soil-bearing capacity could be destroyed. As noted in National Parks Service Preservation Brief 5 – Preservation of Historic Adobe Buildings:[55] L4-19

Adobe will not permanently bond with metal, wood, or stone because it exhibits much greater movement than these other materials, either separating, cracking, or twisting where they interface. Yet, many of these more stable building materials such as fired brick, wood, and lime and cement mortars are nonetheless used in adobe construction. For example, stone may be used for a building's foundation, and wood may be used for its roof or its lintels and doorways. In the adobe building, these materials are generally held in place by their own weight or by the compressive weight of the wall above them. Adobe construction possibilities and variations in design have therefore been somewhat limited by the physical constraints of the material.

51 Secretary's Standards for Rehabilitation, Standard 10, p. 76.

52 DEIR Section 4.4, p. 4.4-16; Appendix D, HRAR, p. 306.

53 2 Project Description, p. 177; A-4 Geotechnical Update Report, p. 270.

54 Appendix D, HRAR, p. 302.

55 https://www.nps.gov/orgs/1739/upload/preservation-brief-05-adobe_Anny-Chau.pdf

The DEIR provides little in the way of structural or civil engineering shoring analysis to prove that this deep basement can be excavated six inches away without causing settlement, shifting, or structural collapse. This potentially irreversible physical threat to the historic property's structural system violates Standard 10. L4-19 cont.

- **Direct Violation of Rehabilitation Standards 2 and 4: Bulldozing Character-Defining Features and Demolishing Historic-Era Additions** – The Rehabilitation Standards mandate the preservation of a property's character-defining features and historic-era changes:

> *"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."***[56] ***"Changes to a property that have acquired historic significance in their own right will be retained and preserved."***[57] (Emphasis added).

The project violates Standards 2 and 4 in two distinct ways:

- **Orchard Destruction (Standard 2):** The project proposes to completely bulldoze the remnant historic citrus and avocado orchard along the southern boundary of the property.[58] This orchard represents a character-defining landscape feature that establishes the property's historic agrarian setting. According to the National Register Nomination at page 4: "(t)he grounds have not been altered since 1880. The original small orange orchard still exists, also two big California pepper trees; one is located behind the barn in the corral area and the other one directly behind the Manuel Garcia House." Stripping this landscape completely violates Standard 2. L4-20

The DEIR attempts to justify clear-cutting the citrus and avocado orchard along the southern property line by dismissively labeling it as "remnant orchard in fair to poor health" representing a "diminished" agrarian state. However, the official 1982 National Register Nomination Form directly contradicts this characterization, explicitly codifying the orchard as a character-defining, unaltered landscape feature: "The grounds have not been altered since 1880. The original small orange orchard still exists...". This orange orchard is not a modern, unmaintained landscape feature; it is an officially listed, 146-year-old contributing element of the registered historic site. Bulldozing this orchard to construct the 32-foot-tall mechanical valet car lift (Building 5) and surface parking lot directly violates Rehabilitation Standard 2, which prohibits the removal of distinctive materials, vegetation, and spatial relationships that characterize a property's period of significance. Under CEQA, the physical destruction of an unaltered, listed National Register landscape feature is a significant, unmitigated impact that cannot be bypassed via conclusory horticultural health assessments.

56 Secretary's Standards for Rehabilitation, Standard 2, p. 76.

57 Secretary's Standards for Rehabilitation, Standard 4, p. 76.

58 DEIR Section 4.4, p. 4.4-15; Appendix D, HRAR, p. 215.

- **Demolition of Historic Additions (Standard 4):** The project proposes the complete demolition of 2,900 square feet of historic additions on the north and rear of the Garcia Adobe, claiming they are "noncontributing".[59] However, the historic reports acknowledge these additions were *"added in the 1880–1890 timeframe"*.[60] Having been built 140 years ago as part of the building's historic conversion into the "French Hotel," these additions have acquired historical significance in their own right. Demolishing them directly violates Standard 4.

The Project Description proposes the complete demolition of 2,900 square feet of additions along the north and rear of the Casa Manuel Garcia Adobe to "return the Garcia Adobe to its original historic form" (its 1840s appearance). The DEIR inappropriately labels these additions as "noncontributing" to justify their complete destruction. This claim is wrong, as shown by the text of National Register nomination. The official 1982 nomination explicitly states that the property's national significance includes its occupation "subsequently by a pioneer French Basque family, which has resided here since 1880". It further notes that the Garcia Adobe "has not changed its appearance since 1880," and explicitly lists the "small shed roofed extensions... added to the rear (west) of this structure in the period, 1880-1900" as character-defining features of the "French Hotel" Basque commercial era. Because the Basque "French Hotel" period (1880-1903) is an explicitly listed, protected period of significance in the National Register nomination, the 1880 additions are contributing historic features under the law. Demolishing them to "restore" the building to its 1840s appearance violates Rehabilitation Standard 4 (*"Changes to a property that have acquired historic significance in their own right will be retained and preserved"*). L4-21

TABLE 1
The DEIR's Inaccurate Assessment of Consistency with the Secretary's Standards for Rehabilitation

Secretary of the Interior's Standard for Rehabilitation	Historical Resources Analysis (HRA) Claim	Technical Critique & Omissions (Why the HRA is Wrong)
Standard 1: Compatible Use "A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment."	The HRA asserts the project complies because it retains and adaptively reuses the Casa Manuel Garcia and Domingo Yorba Adobes for hotel-related lodging and guest amenities (Appendix D - Historic). It notes that utilizing the adobes as ancillary guest facilities re-engages visitors with Camino Capistrano in a manner consistent with their late-19th-	**Inconsistent.** Standard 1 requires "minimal change to the defining characteristics of the building and its site and environment" (36 CFR Section 67.7(b)(1)). The project does not make "minimal" changes; instead, it clear-cuts the site's historic agrarian landscape (including the 146-year-old orchard (National Register

L4-22

[59] DEIR Chapter 2, p. 2-1.

[60] Appendix D, HRAR, p. 43, 302.

	century commercial use as a hotel (Draft EIR Section 4.4, Page 4.4-21).	Nomination, Item 7, Page 2)), demobilizes the contributing White Barn (SPR 21-004), and relocates the contributing Garage Barn (AC23-002) to insert a modern 43-foot-tall commercial hotel block and a mechanical garage directly on the historic parcel (Appendix D - Historic). This represents a comprehensive, irreversible change to the site's historic agrarian environment.
Standard 2: Preserving Historic Character "The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided."	The HRA claims compliance because the physical shells, distinctive materials, and architectural features of the adobes are retained, and the new hotel blocks are set back to protect the landmarks' frontage prominence (Draft EIR Section 4.1, Page 4.1-13; Section 4.4, Page 4.4-21).	**Inconsistent.** The HRA's analysis ignores the visual and physical encroachment of the 43-foot-tall Building 3 and the 32-foot-tall Building 5, which visually overpower the single-story, low-profile landmarks and destroy their historic spatial context (Appendix D - Historic). Furthermore, the HRA fails to address the complete clear-cutting of the historic citrus and avocado orchard along the southern boundary, which is a landscape feature of the setting (National Register Nomination, Item 7).
Standard 3: No False History "Each property shall 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 architectural elements from other buildings, shall not be undertaken."	The HRA states the project complies because the new buildings (Buildings 3, 1A, and 5) utilize a design that is clearly "distinguishable" from the historic adobes (Draft EIR Section 4.1, Page 4.1-13). It notes that the new buildings' use of vertical board siding (referencing the site's historic barns) and earth-toned materials differentiates them from the	**Inconsistent.** While the materials are technically differentiated to avoid "false history," the HRA's focus is too narrow. By attempting to "restore" the Casa Manuel Garcia Adobe to its 1840s appearance (EIR Chapter 2, Page 2-1) through the demolition of its subsequent late-19th-century additions (Appendix D - Historic), the

L4-22 cont.

	plaster/mud adobes (Draft EIR Section 4.4, Page 4.4-22; Appendix D - Historic).	project is creating a conjectural, parsed-down version of the adobe. Under the National Park Service Guidelines, demolishing authentic, historic-era physical layers to recreate a single past period (the 1840s) is a form of conjectural reconstruction that creates a false historical development (NPS Guidelines for Restoring Historic Buildings, Part 2).
Standard 4: Acquired Significance "Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved."	The HRA asserts compliance because the 2,900 square feet of rear and north additions (built between 1880 and 1936) are "non-contributing" because they are "outside the 1840s period of significance" and have not acquired significance in their own right, and their removal improves the adobes' structural integrity (Appendix D - Historic, Page 92).	▨ **Inconsistent.** This claim is directly contradicted by the official 1982 National Register of Historic Places nomination. The nomination explicitly lists the pioneer French Basque family's "French Hotel" period (1880–1900) as a period of national significance and identifies these rear extensions as character-defining features of that era (National Register Nomination, Item 7). Because the Basque "French Hotel" period (1880–1903) is an explicitly listed, protected period of significance, these additions have acquired historic significance in their own right. Demolishing them to "restore" the building to its 1840s appearance represents a direct violation of Rehabilitation Standard 4.
Standard 5: Materials and Craftsmanship	The HRA claims the project complies because the distinctive mud-adobe walls,	▨ **Inconsistent.** The physical preservation of the adobes' fragile materials is

L4-22 cont.

"Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved."*	woodwork, balconies, and decorative finishes of the adobes are preserved and rehabilitated (Appendix D - Historic).	severely threatened by the DEIR's adoption of a continuous construction vibration threshold of **0.25 PPV** (Draft EIR Section 4.9, Noise, Page 4.9-10). Unreinforced earthen mud-adobes are classified as extremely fragile historic buildings that are highly vulnerable to structural fracturing which can not tolerate 0.25 PPV, requiring use of the strict 0.08 PPV continuous vibration limit to prevent structural damage to such fragile earthen structures (Draft EIR Section 4.9, Noise, Page 4.9-10). Applying a 0.25 PPV limit (which is three times too lenient) fails to preserve these distinctive materials, creating a direct risk of cracking.
Standard 6: Repair Over Replacement "Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities..."*	The HRA claims compliance because all historic materials will be repaired in-place, and in-kind replacement will only be used where materials are too damaged to repair (Appendix D - Historic).	**Inconsistent.** The HRA's analysis completely bypasses the repair standard when it comes to the 2,900 square feet of Basque-era additions on the Casa Manuel Garcia Adobe. Rather than evaluating whether these deteriorated features can be stabilized, repaired, or selectively restored, the project proposes to completely demolish them to make room for a new commercial layout, violating Standard 6's core hierarchical mandate to prioritize "repair over replacement" (Appendix D - Historic, Page 92).

L4-22 cont.

Standard 7: Gentle Treatments "Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible."	The HRA states that surface cleaning and stabilization will use the gentlest means possible, avoiding destructive methods like sandblasting (Draft EIR Section 4.4).	**Inconsistent.** While the HRA promises gentle surface treatments, it fails to analyze the chemical or physical compatibility of the proposed structural strengthening materials (such as modern concrete collar bands or portland cement-based stucco) with the fragile, highly porous historical mud-adobe block walls. Under the National Park Service Guidelines, applying non-porous modern materials over mud-adobe is a "Not Recommended" physical treatment because it traps moisture inside the earthen walls, leading to accelerated internal liquefaction and decay (Appendix D - Historic).
Standard 8: Archaeology "Archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken."	The HRA states archaeological resources will be protected and monitored during ground-disturbing work (Draft EIR Section 4.4, Page 4.4-21).	**Inconsistent.** The consistency analysis fails to address the high likelihood of encountering subsurface artifacts or human remains from the Juaneño Band (Acjachemen Nation-Belardes), particularly because the City ignored the tribal request to designate a reburial site within the project footprint (Draft EIR Section 4.11, Tribal, Page 4.11-12). Simply monitoring construction without a pre-negotiated, tribal-approved treatment and reburial plan fails to ensure the protection and preservation of these resources under Standard 8

L4-22 cont.

		(Draft EIR Section 4.11, Tribal, Page 4.11-12).
Standard 9: Compatible New Construction "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."	The HRA claims compliance because the main three-story hotel (Building 3) is set back approximately 142 feet, 10 inches from the nearest adobe (Appendix D - Historic, Page 95) and designed to "cradle the west lot line" while the historic buildings front Camino Capistrano, protecting their visual prominence (Draft EIR Section 4.1, Page 4.1-13; Appendix D - Historic, Page 95).	**Inconsistent.** The HRA's setback measurement is misleading; it measures from the front adobe walls but ignores that the 43-foot-tall hotel block and the 32-foot-tall Building 5 are in the adobes' immediate visual background. Building 5 is placed a mere **23 feet, 7 inches** from the Domingo Yorba Adobe elevation, introducing incompatible size, scale, and massing that will dominate the low-profile landmarks, potentially destroying their historic spatial relationships (Appendix D - Historic; Appendix i - Noise). Additionally, placing a mechanized parking garage and active valet queuing lane 23 feet from an unreinforced earthen wall violates the guidelines to avoid visually and acoustically incompatible related construction.
Standard 10: Reversibility "New additions and adjacent or related new construction shall 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 HRA states the project is consistent because the new structures do not physically touch the adobes. The dining/support building (Building 1A) is separated from the Garcia Adobe by a 6-inch air gap covered by a "removable flashing/compression seal" connected only to Building 1A, making the additions fully reversible (Appendix D - Historic, Page 95).	**Inconsistent.** Siting Building 1A's deep basement level only **six to ten inches** from the unreinforced, 3-foot-3-inch-thick mud-adobe walls of the Garcia Adobe requires extensive, likely irreversible lateral soil excavation and shoring (Draft EIR Section 4.4; Appendix D - Historic). If Building 1A were removed in the future, the underlying lateral support of the historic adobe's foundation could be

L4-22 cont.

		undermined, violating the core principle of reversibility (Appendix A-4, Geotechnical Update).

L4-22 cont.

2. How Project Components Violate the Guidelines Provided by the Secretary of the Interior

The Secretary of the Interior's Standards for the Treatment of Historic Properties includes Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings, which serve as implementation guidelines for the Standards. As discussed herein, the proposed Project fails to comply with a number of these Guidelines, further indication of the Project's failure to comply with the *Secretary's Standards*. Specifically, the Project fails to comply with the following Guidelines:

(i) Foundation Protection Guidelines Violations (Excavation Adjacent to the Casa Manuel Garcia Adobe)

- **The Physical Risk:** Siting a new, 2,925-square-foot kitchen and dining facility (Building 1A) containing a deep basement level immediately adjacent to the 1840s unreinforced earthen Casa Manuel Garcia Adobe (Building 1) with an air gap of only six to ten inches.[61] Siting a basement six inches from unreinforced earthen mud foundations requires lateral soil excavation and heavy equipment operation that directly threatens the structural integrity of the adobe walls, which are 3 feet, 3 inches thick and constructed of fragile, unreinforced earthen mud-plaster.[62]

L4-23

- **The Specific Guidelines Violated:**

  - **NOT RECOMMENDED:** *"Carrying out excavations or regrading land adjacent to a historic building which could cause the historic foundation to settle, shift, or fail, or which could destroy significant archeological resources."*[63]

61 DEIR Section 4.4, p. 4.4-16; Appendix D, HRAR, p. 306, 307; Chapter 2, p. 2-177.

62 Appendix D, HRAR, p. 302.

63 NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Structural Systems, p. 64 / p. 121 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf]; see also Restoration Guidelines, Building Site, p. 209.

- **RECOMMENDED:** *"Limiting any new excavations next to historic foundations to avoid undermining the structural stability of the building or adjacent historic buildings."*[64]

- **NOT RECOMMENDED:** *"Changing the grade level of the site if it diminishes its historic character. For example, lowering the grade adjacent to a building to maximize use of a basement, which would change the historic appearance of the building and its relation to the site."* [65]

L4-23 cont.

- **The DEIR's Analytical Failure:** The DEIR contains little structural, shoring, or civil engineering analysis to prove how a deep basement can be excavated six inches from unreinforced earthen adobe foundations without causing catastrophic structural shifting, cracking, or foundation collapse. The Geotechnical Update Report merely provides generic notes that "no corrective grading shall occur within five feet from the exiting historic adobe below the building slab".[66] However, this five-foot grading buffer is likely impossible to maintain while excavating a basement level six inches away. The lack of detailed and specific shoring plans and structural calculations in the DEIR represents a failure of public disclosure under CEQA.[67]

(ii) Visual Compatibility and Spatial Relationship Guidelines Violations (Building 3 and Building 5)

- **The Visual Encroachment:** Siting a massive, 43-foot-tall, three-winged hotel block (Building 3)[68] and a 32-foot-tall mechanical parking garage (Building 5)[69] immediately adjacent to the single-story, low-profile historic adobes, visually overpowering them and destroying their historic spatial context.

L4-24

- **The Specific Guidelines Violated:**

  - **NOT RECOMMENDED:** *"Introducing new construction on the building site which is visually incompatible in terms of size, scale, design, material,*

64 NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Structural Systems, p. 64 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf].

65 NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Building Site, p. 112 / p. 137 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf].

66 Appendix A-4, Geotechnical Update, p. 272.

67 *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502.

68 DEIR Section 4.1, Aesthetics, p. 4.1-11.

69 Appendix D, HRAR, p. 81.

or color, which destroys historic relationships on the site, or which damages or destroys important landscape features...".[70]

- **NOT RECOMMENDED:** *"Constructing a new addition that is as large as or larger than the historic building, which visually overwhelms it (i.e., results in the diminution or loss of its historic character)."*[71]

- **NOT RECOMMENDED:** *"Placing new construction too close to the historic building so that it negatively impacts the building's character, the site, or setting."*[72]

L4-24 cont.

- **The Conflict:** Siting Building 3 (43 feet tall) and Building 5 (32 feet tall) immediately next to the fragile, single-story adobes represents an extreme contrast in bulk and scale. Building 3 visually overwhelms the landmarks, and Building 5 is placed too close to the Domingo Yorba Adobe (a setback of only 23 feet, 7 inches).[73] Rather than placing new construction "far enough away from the historic building... where it will be minimally visible", the developer has crammed these taller commercial blocks directly into the adobes' immediate environment.

(iii) Parking and Mechanized Utility Guidelines Violations (Building 5 placement)

- **The Utility Encroachment**: Siting a six-level mechanical valet car lift structure **(**Building 5**)** containing a noisy, active, 66-car automated parking puzzle directly adjacent to the historic 1830s Domingo Yorba Adobe (Building 4).[74]

L4-25

- **The Specific Guidelines Violated:**

  - **NOT RECOMMENDED:** *"Locating parking areas directly adjacent to historic buildings where vehicles may cause damage to buildings or*

[70] NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Related New Construction, p. 156 / p. 198 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf].

[71] NPS Guidelines for Rehabilitating Historic Buildings, Part 1, New Additions, p. 157 / p. 205 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf]; see also Figure 44 / p. 196.

[72] NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Related New Construction, p. 158 / p. 211 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf].

[73] Appendix i - Noise, p. 285.

[74] Appendix D, HRAR, p. 309, 310; Appendix i - Noise, p. 285.

landscape features or when they negatively impact the historic character of the setting if landscape features and plant materials are removed." [75]

- **RECOMMENDED:** *"Designing new features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationships between buildings and the landscape in the setting, and are compatible with the historic character of the setting."*[76]

L4-25 cont.

- **The Conflict:** Siting a massive, 32-foot-tall mechanized utility garage and its accompanying guest vehicle drop-off and valet queuing lanes immediately adjacent to the quiet, single-story Yorba Adobe violates these guidelines. The active operation of a 24/7 valet vehicle queue next to unreinforced earthen walls introduces acoustic, vibration, and visual degradation that destroys the landmark's immediate setting and character.

(iv) Landscape and Vegetation Preservation Guidelines Violations (Orchard Clear-cutting)

- **The Landscape Destruction:** Proposed complete bulldozing and clear-cutting of the historic citrus and avocado orchard along the southern boundary of the property to clear land for Building 5 and the central asphalt parking lot.[77]

L4-26

- **The Specific Guidelines Violated:**

  - **RECOMMENDED:** *"Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include... vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens...".*[78]

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[75] NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Setting, p. 109 / p. 143 / p. 144 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf].

[76] NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Setting, p. 143 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf].

[77] DEIR Section 4.4, p. 4.4-15; Appendix D, HRAR, p. 215, 301.

[78] NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Building Site, p. 137 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf].

- **NOT RECOMMENDED:** *"Removing or relocating historic buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape in the setting."*[79]

- **NOT RECOMMENDED:** *"Removing a character-defining feature of the site that is unrepairable and not replacing it, or replacing it with a new feature that does not match."*[80]

L4-26 cont.

- **The Conflict:** The historic citrus and avocado orchard is a documented, character-defining landscape feature that establishes the property's historic agricultural setting, dating back to the 1930s.[81] Clear-cutting this landscape feature and replacing it with a towering mechanical valet garage and asphalt parking lot directly violates the guidelines to preserve orchards and site vegetation. Under CEQA, the complete physical destruction of this historic landscape feature cannot be mitigated to a "less-than-significant" level by simply preparing a HABS documentation report or planting ornamental landscape screen-walls.

(v) Demolition of Historic-Era Additions (The 2,900 Square Feet Garcia Additions)

- **The Demolition:** The proposed demolition of 2,900 square feet of additions attached to the north and rear of the Casa Manuel Garcia Adobe, which the DEIR claims are "noncontributing".[82] However, the DEIR's technical historic reports admit these additions were *"added in the 1880–1890 timeframe"*.[83]

L4-27

- **The Specific Guidelines Violated:**

  - **RECOMMENDED (Standard 4):** *"Changes to a property that have acquired historic significance in their own right will be retained and preserved."* [84]

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79 NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Setting, p. 143 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf]; see also Restoration Guidelines, Building Site, p. 209.

80 NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Building Site, p. 114 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf].

81 Appendix D, HRAR, p. 214, 301.

82 DEIR Chapter 2, p. 2-1.

83 Appendix D, HRAR, p. 43, 302.

84 NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Rehabilitation Standards, p. 76 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf].

- **NOT RECOMMENDED:** *"Removing or substantially changing those building and landscape features in the setting which are important in defining the historic character so that, as a result, the character is diminished."*[85]

L4-27 cont.

- **The Conflict:** Having been constructed approximately 140 years ago as part of the building's historic conversion into the "French Hotel" during the site's commercial period of significance, these additions have acquired historical significance in their own right. Demolishing them directly violates Standard 4.

The proposed project's direct inconsistencies with the Secretary of the Interior's Treatment Guidelines, constitute substantial evidence of the Project's potential to significantly impact both individual resources and the historic property/*defacto* district, necessitating the revision and recirculation of the DEIR.

TABLE 2
SUMMARY OF VIOLATIONS OF THE SECRETARY OF THE INTERIOR'S TREATMENT GUIDELINES

Proposed Project Component	Technical / Physical Impact	Governing Treatment Framework	Specific NPS Guideline Violated	Verbatim Guideline Provision / Specific Defect
Building 1A Basement Excavation	Excavating a deep basement level only six to ten inches from unreinforced 1840s mud-adobe foundations.	**Rehabilitation (Part 1)**	Rehabilitation Guidelines, Structural Systems, p. 64 / p. 121	**NOT RECOMMENDED:** *"Carrying out excavations or regrading land adjacent to a historic building which could cause the historic foundation to settle, shift, or fail..."*
Building 3 (Main Hotel Building)	Siting a three-story, 43-foot-tall commercial block directly behind the single-story adobes.	**Rehabilitation (Part 1)**	Rehabilitation Guidelines, Related New Construction, p. 156 / p. 198	**NOT RECOMMENDED:** *"Introducing new construction on the building site which is visually incompatible in terms of size, scale... [or] destroys historic relationships..."*

L4-28

[85] NPS Guidelines for Rehabilitating Historic Buildings, Part 1, Setting, p. 117 [https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf].

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SUMMARY OF VIOLATIONS OF THE SECRETARY OF THE INTERIOR'S TREATMENT GUIDELINES

Proposed Project Component	Technical / Physical Impact	Governing Treatment Framework	Specific NPS Guideline Violated	Verbatim Guideline Provision / Specific Defect
Building 5 (Mechanical parking puzzle)	Siting a 32-foot-tall mechanized valet parking garage a mere 23 feet, 7 inches from the Domingo Yorba Adobe elevation.	**Rehabilitation (Part 1)**	Rehabilitation Guidelines, Setting, p. 109 / p. 143	**NOT RECOMMENDED:** *"Locating parking areas directly adjacent to historic buildings... where they negatively impact the historic character..."*
Clear-cutting Southern Boundary	Completely clear-cutting the character-defining historic citrus and avocado orchard for parking layout.	**Rehabilitation (Part 1)**	Rehabilitation Guidelines, Building Site, p. 137 / p. 143	**NOT RECOMMENDED:** *"Removing or relocating historic buildings or landscape features, thereby destroying the historic relationship between buildings and the landscape..."*
Garcia Adobe Additions Demolition	Demolishing 2,900 square feet of historic-era additions constructed in the 1880–1890 timeframe.	**Rehabilitation (Part 1) / Restoration (Part 2)**	Rehabilitation Standard 4, p. 76 / Restoration Standard 2, p. 162	**NOT RECOMMENDED:** Removing additions and features that *"characterize the period"*(Restoration) or that *"have acquired historic significance in their own right"*(Rehabilitation).

L4-28 cont.

D. Failure to Conduct Separate and Independent Analyses of Impacts to Individual Resources and Impacts to the *Defacto* Historic District & Setting

L4-29

Under CEQA Guidelines Section 15064.5 and established California case law, individual historic landmarks and historic complexes/districts/settings represent legally separate, independent historical resources. A lead agency commits a prejudicial abuse of discretion if it conflates these two categories or assumes that "preserving" an individual building's shell automatically mitigates impacts to the broader historic complex/district and setting.[86]

[86] *Orinda Assn. v. Board of Supervisors* (1986) 182 Cal.App.3d 1145.

The DEIR fails as an informational document because it completely fails to analyze these separate resources independently:

1. Significant, Unmitigated Impacts to Individual Historical Resources

The project threatens to cause severe, direct environmental impacts to the individual, National Register-listed adobes themselves:

- **Casa Manuel Garcia Adobe (Building 1):** The individual integrity of this 1840s adobe is potentially threatened by the physical structural risk of the adjacent deep basement excavation for Building 1A (six inches away)[87] and the physical demolition of its historic-era 1880s additions.[88]

- **Domingo Yorba Adobe (Building 4):** The individual integrity of this 1830s adobe is directly degraded by the extreme visual encroachment, shadow casting, and localized vibrations from the 32-foot-tall mechanical valet car lift (Building 5) located a mere 23 feet, 7 inches from its west elevation.[89] Siting a towering mechanical parking garage immediately next to a low-profile earth structure potentially destroys its individual architectural context, setting, and feeling.

L4-29 cont.

2. Significant, Unmitigated Impacts to the Historic Complex/District and Agrarian Setting

Separate from the individual adobes, the 1.68-acre project site represents a rare, cohesive historic agrarian complex (a historic landscape/district) in San Juan Capistrano.[90] The historic integrity, feeling, and association of this district are defined by its low density, open space, agricultural setting, and the spatial relationships between the adobes and their contributing landscape features (the historic barns and orchard).[91]

L4-30

Even if the individual adobes are physically "preserved" in place, the historic complex and setting as a whole would be impacted by the Project:

- The piecemealed demolition of the contributing White Barn (SPR 21-004)[92] and the off-site relocation of the contributing Garage Barn (AC 23-002)[93] strip the district of its core agrarian features.

87 2 Project Description, p. 177.

88 Appendix D, HRAR, p. 302.

89 Appendix D, HRAR, p. 309.

90 Appendix D, HRAR, p. 42.

91 Appendix D, HRAR, p. 215, 301.

92 Appendix D, p. 222.

93 Appendix D, p. 221.

- The total clear-cutting of the historic citrus and avocado orchard[94] obliterates the agricultural landscaping that has defined the site for nearly a century.

- The introduction of a massive, dense, 43-foot-tall, three-winged hotel block (Building 3)[95] and a 32-foot-tall mechanical parking garage completely overwrites the historic spatial relationships of the site. The historic district is transformed from a low-density, open, agrarian historic setting into a high-density, visually enclosed commercial resort.

L4-30 cont.

Under CEQA, destroying the setting and integrity of a historic resource is a potentially significant environmental impact, regardless of whether individual resources are physically spared.[96] The DEIR's failure to recognize and analyze the substantial destruction of the historic complex and setting as a separate, significant impact is a fatal legal defect.

3. Recirculation is Mandatory

Because the proposed project directly conflicts with the *Rehabilitation* Standards, the DEIR's "safe harbor" defense under CEQA Guidelines § 15064.5(b)(3) does not apply. Consequently, the Lead Agency cannot claim a presumption of insignificance.

We have presented substantial evidence of the potential for significant historic resource impacts to both individual resources and the complex/district/setting, including the direct violations of multiple Rehabilitation Standards, the unanalyzed basement excavation risk, the piecemealed demolitions, and the unanalyzed impacts to the historic complex/district/setting. The City must therefore revise and recirculate the DEIR. The revised and recirculated DEIR must:

L4-31

1. Acknowledge that the project violates multiple Secretary of the Interior's Standards.

2. Include a separate and independent analysis of the project's impacts on the individual adobes versus the broader historic complex/district and agrarian setting.

3. Include a complete, unified analysis of the piecemealed barn demolitions (SPR 21-004 and AC 23-002) as part of the proposed Project[97] or as part of a cumulative impact analysis.

94 Appendix D, p. 215.

95 DEIR Section 4.1, Aesthetics, p. 4.1-11.

96 *Orinda Assn.*, 182 Cal.App.3d at 1145.

97 CEQA Guidelines § 15378.

4. Include a rigorous structural and civil engineering analysis of the Building 1A basement excavation adjacent to the Casa Manuel Garcia Adobe.

5. Evaluate feasible, less-damaging alternatives, such as eliminating the basement of Building 1A, preserving the historic orchard in place, and reducing the height of Building 3 and Building 5.

L4-31 cont.

IV. INADEQUATE HAZARDS AND TOXICS ANALYSIS

An environmental document cannot legally evaluate a project's potential public health and safety impacts unless it first establishes an accurate, physical baseline of existing soil and groundwater conditions.[98] The DEIR's Phase II ESA fails to investigate subsurface environmental liabilities identified for further analysis in the Phase I ESA.

A. The Phase I ESA Directives for Subsurface and UST Testing

The Phase I ESA prepared for the 1.68-acre project site identified several Recognized Environmental Conditions (RECs) associated with the property's historical uses.[99] These RECs include:

1. **Historic Underground Storage Tank (UST):** Historical records and regulatory databases list an active/abandoned historic UST on the property, potentially associated with a CAPISTRANO SHELL or other historical automotive/refueling uses.[100] Regulators have documented historical leaks and cleanup actions in the immediate vicinity.[101]

L4-32

2. **Historic Agricultural Chemical Residues:** The property historically functioned as a dense citrus and avocado orchard from at least 1938 through the late 20th century.[102] Soil in such historic agricultural zones typically retains persistent organochlorine pesticides, lead, and arsenic.[103]

L4-33

Based on these RECs, the Phase I ESA explicitly recommended a Phase II ESA consisting of Ground Penetrating Radar (GPR) anomalies scanning to locate the historic

L4-34

98 CEQA Guidelines § 15125; *Association of Irritated Residents v. County of Madera* (2003) 107 Cal.App.4th 1383, 1391.

99 Appendix G, Phase I ESA, Table of Contents / p. vi.

100 Appendix G, Phase I ESA, p. 55, 124.

101 Appendix G, p. 55, 124.

102 Appendix D, Historical Resources Analysis Report, p. 214, 301.

103 Appendix G, Phase I ESA, p. 268.

UST and systematic shallow soil borings and laboratory testing to delineate pesticide and heavy metal contamination across the project footprint.[104]

L4-34 cont.

B. The Phase II ESA's Failure to Follow Phase I Directives

Despite these clear scientific directives, the Phase II ESA included as Appendix H to the DEIR completely ignored every single subsurface recommendation. A review of the actual testing logs in Appendix H reveals that the "Phase II" was actually nothing more than a hazardous building materials survey restricted strictly to interior and exterior structural components.[105] The laboratory chain-of-custody forms from LA Testing confirm that the consultant (Earth Science LLC) collected only:

- Paint chip samples (Samples P6 to P10) to test for Lead-Based Paint on the adobes' plaster walls.[106]
- Roofing felt, tar, and stucco bulk samples (Samples A10 to A15) to test for Asbestos-Containing Materials.[107]

L4-35

The consultant appears to have conducted absolutely zero subsurface soil borings, zero Ground Penetrating Radar scans, and zero laboratory soil testing for pesticides, lead, arsenic, or petroleum hydrocarbons.[108] As a result, the physical, chemical baseline of the soil that will be graded and excavated for Building 3, Building 5, and the Building 1A basement remains entirely unknown.

C. Illegal Deferral of Environmental Remediation and Baseline Formulation

Sidestepping this total analytical gap, Section 4.8 of the DEIR adopts a generic mitigation framework, directing the construction contractor to stop work if they happen to encounter "unusual odors," "stained soil," or "historical debris" during grading.[109]

L4-36

This "wait-and-see" approach violates CEQA's strict prohibition against deferred mitigation.[110] It also has the potential to result in worker safety and health issues which have not been evaluated.

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104 Appendix G, Phase I ESA, Recommendations Section.

105 Appendix H, Phase II ESA, p. 1-2.

106 Appendix H, Phase II ESA, Lead Chain of Custody, p. 281-282; see also image 37.

107 Appendix H, Asbestos Chain of Custody, p. 36; see also image 36.

108 Appendix H, p. 1-4.

109 DEIR Section 4.8, Hazards and Hazardous Materials, p. 4.8-15.

110 CEQA Guidelines § 15126.4; *Preserve Wild Santee v. City of Santee* (2012) 210 Cal.App.4th 260, 280.

A lead agency cannot defer the formulation of hazardous materials mitigation until the construction phase unless it first establishes a complete baseline and adopts specific, binding performance standards. Relying on heavy equipment operators, who are not qualified environmental professionals, to visually detect microscopic organochlorine pesticides or underground storage tanks during grading is an absurd and legally indefensible abdication of the Lead Agency's informational duties under CEQA. The potential for impacts remains and the DEIR must be redone to include the required analysis and recirculated.

L4-36 cont.

V. INADEQUATE LAND USE IMPACTS ANALYSIS

Under California planning and zoning law, a proposed development must be consistent with the goals and policies of the local General Plan.[111] Under CEQA Guidelines Appendix G (Land Use and Planning), a lead agency must disclose any significant environmental impact resulting from a "conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect".[112]

In Table 4.1-2 (General Plan Consistency Analysis), the DEIR asserts that the project is fully consistent with every applicable General Plan policy.[113] This assertion is untrue and reflects the omission of the City's core agricultural and historic preservation policies.

A. The Direct Conflict with Conservation and Open Space Element Goal 3 (Preserve Agricultural Activity)

L4-37

San Juan Capistrano's identity is historically rooted in its rural-agrarian past, a characteristic protected under the General Plan Conservation and Open Space Element:

> *"San Juan Capistrano has historically been an agricultural community, with its rich valley soils. ... These agricultural areas help to preserve the traditional rural character of the community, maintain open space, and reduce congestion within the City."*[114]

Key goals and policies include:

- **Conservation & Open Space Goal 3:** "Preserve existing agricultural activity."[115]
- **Policy 3.1:** "Implement economic programs that promote the long-term viability of designated agricultural parcels within the City."[116]

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111 *Lesher Communications, Inc. v. City of Walnut Creek* (1990) 52 Cal.3d 531.

112 CEQA Guidelines Appendix G, Item XI(b).

113 DEIR Section 4.1, Aesthetics, Table 4.1-2, p. 4.1-18.

114 Conservation and Open Space Element, p. 21.

115 Conservation and Open Space Element, p. 21; see also Program Final EIR, p. 5.2-6.

116 Conservation and Open Space Element, p. 21; see also Program Final EIR, p. 5.2-6.

The Proposed Project directly violates Goal 3 and Policy 3.1 by completely clear-cutting and demolishing the historic 1880 citrus and avocado orchard along the southern property boundary to construct the 32-foot-tall mechanical valet car lift (Building 5) and surface parking areas.[117] The 1982 National Register of Historic Places Nomination Form officially designates this orchard as a character-defining, unaltered landscape feature: "The grounds have not been altered since 1880. The original small orange orchard still exists..."[118] Eradicating an officially registered, 146-year-old agricultural resource to install a multi-level mechanical parking structure represents the absolute destruction of "existing agricultural activity" on-site. The DEIR fails to disclose this direct conflict with Goal 3 and Policy 3.1, violating CEQA's informational disclosure mandates.[119]

B. The Direct Conflict with Conservation and Open Space Goal 4 & Policy 4.1 (Prevent Incompatible Development)

The Conservation and Open Space Element establishes strict mandates to protect historic properties from encroaching, incompatible development:

- **"Conservation & Open Space Goal 4:** Prevent incompatible development in areas which should be preserved for scenic, historic, conservation, or public safety purposes."[120]
- **"Policy 4.1:** Assure incompatible development is avoided in those areas which are designated to be preserved for scenic, historic, conservation, or public safety purposes."[121]

L4-37 cont.

Siting a massive 43-foot-tall, three-story commercial hotel block (Building 3) and a 32-foot-tall mechanical valet car lift (Building 5) directly adjacent to the unreinforced earthen 1830s Domingo Yorba Adobe and 1840s Casa Manuel Garcia Adobe directly violates Goal 4 and Policy 4.1. The introduction of these towering, modern commercial structures completely overwhelms the low-profile, single-story adobes, permanently destroying the open, low-density context that defines the site's historic agrarian character. Constructing these intensive structures directly on a National Register-listed historic property is the definition of "incompatible development" in a designated historic area. By omitting Goal 4 and Policy 4.1 from its consistency analysis, the DEIR improperly fails to disclose a significant, unmitigated policy conflict.

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117 DEIR Chapter 2, Project Description, p. 2-5; Appendix D, Historical Resources Analysis Report [HRAR], p. 215, 301.

118 National Register Nomination, Continuation Sheet Item 7, Page 2.

119 *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502.

120 Conservation and Open Space Element, p. 21.

121 Conservation and Open Space Element, p. 21.

The DEIR analysis must be corrected and augmented to disclose that the proposed Project is inconsistent with the General Plan goals and policies, and the significant impact of this inconsistency acknowledged. L4-37 cont.

VI. INADEQUATE NOISE AND VIBRATION ANALYSIS AND MITIGATION

Under CEQA, the analysis of noise and groundborne vibration is subject to a strict, non-discretionary three-step sequence: first, identify the potential noise and vibration impacts of the unmitigated project; second, determine the significance of those impacts using stable, scientifically supported thresholds; and third, if those impacts are found to be significant, propose and adopt feasible, enforceable mitigation measures to minimize or avoid those impacts.[122]

A review of Chapter 4.9 (Noise) of the DEIR and its underlying *MIG Noise and Vibration Technical Memorandum*[123] reveals that the DEIR's noise analysis fails to follow this procedure. The DEIR systematically compresses the distinct steps of impact analysis and mitigation, establishes a dangerous and contradictory construction vibration threshold that threatens the physical structural integrity of the National Register-listed adobes, utilizes an acoustic modeling methodology that ignores the project's own building structures, and refuses to respond to formal scoping requests regarding low-frequency (dBC) noise. Consequently, the DEIR's noise and vibration findings are not supported by substantial evidence, and the DEIR noise analysis requires comprehensive revision and recirculation. L4-38

A. The *Lotus* Infraction: The DEIR's Noise and Vibration "Project Design Features" are Mitigation Measures in Disguise

The French Hotel Project Site contains two highly sensitive, National Register-listed historic landmarks: the 1830s Domingo Yorba Adobe (Building 4) and the 1840s Casa Manuel Garcia Adobe (Building 1).[124] Because these landmarks are constructed of unreinforced mud-plaster and fragile earthen materials, they are highly vulnerable to physical structural damage from groundborne construction vibration.[125]

Rather than analyzing the potential vibration impacts of heavy construction equipment on these fragile structures and proposing formal, enforceable mitigation, the DEIR attempts to bypass the entire environmental review process. The DEIR writes active construction-phase

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122 State CEQA Guidelines §§ 15126.2, 15126.4; *Lotus v. Department of Transportation* (2014) 223 Cal.App.4th 645, 653-658.

123 November 2025 – DEIR Appendix I.

124 DEIR Section 4.4, Cultural Resources, p. 4.4-15; Appendix D, Historical Resources Analysis Report [HRAR], p. 42.

125 DEIR Section 4.9, Noise, p. 4.9-19; Appendix I, Noise and Vibration Technical Memorandum, p. 7, 13.

protective measures directly into the project description as the following "Project Design Features":[126]

> **PDF NOI-1 Construction Sequencing:** Construction activities associated with the adaptive reuse of the Casa Manuel Garcia Adobe and Domingo Yorba Adobe shall be conducted in accordance with the recommendations contained in the Structural Evaluation and Seismic Retrofit Recommendations prepared by Structural Focus (2022). These recommendations include, but are not limited to, demolition methods that limit vibration and incidental contact with the adobe walls and **construction sequencing that provides for repair of the adobe walls prior to installation of anchor rods in order to minimize potential vibration impacts to the historic structures**. These requirements shall be incorporated into the project's bid, contract, grading, engineering, and improvement plan documents.
>
> **PDF NOI-2 Prohibit Vibratory Equipment:** The project shall prohibit the use of vibratory rollers, vibratory/impact hammers, and other potential large vibration-generating equipment (e.g., hydraulic breakers, hoe rams, large tracked equipment) at the site. Plate compactors and compactor rollers are acceptable.
>
> **a.** **<u>If it is not feasible to prohibit the use of vibratory equipment</u> within 50 feet of the parts of the adobe structures to remain on-site, the construction contractor shall, in consultation with a licensed structural engineer, develop a project-specific construction vibration plan that identifies planned vibration-generating construction activities and potential ground-borne vibration levels (given specific equipment and soil conditions) at the adobe structures and the vibration control measures that will be employed to ensure equipment and work activities would not result in vibrations that exceed Caltrans' damage criterion for historic and older buildings of 0.25 inches/second peak particle velocity**. Such measures may include but are not limited to the use of vibration monitoring to measure actual vibration levels, the use of photo monitoring or documentation of building conditions prior to, during, and after construction activities, and/or the use of trenches or barriers that attenuate ground-borne vibration. These requirements shall be incorporated into the project's construction documents, including the grading,

L4-38 cont.

[126] DEIR Section 4.9, Noise, p. 4.9-19; Appendix I, Noise and Vibration Technical Memorandum, p. 17-18.

> engineering, and improvement plans, and shall be implemented throughout construction. (Emphasis added).

By labeling these construction-phase operational restrictions as "Project Design Features" rather than "Mitigation Measures," the DEIR commits a textbook violation of the seminal holding in *Lotus v. Department of Transportation* (2014) 223 Cal.App.4th 645. In addition, NOI-2 improperly defers analysis and identification of impacts, by allowing for the possible use of vibratory equipment, but deferring development of: "a project-specific construction vibration plan that identifies planned vibration-generating construction activities and potential ground-borne vibration levels (given specific equipment and soil conditions) at the adobe structures and the vibration control measures that will be employed to ensure equipment and work activities would not result in vibrations that exceed Caltrans' damage criterion for historic and older buildings of 0.25 inches/second peak particle velocity."

In *Lotus*, the California Court of Appeal reviewed an EIR where the lead agency incorporated "special construction techniques", such as hand-excavation by an arborist within the root zones of protected old-growth redwoods, directly into its project description, concluding that with these features, the project's impacts would be less than significant.[127] The Court of Appeal rejected this circular methodology, holding that: **L4-38 cont.**

> *"The failure of the EIR to separately identify and analyze the significance of the impacts ... before proposing mitigation measures is not merely a harmless procedural failing. ... It precludes both identification of potential environmental consequences arising from the project and also thoughtful analysis of the sufficiency of measures to mitigate those consequences."* [128]

Under the *Lotus* doctrine, active physical and operational measures designed solely to minimize or avoid an environmental impact during construction are legally classified as mitigation measures, not inherent "project characteristics".[129] Demolition sequencing, equipment prohibitions, and specialized structural shoring protocols are not physical "technical characteristics" of a hotel project description under CEQA Guidelines Section 15124 (such as building square footage, height, or use). They are active, physical operational measures designed solely to minimize or avoid an environmental vibration impact.[130] Legally, they are mitigation measures and must be analyzed and treated as such.

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127 *Lotus*, 223 Cal.App.4th at 648, 650-651.

128 *Lotus*, 223 Cal.App.4th at 658.

129 State CEQA Guidelines § 15370; *Lotus*, 223 Cal.App.4th at 656, n.8.

130 *Lotus*, 223 Cal.App.4th at 656, n.8.

B. The Consequent CEQA Violation: Compressing the Analysis to Evade the MMRP

The DEIR uses these disguised "Project Design Features" as an analytical shortcut to bypass the mandatory CEQA significance finding and evade public oversight. Specifically, in Section 4.9.7.2 (Threshold NOI-b: Groundborne Vibration), the DEIR asserts:

> *"Because historic adobe structures are particularly sensitive to vibration-related damage, the Project has been specifically designed to minimize vibration-generating construction activities and incorporate construction methods intended to protect these resources through incorporation of PDF NOI-1 and PDF NOI-2. ... Therefore, temporary construction-related groundborne vibration and groundborne noise impacts would be less than significant."*[131]

The DEIR then concludes that the project's vibration impact is: "Level of Significance Before Mitigation: Less than significant. Mitigation Measures: No mitigation measures are required."[132]

This is a direct violation of the *Lotus* doctrine. By compressing the impact analysis and the protective measures into a single finding of "less than significant before mitigation," the Lead Agency has short-cut the law in three highly prejudicial ways: L4-39

1. **Bypassing the Significance Determination:** The DEIR fails to disclose or evaluate what the actual physical vibration levels (in Peak Particle Velocity [PPV]) would be at the adobes' unreinforced foundations *without* the implementation of the equipment prohibitions. By assuming the "solution" is part of the "baseline project," the DEIR completely obscures the unmitigated severity of the physical threat to the public and decision-makers.[133]

2. **Evading a Legally Enforceable MMRP:** Because the DEIR concludes that the vibration impact is "less than significant," these critical construction vibration restrictions are not included in any formal Mitigation Monitoring and Reporting Program (MMRP) under Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097. While the DEIR states that the PDFs "shall be included in all bid, contract, and engineering and site plan documents",[134] CEQA does not permit an agency to hide environmental commitments in private, developer-controlled construction contracts. By failing to include these as mitigation measures in a formal, public-facing MMRP with clear enforcement and

131 DEIR Section 4.9, Noise, p. 4.9-19, 4.9-27.

132 DEIR Section 4.9, Noise, p. 4.9-27.

133 *Lotus*, 223 Cal.App.4th at 658.

134 DEIR, p. 4.9-19.

monitoring mechanisms, the City has deprived the public of its statutory right to monitor and enforce the project's environmental compliance.[135]

3. **Precluding the Consideration of Alternatives and More Protective Mitigation:** By declaring the impact "less than significant," the City avoided having to consider a reasonable range of alternative construction methods, deeper setbacks, or more protective mitigation measures to protect the adobes. This is particularly critical because, as demonstrated below, the vibration limit established in the DEIR's design features is legally and scientifically deficient.

C. The Double Infraction: PDF NOI-2(a) Establishes an Impermissible Deferred Mitigation Scheme and a Highly Dangerous Vibration Threshold

The DEIR's reliance on "Project Design Features" to hide mitigation is compounded by PDF NOI-2, subdivision (a), which constitutes a separate, independent, and fatal CEQA defect: an impermissible deferred mitigation measure that establishes a scientifically dangerous vibration threshold.

1. Deferred Mitigation Without Enforceable Performance Standards

L4-39 cont.

While PDF NOI-2 claims to prohibit heavy vibratory equipment, subdivision (a) creates a massive, developer-controlled loophole that allows this equipment to be used anyway:

> *"**If it is not feasible** to prohibit the use of vibratory equipment within 50 feet of the parts of the adobe structures to remain on-site, the construction contractor shall, in consultation with a licensed structural engineer, develop a project-specific construction vibration plan ... to ensure equipment and work activities would not result in vibrations that exceed Caltrans' damage criterion for historic and older buildings of **0.25 inches/second peak particle velocity**."* [136] (Emphasis added).

Under long-standing CEQA case law, a DEIR cannot defer the formulation of mitigation measures to a future, post-approval pre-construction phase unless it establishes a stable, scientifically supported performance standard in the EIR, and provides a clear list of feasible, analyzed actions the contractor must take.[137]

PDF NOI-2(a) violates this rule. It allows the developer's construction contractor to unilaterally decide that equipment prohibitions are "not feasible" and write a "vibration plan" behind closed doors. This plan is never subjected to public review or environmental analysis during the EIR process, representing a classic case of improper deferred mitigation.

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135 *Lotus*, 223 Cal.App.4th at 651-652.

136 DEIR Section 4.9, Noise, p. 4.9-19; Appendix I, Noise Technical Memo, p. 17.

137 *Sundstrom v. County of Mendocino*(1988) 202 Cal.App.3d 296, 306-308; *Endangered Habitats League, Inc. v. County of Orange* (2005) 131 Cal.App.4th 777, 805-806.

2. NOI-2's Impact/Protection Threshold Conflicts with the EIR's Own Technical Thresholds (0.25 vs. 0.08 PPV)

Most egregious, however, is the performance standard established in PDF NOI-2(a): it permits the contractor to subject the adobes to a vibration threshold of **0.25 inches/second PPV**.[138] The DEIR's own technical vibration standards discussion proves that this threshold is scientifically inadequate and will cause physical impacts to the historic adobes**.**

According to Table 4.9-5 (Caltrans' Vibration Threshold Criteria for Building Damage) printed on page 4.9-10 of the DEIR (and duplicated as Table 6 on page 10 of Appendix I):

- **"Historic and some older buildings"** are subject to a maximum continuous PPV threshold of **0.25 in/sec**.[139]
- **"Extremely fragile historic buildings, ruins, ancient monuments"** are subject to a maximum continuous PPV threshold of **0.08 in/sec**.[140]

The DEIR's own text suggests that the unreinforced, mud-plaster earthen adobes on-site may qualify as "extremely fragile historic buildings", explaining that "*because historic adobe structures are particularly sensitive to vibration-related damage, the Project has been specifically designed to minimize vibration-generating construction activities..."* .[141] **L4-39 cont.**

The 1830s Domingo Yorba Adobe and the 1840s Casa Manuel Garcia Adobe are unreinforced, earthen mud-plaster adobes with walls up to 3 feet, 3 inches thick. As noted in Preservation Brief 5:

> **Structural Damage:** There are several common structural problems in adobe buildings, and while the results of these problems are easy to see, their causes are not. Many of these problems originate from improper design or construction, insufficient foundations, weak or inadequate materials, **or the effects of external forces such as wind, water, snow, or earthquakes**. In any case the services of a soils engineer and/or structural engineer knowledgeable in adobe construction may be necessary to evaluate these problems. Solutions may involve repairing foundations, realigning leaning and bulging walls, buttressing walls, inserting new window and door lintels, and repairing or replacing badly deteriorated roof structures. (Emphasis added).

138 DEIR, p. 4.9-19; Appendix I, p. 17.

139 DEIR Table 4.9-5.

140 DEIR Table 4.9-5.

141 DEIR Section 4.9, Noise, p. 4.9-4, 4.9-26.

A study in the Journal of the American Institute for Conservation, of 19 adobes following the Northridge Earthquake found that:[142]

> Even for ground motions of moderate intensity (0.1 to 0.2 g), poorly maintained buildings are likely to suffer substantial damage.
>
> Comparison of laboratory tests and field observations show good correlation, and the important observations can be summarized as follows:
>
> 1. Below 0.2 g, little or no damage will be observed in a well-maintained adobe building.
>
> 2. Starting around 0.2 g, minor cracks will be observed, but damage may be much more severe in a previously damaged structure.
>
> 3. From 0.25 to 0.35 g, damage will become increasingly severe. The number and length of cracks will increase throughout the structure, and some permanent wall offsets may be observed.
>
> 4. Above 0.35 g, severe damage is likely to occur throughout the structure, and wall instability may be observed.
>
> These observations are valid for typical historic adobe buildings that had been well maintained, had moderately thick or thick walls, and adobe of average strength.

L4-39 cont.

This study is thus supportive of the use of the strict 0.08 PPV continuous vibration limit to prevent structural fracturing and collapse.[143] It serves to demonstrate the fragile nature of adobes and potential for very real harm when using the 0.25 PPV threshold.

Because continuous construction vibrations induce cyclic fatigue that accelerates structural collapse in earthen walls lacking elasticity, applying the standard **0.25 in/sec PPV** limit which is more appropriate for durable historic masonry or timber buildings, violates the mandate to protect fragile historic fabric from avoidable loss, making the **0.08 in/sec PPV** threshold technically and preservationally more appropriate.

By adopting the generic 0.25 PPV threshold (which Caltrans reserves for standard, structurally stable wood-frame or masonry historic structures) for unreinforced mud-adobes, the Lead Agency has applied a threshold that is three times more lenient than Caltrans guidelines permit for extremely fragile buildings. There is a lack of substantial evidence to support the DEIR's finding that vibration impacts to the historical buildings will remain "less than

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142 William S. Ginell, & E. Leroy Tolles, Seismic Stabilization of Historic Adobe Structures, Journal of the American Institute for Conservation, Volume 39, Number 1, Article 12. (https://cool.culturalheritage.org/jaic/articles/jaic39-01-012.html)

143 DEIR Table 4.9-5, p. 4.9-10.

significant".[144] By allowing the developer to exceed the unmitigated 0.08 PPV threshold and subject these structures to a continuous 0.25 PPV during construction, the DEIR authorizes levels of vibration that could cause structural damage, settlement, cracking, or foundation failure. This must be recognized as both a noise/vibration impact and as historic resource impacts in a recirculated DEIR, and proper mitigation required. **L4-39 cont.**

D. Flawed and Misleading Car Lift Noise Modeling: Ignoring Enclosure Acoustics and Shielding

The project features a 32-foot-tall mechanical valet car lift structure (Building 5) designed to house 66 stacked vehicles, located only 24 feet west of the Domingo Yorba Adobe.[145] Siting a major industrial-style mechanical parking system immediately next to a low-profile earth structure introduces severe, localized stationary source noise impacts.[146]

Table 4.9-12 estimates the hourly stationary source noise level from the car lift and HVAC heat pumps at 63.2 dBA Leq at the southern commercial property line, claiming compliance with the City's commercial standard of 65 dBA Leq.[147]

However, Footnote (a) to Table 4.9-12 contains an admission that invalidates the acoustic modeling:

> *"The car lift is assumed to operate at a maximum of 63 dBA at 5 feet... **The shielding from Building 5 is not accounted for in the estimation.**"* [148] (Emphasis added). **L4-40**

By explicitly ignoring the physical envelope and structure of Building 5, which is designed to enclose and screen the mechanized lifts, the Lead Agency's acoustic modeling represents a physical impossibility and a failure of basic acoustic principles:

1. **Ignoring Enclosure Reverberation and Amplification:** Siting highly active, motor-driven mechanical lifts inside a wood-and-stone structure (Building 5) without modeling the enclosure acoustics is a fatal analytical error. Enclosing a highly reverberant mechanical parking system inside a physical building structure may result in localized noise amplification and reverberation. If the walls are untreated, the sound energy cannot escape, building up inside the structure and

144 CEQA Guidelines § 15384; *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 514-516.

145 DEIR Chapter 2, p. 2-5.

146 DEIR Section 4.9, p. 4.9-25.

147 DEIR Section 4.9, Noise, Table 4.9-12, p. 4.9-25; Appendix I, Table 10, p. 16.

148 DEIR Section 4.9, Table 4.9-12, Footnote a, p. 4.9-25; see also Noise Memo, Table 10, Footnote a, p. 16.

magnifying the noise. The DEIR's implicit assumption that the building functions as shielding is not supported by substantial evidence.

2. **Unmodeled Openings and Sound Leaks:** A parking garage is never completely sealed; it must feature large, open vehicle entryways, exit gates, and ventilation louvers. Sound energy will escape through these unmodeled openings. By failing to model these openings, the DEIR fails to disclose the actual directional noise levels projected toward the Yorba Adobe (24 feet away) and neighboring property lines.

3. **Structure-borne Noise Transmission:** The physical mechanical vibration of a six-level stacked car lift will transmit vibration directly into the concrete slab and foundations of Building 5. This vibration will travel through the soil and manifest as structure-borne sound (rumble) inside the fragile adobes. The DEIR's modeling completely ignores this path.

L4-40 cont.

By presenting a stationary noise model that explicitly "does not account" for the physical building structure in which the noise source is housed, the Lead Agency has failed to provide a "good-faith effort at full disclosure".[149] The modeling is a physical fiction, and the resulting "less than significant" finding is unsupported by any credible, scientific evidence. A revised analysis should address the noise levels both with and without the building enclosure considered.

E. Procedural and Substantive CEQA Violations: Complete Failure to Analyze Low-Frequency (dBC) Noise and Respond to Scoping Comments

The DEIR's acoustic analysis is further invalidated by a major procedural and substantive omission: the complete failure to analyze low-frequency sound levels and the direct refusal to respond to formal scoping requests on this issue.

During the Notice of Preparation (NOP) scoping period, Local 11 submitted a formal comment letter explicitly requesting the City to conduct a dual-weighted acoustic analysis:

> *"We request that the EIR evaluate the project's noise impacts utilizing both A-weighted (dBA) and C-weighted (dBC) noise metrics to properly assess the low-frequency noise impacts from mechanical equipment, car lifts, and hotel-related event spaces..."* .[150]

L4-41

The Lead Agency appears to have ignored this scoping request. A review of Section 4.9 and Appendix I reveals that the DEIR contains absolutely zero C-weighted (dBC) noise modeling, discussion, or data. This omission represents a double violation of CEQA.

149 State CEQA Guidelines § 15151.

150 NOP Responses, Channel Law Group Letter, April 20, 2026, p. 2.

1. Procedural Failure to Evaluate Scoping Requests

Under CEQA Guidelines Sections 15082(b) and 15083, a lead agency is required to use the NOP scoping process to identify the significant environmental issues to be analyzed in the EIR. While an agency is not required to perform every specific test demanded by a commenter, it *must* provide a good-faith, reasoned explanation in the EIR or Response to Comments why a specific technical analysis was rejected.[151] The DEIR ignores Local 11's scoping request, failing to provide any explanation why a low-frequency analysis was withheld.

L4-41 cont.

2. The Substantive Inadequacy of Exclusive dBA Modeling

By relying exclusively on A-weighted decibels (dBA), the DEIR utilizes a flawed methodology that artificially suppresses and hides the project's true noise impacts.

- **The dBA Filter Bias:** The A-weighted decibel scale was specifically designed to mimic the human ear's sensitivity to mid-to-high frequency sounds, and it substantially attenuates (filters out) low-frequency sounds below 500 Hz. For example, at 31.5 Hz, the A-weighting scale applies an automatic -39.4 dB reduction to the actual sound energy.

L4-42

- **The Nature of the Noise Sources:** The project's primary stationary noise sources are a six-level mechanical car lift (Building 5) and at least 60+ rooftop HVAC heat pump units, including 42 units clustered on Building 3B and 18 on Building 3C, in addition to units serving the ancillary restaurant and event spaces.[152] Mechanical motors, compressors, and stacked lifts generate a deep, low-frequency acoustic rumble.[153]

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151 *Berkeley Keep Jets Over the Bay Com. v. Board of Port Comrs.* (2001) 91 Cal.App.4th 1344, 1367-1371.

152 DEIR Section 4.9, Table 4.9-12, p. 4.9-25.

153 See for example: King, J., & Brown, D. (2008). Low frequency noise reduction from building technical equipment: A case study. *Proceedings of Meetings on Acoustics*, 4(1), 040003. https://www.researchgate.net/publication/5326103_Low_frequency_noise_reduction_from_building_technical_equipment_A_case_study

Lee, H. (n.d.). The reduction of the low-frequency band noise in hermetic refrigerator compressor. *Purdue e-Pubs (International Compressor Engineering Conference)*. https://docs.lib.purdue.edu/cgi/viewcontent.cgi?article=2262&context=icec

Shen, H. (n.d.). Research on low frequency noise caused by beat vibration of rotary compressor. *Purdue e-Pubs (International Compressor Engineering Conference)*. https://docs.lib.purdue.edu/cgi/viewcontent.cgi?article=3527&context=icec

Electric Motors: Motors generate low-frequency noise primarily through electromagnetic forces (such as slot harmonics and magnetic pull), rotor eccentricity, and mechanical unbalance. These

- **Structure Penetration:** Low-frequency sound waves have extremely long wavelengths, allowing them to pass through building facades, unreinforced adobe walls, and standard double-pane glass almost entirely unimpeded by standard fiberglass insulation. This low-frequency rumble causes physical structural rattling and sleep disturbance that dBA metrics fail to adequately capture.

L4-42 cont.

By refusing to utilize C-weighted (dBC) metrics, which apply almost no attenuation to low-frequency sounds, the Lead Agency has utilized an analytical methodology that is "intentionally blind" to the very low-frequency noise issues the Project will generate. This violates CEQA's mandate to provide a comprehensive, scientifically honest disclosure of environmental impacts.[154]

F. The Consequent CEQA Mandate: A Significant Impact Requiring Recirculation

Because the proposed "Project Design Features" are legally mitigation measures under Lotus, and because their selective, compressed application violates CEQA's procedural mandates, the DEIR's "less than significant before mitigation" finding is legally invalid.

Furthermore, because there is substantial evidence establishing that construction vibrations exceeding 0.08 PPV may cause significant physical damage to the unreinforced, National Register-listed mud-adobes, the Lead Agency cannot claim a "safe harbor" or a presumption of insignificance under CEQA Guidelines Section 15064.5(b)(3). Under CEQA Guidelines Section 15064.5(b)(1), physical structural damage to an adobe constitutes a material impairment of the historical resource.

L4-43

To cure these defects, the Lead Agency must prepare, recirculate, and draft a revised EIR that:

1. Reframes PDF NOI-1 and PDF NOI-2 as formal, enforceable Mitigation Measures under CEQA Guidelines Section 15126.4.

interactions produce distinct tonal peaks and low-frequency components that can excite structural resonances in surrounding framework (Shen).

Compressors: Hermetic and rotary compressors produce continuous pressure pulsations within internal refrigerant or gas circuits, alongside mechanical beat vibrations. These cyclical pressure fluctuations generate prominent low-frequency band noise (frequently concentrated in the lower octave bands such as 50 Hz to 125 Hz) (Lee).

Stacked Lifts and Hoist Systems: Lift machinery—including traction motors, gearboxes, and guide-rail interactions—transfers considerable low-frequency vibration directly into building cores. Because elevator shafts often act as acoustic amplifiers, this mechanical energy is converted into a deep rumble that propagates through structural walls and floors.

[154] *Berkeley Keep Jets*, 91 Cal.App.4th at 1371.

2. Formally determines that construction-related groundborne vibration represents a **potentially significant environmental impact** prior to mitigation.

3. Modifies the performance standard in the vibration mitigation to enforce a strict, continuous vibration threshold limit of **0.08 PPV** for all construction activities within 150 feet of the adobes, and prohibits any deferred, developer-controlled plan exemptions.

4. Performs localized, enclosure-specific acoustic modeling for Building 5 that accounts for interior reverberation, sound leaks through openings, and structure-borne noise transmission.

5. Evaluates and models the project's mechanical and event noise using both A-weighted (dBA) and C-weighted (dBC) metrics at the adobes' foundations and adjacent commercial property lines.

6. Recirculates the revised EIR for public comment pursuant to **CEQA Guidelines Section 15088.5**.

L4-43 cont.

VII. TRANSPORTATION AND VMT: FAILURE TO INCLUDE FEASIBLE MITIGATION

A lead agency cannot legally adopt a "Significant and Unavoidable" finding for a project impact unless it has first analyzed, adopted, and enforced all feasible mitigation measures.[155] In evaluating Vehicle Miles Traveled (VMT), the Lead Agency has committed a violation of this mandate.

A. The Small Margin of VMT Exceedance

L4-44

Section 4.10 and Appendix J establish that the project's per capita/per employee VMT exceeds the City's regional VMT screening threshold of 15% below county average.[156] However, Appendix J reveals that the project's VMT exceedance is small:

- Under 2026 Baseline plus Project conditions**,** the project requires a VMT reduction of only 0.08% in Citywide Total VMT to drop below the threshold of significance.[157]

155 CEQA Guidelines § 15091, 15126.4; *City of San Diego v. Board of Trustees of California State University* (2015) 61 Cal.4th 589, 595.

156 DEIR Section 4.10, Transportation, p. 4.10-15.

157 DEIR Appendix J, VMT Technical Memorandum, p. 284.

- Under 2050 Cumulative conditions, the project requires a VMT reduction of only 0.06% in Citywide Total VMT to drop below the threshold of significance.[158]

B. Admitted Feasibility and Effectiveness of TDM Mitigation

The VMT Technical Memorandum (Appendix J) explicitly evaluates several California Air Pollution Control Officers Association (CAPCOA) Transportation Demand Management (TDM) measures, documenting their scientifically proven VMT reduction capacities:

- **TDM Measure T-7 (Commute Trip Reduction CTR Marketing):** Provides a VMT reduction of up to 4.0%.[159]
- **TDM Measure T-10 (Bicycle Facilities & Infrastructure):** Provides a VMT reduction of up to 4.4%.[160]

Either of these measures, if adopted as a binding, enforceable condition of project approval, could individually reduce the project's VMT impact by more than 50 times what is required to mitigate the impact to a less-than-significant level.[161] Furthermore, the project site is located a mere 0.2 miles from the San Juan Capistrano Metrolink transit station,[162] maximizing the real-world efficacy of these commuter TDM programs. **L4-44 cont.**

C. The Unacceptable Excuse

Rather than adopting these feasible measures as binding mitigation, the DEIR dismissed them and declared the VMT impact "Significant and Unavoidable," utilizing the following legal excuse:

> *"The City cannot compel employee travel behavior or verify employee commute choices; therefore, these measures cannot be relied upon to guarantee a less-than-significant VMT impact."*[163]

This excuse represents a total misunderstanding of CEQA law. Under Public Resources Code § 21081.6**,** a lead agency is fully authorized, and indeed, mandated, to adopt binding, enforceable performance standards and monitoring programs to ensure mitigation measures are implemented. Cities across California routinely enforce TDM measures through annual reporting requirements, transit subsidy programs, and rideshare monitoring covenants.

158 DEIR Appendix J, p. 284.

159 DEIR Appendix J, VMT Memo, p. 284.

160 DEIR Appendix J, VMT Memo, p. 284.

161 4.0% / 4.4% reduction vs. 0.08% / 0.06% required.

162 DEIR Chapter 2, p. 2-1.

163 DEIR Section 4.10, Transportation, p. 4.10-22.

Declaring an impact "unavoidable" simply because the city "cannot guarantee employee choices" would allow any lead agency to evade mitigating any operational impact. Under CEQA, the City must enforce these CAPCOA measures through binding performance covenants, employee transit subsidies, and contributions to the City's fair-share VMT mitigation fund pursuant to Public Resources Code § 21080.44**.** Whether or not the City decides to classify the impact as significant and unavoidable or not, it is still required to adopt feasible mitigation measures which would reduce impacts. **L4-44 cont.**

VIII. TRIBAL CULTURAL RESOURCES

Under Assembly Bill (AB) 52 and CEQA Guidelines Section 15064.5(b), a lead agency must engage in a "meaningful" and "good-faith" consultation process with traditionally and culturally affiliated Native American tribes.[164] A lead agency abuses its discretion when it conducts formal consultation but completely ignores, suppresses, and fails to analyze specific, feasible mitigation requests submitted by the tribe during the scoping phase.

A. The Juaneño Band's Formal Reburial Space Request

During the formal AB 52 consultation and Notice of Preparation (NOP) scoping period, Joyce Perry, representing the Juaneño Band of Mission Indians (Acjachemen Nation-Belardes), submitted a formal written request on April 15, 2026, which stated:

> *"Because of the high sensitivity of the project site and the reasonable probability of encountering ancestral remains and tribal cultural resources during excavation, the Tribe formally requests that the project design be modified to include a* ***clearly designated, protected, and permanent reburial space within the project footprint*** *to ensure any recovered ancestral remains or cultural items are treated with culturally appropriate dignity."*[165] (Emphasis added).

L4-45

This request is a standard, highly feasible preservation-in-place mitigation measure explicitly authorized under Public Resources Code § 21084.3(b)(1), which mandates that lead agencies prioritize "Avoidance and preservation of the resources in place, including... protecting the cultural and natural context."

B. The Lead Agency's Complete Failure to Address or Analyze the Request

A review of Section 4.11 (Tribal Cultural Resources) and the project's mitigation monitoring program reveals that the Lead Agency has failed to address this formal tribal request. Mitigation measures MM CUL-1 (Cultural Resources Monitoring) and MM TCR-1 (Tribal Cultural Resources Mitigation) simply adopt standard, generic, "wait-and-see" construction

164 Public Resources Code § 21080.3.1.

165 Appendix A-8, NOP Responses, Juaneño Band Letter, April 15, 2026, p. 3.

monitoring requirements, directing the contractor to hand over any discovered remains to the county coroner and subsequent "Most Likely Descendant".[166]

The DEIR contains no discussion or feasibility analysis of the Juaneño Band's specific request for a designated on-site reburial space. Under the published appellate decision *Koi Nation of Northern California v. City of Clearlake* (2025) 109 Cal.App.5th 815, a lead agency fails to conduct a legally adequate consultation or environmental review when it fails to explain why agreement on a proposed mitigation measure was infeasible, and why the measure was rejected. L4-45 cont.

By failing to address this formal request, the City prevents the public and decision-makers from evaluating a highly feasible tribal preservation option, violating its mandatory consultation and disclosure duties under AB 52 and CEQA Guidelines Section 15064.5.

IX. INADEQUATE ALTERNATIVES ANALYSIS

Under CEQA, an EIR must evaluate a "reasonable range of potentially feasible alternatives" to the proposed project, or to its location, that would "avoid or substantially lessen any of the significant effects of the project" while attaining most of its basic objectives.[167] The alternatives analysis is the "core of an EIR".[168] A lead agency abuses its discretion and certifies an EIR that is legally inadequate when the alternatives analysis is structured to avoid environmental benefits, relies on "strawman" alternatives that artificially inflate impacts, or completely fails to analyze the actual physical consequences of the alternatives evaluated.[169]

Chapter 7 (Alternatives) of the DEIR reveals that the Lead Agency's alternatives analysis is fundamentally deficient and legally void. Rather than offering a legally adequate exploration of options designed to preserve the site's unique National Register-listed historic-agrarian complex in-place, the DEIR presents a series of structurally flawed, unanalyzed, or artificially inflated "strawmen" alternatives. L4-46

A. Summary of the Alternatives Analyzed in the DEIR

The DEIR identifies and purports to evaluate three alternatives to the proposed French Hotel Project:[170]

1. **Alternative 1: No Project/No Development Alternative:** As required by CEQA Guidelines Section 15126.6(e), this alternative assumes the project would not be

166 DEIR Section 4.11, Tribal Cultural Resources, p. 4.11-12.

167 State CEQA Guidelines § 15126.6(a); *Laurel Heights Improvement Assn. v. Regents of University of California* (1988) 47 Cal.3d 376, 403-405.

168 *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553, 564.

169 State CEQA Guidelines § 15126.6(b); *Preserve Wild Santee v. City of Santee* (2012) 210 Cal.App.4th 260, 280-282.

170 DEIR Chapter 7, Alternatives, p. 7-4.

built, the existing historic adobes would remain in their current state with deferred maintenance, and the 1.68-acre property would undergo no new construction or land use changes.[171]

2. **Alternative 2: Subterranean Parking Alternative:** This alternative proposes to eliminate the 32-foot-tall mechanical valet car lift structure ("Building 5") in favor of a one-level, one-acre subterranean parking garage constructed below existing grade.[172] This alternative would require excavating 85,000 cubic yards of soil to a depth of 10 to 12 feet, resulting in approximately 15,000 off-site haul truck trips.[173] All other aspects of the hotel development, including the 70-room capacity, would remain unchanged.

3. **Alternative 3: Reduced Intensity Alternative:** This alternative proposes a 30% reduction in hotel rooms, resulting in a 46-room boutique hotel instead of the proposed 70-room project.[174] To achieve this, the new primary hotel structure ("Building 3") would be reduced from three stories (43 feet) to two stories.[175] The DEIR identifies this as the "Environmentally Superior Alternative" among the development options.[176]

L4-46 cont.

B. The Need for a Genuine Preservation-in-Place and Impact-Reduction Alternative

As demonstrated in the preceding historic, visual, and acoustic critiques in this letter, the proposed project would likely inflict severe, irreversible, and unmitigated impacts on the "Domingo Yorba Adobe & Casa Manuel Garcia" historic complex.[177] Under CEQA Guidelines Section 15064.5(b)(1), physical structural damage, or the alteration of a historic resource's immediate surroundings (its setting), constitutes a significant environmental impact.

In order to have legally adequate EIR, the DEIR must evaluate an alternative specifically designed to avoid or minimize the following severe historic-environmental threats:

1. **Proximity of Heavy Construction and Grading:** Siting the new "Building 1A" commercial wing a mere six to ten inches from the 1840s mud-adobe Casa

171 DEIR Chapter 7, p. 7-4.

172 DEIR Chapter 7, p. 7-7.

173 DEIR Chapter 7, p. 7-7 to 7-8.

174 DEIR Chapter 7, p. 7-12.

175 DEIR Chapter 7, p. 7-12.

176 DEIR Chapter 7, p. 7-17.

177 Listed on the National Register of Historic Places in 1982) (National Register Nomination, Feb. 4, 1982; Appendix D, HRAR, p. 42.

Manuel Garcia Adobe[178] and constructing the massive hotel block and subterranean storm system directly adjacent to these unreinforced earthen landmarks poses a physical risk of structural settlement, lateral soil shifting, cracking, and wall collapse.

2. **Visual Overwhelming and Massing (Incompatibility with Secretary's Standards):** Inserting a massive 43-foot-tall, three-story contemporary hotel block (Building 3) and a 32-foot-tall mechanical parking garage (Building 5) directly on a National Register-listed historic property violates Rehabilitation Standards 2, 9, and 10.[179] These towering, dense structures permanently obliterate the low-profile, open, and rural setting that defines the adobes' historic agrarian context.

3. **Acoustic Intrusion:** Operating a motor-driven, 66-vehicle mechanical car lift (Building 5) continuously only 24 feet from the fragile, historic Domingo Yorba Adobe introduces severe, long-term operational noise and low-frequency vibration that threaten the quiet, contemplative setting of the resource.

4. **Substantial Destruction of the Historic Agrarian Setting:** The project proposes the physical demolition and clear-cutting of the historic citrus and avocado orchard along the southern property boundary to build the valet car lift structure and parking lot.[180] The 1982 National Register Nomination explicitly codifies this orchard as an unaltered, contributing landscape feature, stating: *"The grounds have not been altered since 1880. The original small orange orchard still exists..."*.[181] The project also segments and disassembles the contributing 1880 Garage Barn (Project AC23-002) and the 1930s White Barn (Project SPR 21-004), leaving the adobes completely isolated from their historic agricultural complex.[182]

5. **Inconsistency with General Plan Policies:** The physical destruction of the registered 1880 orchard and the encroaching development on an historic site directly conflict with the City's Conservation and Open Space Element Goal 3 (Preserve Agricultural Activity), Goal 4 (Prevent Incompatible Development), and Policy 4.1 (Avoid Incompatible Development in Historic Areas).[183]

L4-46 cont.

178 Appendix D, HRAR, p. 306.

179 36 CFR Part 67; National NPS Treatment Guidelines.

180 DEIR Chapter 2, p. 2-5; Appendix D, p. 215, 301.

181 National Register Nomination, Continuation Sheet Item 7, Page 2.

182 Appendix D, p. 317, 320.

183 General Plan Conservation & Open Space Element, p. 21.

To address these severe, interlocking impacts, a legally compliant EIR must analyze a Genuine Preservation-in-Place Alternative. During the Notice of Preparation (NOP) scoping period, public comments explicitly demanded such an option, requesting:

> *"The EIR should include a reasonable range of alternatives under CEQA Guidelines § 15126.6, including at a minimum a reduced-height and reduced-massing alternative for Buildings 3 and 5 and a preservation-in-place alternative for the Garage Barn and the orchard."* [184]

L4-46 cont.

Despite this request, the Lead Agency failed to define, analyze, or consider any preservation-in-place alternative. Instead, the DEIR's alternatives analysis dodges the issue of real preservation, violating CEQA's mandate to tailor alternatives to avoid significant environmental impacts.

C. Legal and Technical Defects in the DEIR's Definition and Analysis of Alternatives

The DEIR's alternatives analysis contains two defects that violate CEQA Guidelines Section 15126.6:

1. DEFECT 1: The Reduced Intensity Alternative (Alternative 3) is a "Strawman" that Evades Environmental Benefits

To address the project's severe visual massing and setting impacts, the DEIR purports to evaluate Alternative 3: Reduced Intensity Alternative, proposing a 30% reduction in hotel rooms (a 46-room boutique hotel instead of 70 rooms).[185]

Under a legitimate planning analysis, a 30% reduction in rooms should allow the developer to shrink the physical construction footprint, increase setbacks from the adobes, and preserve the historic 1880 orchard in-place by eliminating the need for the intrusive mechanical valet car lift (Building 5) and surface parking lot, rather than reducing Building 3 from three stories to two stories. Both approaches to variations of the Reduced Intensity Alternative should be studied.

L4-47

However, the Lead Agency utilized an improper analytical shortcut. In Section 7.4.3.1 (Cultural Resources), the DEIR states:

> "The Reduced Intensity Alternative would involve the same construction impact area as the Proposed Project. ... With incorporation of the applicable mitigation measures, the Reduced Intensity Alternative would

184 Appendix A-8, NOP Responses, UNITE HERE / Channel Law Group Letter, p. 312.

185 DEIR Chapter 7, p. 7-12.

> have similar impacts as the Proposed Project related to cultural resources." [186]

By artificially forcing a 46-room hotel to occupy the same physical grading and construction footprint as the 70-room project, the Lead Agency structured Alternative 3 as a classic "strawman." The City manufactured a scenario where a smaller hotel still requires clear-cutting the historic 1880 orchard and placing large structures directly adjacent to the adobes. This allowed the DEIR to dismiss the alternative as having "similar impacts" and failing to provide any substantial environmental benefits to the historic landmarks.[187]

L4-47 cont.

This structurally flawed analysis is a violation of CEQA. An EIR cannot artificially restrict the footprint of a reduced-intensity alternative to match the proposed project's destructive boundaries without an adequate evidentiary basis. Under CEQA, the purpose of a reduced-density alternative is to shrink the development footprint to avoid site-specific environmental resources.[188]

2. DEFECT 2: Complete Failure to Analyze Historic Resource Damage Risks Under the Subterranean Parking Alternative (Alternative 2)

To eliminate the visual, spatial, and acoustic bulk of the 32-foot-tall mechanical valet car lift (Building 5), the DEIR evaluates Alternative 2: Subterranean Parking Alternative.[189] This alternative proposes constructed subterranean parking to be located below existing grade.[190] According to the DEIR, constructing this one-level, one-acre subterranean garage requires excavating and removing 85,000 cubic yards of earth to a depth of 10 to 12 feet.[191]

L4-48

While the DEIR evaluates this alternative's impacts on "unknown archaeological resources" (concluding it would have greater impacts due to increased excavation depth), the DEIR completely fails to analyze the immediate, physical structural threats that subterranean excavation poses to the adjacent National Register-listed adobes.

The 1830s Domingo Yorba Adobe and 1840s Casa Manuel Garcia Adobe are unreinforced earthen mud-adobe structures constructed on shallow, highly fragile earthen

186 DEIR Chapter 7, Alternatives, p. 7-12, 7-17.

187 DEIR Chapter 7, p. 7-17.

188 *Preserve Wild Santee v. City of Santee* (2012) 210 Cal.App.4th 260, 280-282; *Watsonville Pilots Assn. v. City of Watsonville* (2010) 183 Cal.App.4th 1059, 1087-1090.

189 DEIR Chapter 7, p. 7-7.

190 DEIR Chapter 7, p. 7-7.

191 DEIR Chapter 7, p. 7-7 to 7-8.

foundations.[192] The *2017 Secretary of the Interior's Standards and Guidelines for Rehabilitation (Part 1)* explicitly warns against deep excavations adjacent to historic foundations, stating:

> NOT RECOMMENDED: Carrying out excavations or regrading land adjacent to a historic building which could cause the historic foundation to settle, shift, or fail...".[193]

Excavating a large subterranean parking garage immediately adjacent to these unreinforced earthen structures requires extensive soil removal, lateral earth support shoring, and potential local groundwater dewatering, all of which potentially generate ground vibrations, soil settlement, and lateral soil shifting. Siting subterranean excavation of this scale within feet of unreinforced, 140-year-old mud-adobe foundations poses a direct threat of structural collapse to these historic resources. However, a review of Chapter 7 and the Geotechnical Update Report[194] reveals no geotechnical, structural, or shoring analysis of Alternative 2's excavation risks to the adobes. The DEIR contains no discussion of how lateral earth pressures would be maintained, whether dewatering would cause the adobes' foundations to sink, or how the fragile earthen walls would survive the heavy construction equipment required to excavate 85,000 cubic yards of dirt.

L4-48 cont.

By completely omitting any analysis of these likely significant structural risks, the DEIR failed as an informational document, depriving decision-makers and the public of the ability to evaluate whether the Subterranean Parking Alternative is physically feasible or if it would result in significant impacts to the historic resources.[195]

D. The Consequent CEQA Mandate: Revision and Recirculation

Because the DEIR's alternatives analysis is improperly designed to avoid environmental benefits (Alternative 3) and completely fails to evaluate the physical threats of the options presented (Alternative 2), it lacks substantial evidence of a legally adequate "reasonable range" evaluation.

L4-49

The DEIR must be revised and recirculated for public review and comment pursuant to CEQA Guidelines Section 15088.5, and the draft revised DEIR must:

1. **Evaluate a True Impact-Reducing Preservation-in-Place Alternative:** The DEIR consultants and City must formulate and analyzes a *true* historic-agrarian preservation-in-place alternative. This alternative must:

192 Appendix D, HRAR, p. 302, 309.

193 Secretary's Standards for Rehabilitation, Site Guidelines, p. 113.

194 Appendix A-4.

195 *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 514-516; *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645.

- **Reduce the overall development footprint** of the hotel additions (Building 3) to increase the physical buffers and setbacks from the adobes.
- **Completely preserve the historic 1880 orange orchard in-place** along the southern property line by eliminating the 32-foot-tall mechanical valet car lift (Building 5) and associated surface asphalt parking.
- **Incorporate the 1880 Garage Barn in-place** rather than relocating it offsite, and preserve the Basque-era 1880 extensions to the Garcia Adobe.
- **Satisfy the project's parking requirements** through a significantly reduced hotel room count (e.g., a 30-room boutique hotel) that can be accommodated entirely within standard, non-mechanical surface parking stalls, thereby eliminating all visual, acoustic, and physical threats of the car lift and deep excavations.

L4-49 cont.

2. **Performs an Excavation Risk Analysis:** Performs a rigorous, professional geotechnical and structural engineering shoring analysis to evaluate the physical risks of vibration, soil settlement, and lateral soil movement that Alternative 2's subterranean parking excavation poses to the unreinforced foundations of the Casa Manuel Garcia and Domingo Yorba Adobes.

L4-50

X. FAILURE TO ADEQUATELY ADDRESS NOP COMMENTS

Under the California Environmental Quality Act (CEQA), the Notice of Preparation (NOP) and public scoping process are not mere perfunctory, "check-the-box" administrative hurdles. Rather, they are vital, legally mandated procedural mechanisms designed to guide the physical, geographical, and technical scope of the EIR.[196] A lead agency abuses its discretion and fails to proceed in the manner required by law when it systematically ignores, suppresses, or fails to substantively evaluate and respond to specific, feasible technical inquiries, design alternatives, and protective mitigation measures proposed by trustee agencies, traditionally affiliated Native American tribes, and members of the public during the formal scoping phase.[197]

L4-51

A review of Appendix A-8 (NOP Responses) reveals that the DEIR does not evidence compliance with this requirement. The Lead Agency has repeatedly utilized a "silent dismiss" methodology, failing to analyze highly critical, site-specific issues raised by the California Department of Toxic Substances Control (DTSC), Caltrans, the Juaneño Band of Mission Indians, and UNITE HERE Local 11.

196 Public Resources Code §§ 21080.3.1, 21082.1; State CEQA Guidelines §§ 15082, 15083.

197 *Koi Nation of Northern California v. City of Clearlake* (2025) __ Cal.App.5th __; *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502, 514-516.

The following table and subsequent sections detail these omissions, demonstrating that the DEIR is legally inadequate as an informational document under CEQA Guidelines Section 15121.

A. Summary of Unaddressed NOP Scoping Mandates

The Lead Agency failed to evaluate or substantively respond to the following critical scoping and consultation requests in the Draft EIR:

TABLE 2
NOP COMMENTS NOT ADDRESSED IN THE DEIR

Commenting Party & Date	Explicit NOP Scoping Request Or Proposed Mitigation	Technical and Substantive Omission in the Draft EIR	Legal and Procedural Consequence under CEQA
Juaneño Band of Mission Indians (Acjachemen Nation-Belardes) *(Joyce Perry),* April 14, 2026	Formally requested that the project design be modified to include a clearly designated, protected, and permanent on-site reburial space within the project footprint for ancestral remains and tribal cultural resources [Appendix A-8, Juaneño Band Letter, p. 3].	Mitigation measures MM CUL-1 and MM TCR-1simply adopt boilerplate, "wait-and-see" construction monitoring [DEIR Section 4.11, p. 4.11-12]. The DEIR does not appear to contain a feasibility analysis regarding an on-site reburial location.	**Prejudicial Failure to Consult:** Violates the mandatory consultation and mitigation standards established under Assembly Bill (AB) 52, Public Resources Code Section 21084.3(b)(1) (prioritizing preservation-in-place), and the holding in *Koi Nation of Northern California v. City of Clearlake* (2025)**.**
UNITE HERE Local 11 *(Channel Law Group, LLP)* April 20, 2026	Requested that the EIR evaluate the project's noise and vibration impacts utilizing both A-weighted (dBA) and C-weighted (dBC) metrics to properly assess low-frequency vibration and rumble from the car lifts, HVAC heat pumps, and hotel-related event spaces [Appendix A-8, Channel Law Group Letter, p. 2].	**Analytical Omission:** The DEIR and Appendix I contain absolutely zero C-weighted (dBC) noise modeling or discussion. The analysis relies exclusively on dBA metrics, which artificially filter out the deep, low-frequency rumble generated by the six-level mechanical valet car lift (Building	**Flawed Acoustic Methodology:** Using an inappropriate metric (dBA) to hide significant low-frequency structural vibration and sleep disturbance risks is a technical error that invalidates the EIR's noise findings (*Berkeley Keep Jets Over the Bay Com. v. Board of Port*

L4-51 cont.

TABLE 2 NOP COMMENTS NOT ADDRESSED IN THE DEIR			
Commenting Party & Date	**Explicit NOP Scoping Request Or Proposed Mitigation**	**Technical and Substantive Omission in the Draft EIR**	**Legal and Procedural Consequence under CEQA**
		5) and the 42 rooftop HVAC units [DEIR Section 4.9, Table 4.9-12; Appendix I].	*Comrs.*(2001) 91 Cal.App.4th 1344, 1371).
UNITE HERE Local 11 *(Channel Law Group, LLP,),* April 20, 2026	Requested that the City erect physical story poles on-site during the Draft EIR public review period to allow the public to visually evaluate the project's true spatial height, massing, and historic compatibility with the single-story adobes [Appendix A-8, Channel Law Group Letter, p. 1].	**Procedural Omission:** The Lead Agency did not erect physical story poles. Instead, they relied exclusively on flat, two-dimensional digital visual simulations (Figures 4.1-2 through 4.1-6) [DEIR Section 4.1, p. 4.1-33], which fail to convey the true, looming spatial enclosure that the 43-foot-tall hotel block imposes on the adobes.	**Abuse of Discretion:** Fails to provide the public and decision-makers with a reliable, three-dimensional visual baseline to assess compatibility with the historic district, violating CEQA's strict public disclosure and participation policies (*Sierra Club v. County of Fresno*(2018) 6 Cal.5th 502, 516).
UNITE HERE Local 11 *(Channel Law Group, LLP),* April 20, 2026	Requested a preservation-in-place alternative for the 1880 Garage Barn and the 1880 historic orange orchard [Appendix A-8, Channel Law Group Letter, p. 1].	**"Strawman" Alternatives Analysis:** The DEIR's alternatives analysis (Chapter 7) contains no such preservation option [DEIR Chapter 7, p. 7-1]. Furthermore, its "Reduced Intensity Alternative" (Alternative 3) was artificially forced to keep the exact same construction and grading footprint as the proposed project—ensuring the orchard is clear-cut and the adobes	**Improper Alternatives Analysis:** Artificially structuring alternatives to maintain the exact same destructive footprint in a manner that avoids demonstrating environmental benefits violates CEQA Guidelines Section 15126.6 (*Laurel Heights Improvement Assn. v. Regents of University of California*(1988) 47 Cal.3d 376, 403-405).

L4-51 cont.

TABLE 2 NOP COMMENTS NOT ADDRESSED IN THE DEIR			
Commenting Party & Date	**Explicit NOP Scoping Request Or Proposed Mitigation**	**Technical and Substantive Omission in the Draft EIR**	**Legal and Procedural Consequence under CEQA**
		crowded. [DEIR Chapter 7, p. 7-17].	
Department of Toxic Substances Control (DTSC) March 25, 2026	Recommended systematic subsurface soil sampling and laboratory testing across the project footprint to test for agricultural chemical residues (organochlorine pesticides, lead, arsenic) and screen for historical underground storage tanks (USTs) [Appendix G, Phase I ESA; DEIR Section 4.8, p. 4.8-15].	The DEIR's Phase II ESA (Appendix H) ignored soil testing and GPR scanning. Testing was restricted solely to interior/exterior asbestos and lead paint building materials surveys [Appendix H, p. 1-4]. The actual physical, chemical baseline of the soil that will be graded and excavated remains completely unformulated.	**Failure to Establish the Baseline:** A lead agency commits a prejudicial abuse of discretion when it fails to conduct recommended subsurface soil and UST investigations, leaving the environmental baseline entirely unformulated. (*San Joaquin Raptor Rescue Center v. County of Merced*(2007) 149 Cal.App.4th 645; *Sundstrom v. County of Mendocino*(1988) 202 Cal.App.3d 296).
Caltrans (District 12)April 20, 2026	Requested that the EIR evaluate project-related VMT, loading zone adequacy, and incorporate enforceable Transit-Oriented TDM trip-reduction measures to minimize VMT and traffic hazards near state rights-of-way [1 Introduction, Table 1-1].	**Mitigation Escape:** While the DEIR VMT analysis (Section 4.10) identified a small VMT exceedance (0.08%), the City dismissed TDM commute marketing and bicycle improvements as "infeasible" because they "cannot compel employee travel choices" [DEIR Section 4.10, p. 4.10-22]. The City prematurely	**Unlawful Mitigation Escape:** Under CEQA, a finding of "Significant and Unavoidable" is legally invalid and a prejudicial abuse of discretion if the lead agency fails to adopt highly feasible mitigation measures that are proven to reduce the VMT impact below the threshold of significance (*City of San Diego v. Board of*

L4-51 cont.

TABLE 2 NOP COMMENTS NOT ADDRESSED IN THE DEIR			
Commenting Party & Date	**Explicit NOP Scoping Request Or Proposed Mitigation**	**Technical and Substantive Omission in the Draft EIR**	**Legal and Procedural Consequence under CEQA**
		declared the VMT impact "Significant and Unavoidable" without adopting these highly effective, feasible CAPCOA TDM measures. It also screened out traffic safety hazards (TRA-c) using public right-of-way restriping as an unmonitored "design feature" rather than formal CEQA mitigation [*Lotus* violation].	*Trustees of California State University*(2015) 61 Cal.4th 589; *Sierra Club v. County of Fresno* (2018) 6 Cal.5th 502).

L4-51 cont.

B. Substantive Omission 1: Ignored AB 52 Tribal Mitigation Requests and the *Koi Nation* Precedent

The most egregious procedural and substantive violation in the DEIR's Cultural and Tribal Cultural Resources analyses is the failure to adequately address the Juaneño Band's formal request for a designated, protected, and permanent on-site reburial space within the project footprint. As previously noted, under Assembly Bill (AB) 52, a lead agency is legally required to consult in good faith with traditionally and culturally affiliated Native American tribes to identify and negotiate mutually acceptable mitigation measures to avoid or minimize impacts to tribal cultural resources.[198] Public Resources Code Section 21084.3(b)(1) explicitly prioritizes "Avoidance and preservation of the resources in place, including, but not limited to, planning and protecting the cultural and natural context."

L4-52

When a tribe formally requests an on-site reburial space due to the high sensitivity of a historic project site and the reasonable probability of encountering ancestral remains during grading, the lead agency *must* evaluate the feasibility of that request in the EIR. However, the City and EIR consultant ignored this mandate. Mitigation measures MM CUL-1 (Cultural Resources Monitoring) and MM TCR-1 (Tribal Cultural Resources Mitigation) simply adopt standard, generic "wait-and-see" construction monitoring requirements, directing the contractor

198 Public Resources Code §§ 21080.3.1, 21084.3.

to hand over any discovered remains to the county coroner and subsequent "Most Likely Descendant".[199]

The DEIR contains no discussion or feasibility analysis of the Juaneño Band's specific request for a designated on-site reburial space. Under the published appellate decision *Koi Nation of Northern California v. City of Clearlake* (2025), a lead agency fails to conduct a legally adequate consultation or environmental review when it fails to explain why agreement on a proposed mitigation measure was infeasible, and why the measure was rejected. By failing to provide this reasoning, the City prevented the public and decision-makers from evaluating a likely feasible tribal preservation option, violating its mandatory consultation and disclosure duties under AB 52 and CEQA Guidelines Section 15064.5. **L4-52 cont.**

C. Substantive Omission 2: The Failure to Analyze Low-Frequency (dBC) Noise on Fragile Structures

During the NOP scoping period, UNITE HERE Local 11 submitted formal comments explicitly requesting that the EIR analyze the potential impacts of low-frequency sound on sensitive receptors:

> *"We request that the EIR evaluate the project's noise impacts utilizing both A-weighted (dBA) and C-weighted (dBC) noise metrics to properly assess the low-frequency noise impacts from mechanical equipment, car lifts, and hotel-related event spaces..."*.[200]

As previously discussed, low-frequency noise, which typically travels through structures and walls unimpeded by standard insulation, is highly disruptive to human sleep and can cause structural rattling, which is particularly dangerous for unreinforced historic masonry and earthen adobe buildings. Despite this explicit technical request, the DEIR and Appendix I contain absolutely zero C-weighted (dBC) noise modeling or discussion. The analysis relies exclusively on A-weighted decibels, which filters out the very low-frequency rumble generated by the six-level mechanical car lift (Building 5) and the 42 rooftop HVAC heat pump units.[201] **L4-53**

An EIR noise analysis is legally inadequate if it utilizes a flawed modeling methodology that suppresses critical acoustic variables, or if it completely fails to evaluate an environmental pathway raised by qualified commentators during the scoping phase.[202] By ignoring the dBC metric, the Lead Agency failed to provide an adequate analysis of the project's operational noise impacts, committing a prejudicial abuse of discretion.

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199 DEIR Section 4.11, p. 4.11-12.

200 Appendix A-8, Channel Law Group Letter, April 20, 2026, p. 2.

201 DEIR Section 4.9, Table 4.9-12, p. 4.9-25.

202 *Berkeley Keep Jets Over the Bay Com. v. Board of Port Comrs.* (2001) 91 Cal.App.4th 1344, 1371.

D. Procedural and Substantive Mandate to Cure

To cure these critical, prejudicial procedural and scoping defects, the City of San Juan Capistrano must prepare, recirculate, and draft a revised EIR that includes:

1. **Tribal Reburial Integration:** Formally evaluates the feasibility of, and integrates, the Juaneño Band's requested on-site permanent reburial space into a revised Mitigation Monitoring and Reporting Program (MMRP), concluding formal AB 52 consultation in good faith as required by California law.

2. **Low-Frequency (dBC) Acoustic Modeling:** Performs localized, professional C-weighted (dBC) acoustic modeling for the six-level mechanical valet car lift (Building 5) and all 42 rooftop HVAC units to evaluate low-frequency vibration, sleep disturbance, and structural rattling risks. L4-54

3. **Physical Story Poles:** Mandates the erection of physical story poles on-site during the recirculated EIR review period to provide the public and decision-makers with a reliable, three-dimensional visual baseline to assess compatibility with the historic adobes.

4. **True Phase II Subsurface Investigation:** Conducts a true, professional Phase II subsurface investigation, including systematic shallow soil borings and Ground Penetrating Radar scans, to formulate a scientifically valid soil baseline before project approval.

5. **Recirculate the Revised EIR:** Recirculates the revised, corrected EIR for public review and comment pursuant to CEQA Guidelines Section 15088.5.

XI. CONCLUSION

As demonstrated herein, the Project has the potential to result in both significant unmitigated direct and cumulative impacts, which are not identified in the DEIR. A number of these impacts cannot be clearly mitigated to a level which is less than significant. A revised and recirculated DEIR is therefore required for the Project.

Thank you for your consideration of this matter. I may be contacted at jamie.hall@channellawgroup.com if you have any questions, comments or concerns.

Sincerely,

Jamie T. Hall

Encl.
Attachment A National Register of Historic Places Inventory – Nomination Form: Domingo Yorba Adobe & Casa Manual Garcia

Channel Law Group, LLP

August 24, 2026

Comments on Draft Environmental Impact Report for the French Hotel Project (SCH #2026030917); 31861 – 31871 Camino Capistrano in the City of San Juan Capistrano, Orange County (APNs: 121-150-28, 121-150-29, and 121-150-30)

EXHIBIT A

FHR-8-300 (11-78)

United States Department of the Interior
Heritage Conservation and Recreation Service

National Register of Historic Places Inventory—Nomination Form

For HCRS use only
received JAN 8 - 1982
date entered FEB 4 1982

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic DOMINGO YORBA ADOBE & CASA MANUEL GARCIA

and/or common

2. Location

street & number 31781 Camino Capistrano ___ not for publication

city, town San Juan Capistrano ___ vicinity of congressional district 40th

state California code 06 county Orange code 059

3. Classification

Category	Ownership	Status	Present Use	
___ district	___ public	_X_ occupied	___ agriculture	___ museum
_X_ building(s)	_X_ private	___ unoccupied	_X_ commercial	___ park
___ structure	___ both	___ work in progress	___ educational	_X_ private residence
___ site	**Public Acquisition**	**Accessible**	___ entertainment	___ religious
___ object	___ in process	_X_ yes: restricted	___ government	___ scientific
	___ being considered	___ yes: unrestricted	___ industrial	___ transportation
		___ no	___ military	___ other:

4. Owner of Property

name Eugenie Oyharzabal Trust

street & number 31781 Camino Capistrano

city, town San Juan Capistrano ___ vicinity of state California 92675

5. Location of Legal Description

courthouse, registry of deeds, etc. Orange County Hall of Records, O.C. Recorders Office

street & number 630 North Broadway

city, town Santa Ana state California, 92701

6. Representation in Existing Surveys

title Domingo Yorba Adobe & Casa Manuel Garcia has this property been determined elegible? _X_ yes ___ no

date 1978, Orange County Board of Supervisors ___ federal ___ state _X_ county _X_ local

depository for survey records Orange County Board of Supervisors

city, town 10 Civic Center Plaza, Santa Ana state California 92701

7. Description

Condition		Check one	Check one
_X_ excellent	___ deteriorated	___ unaltered	_X_ original site
___ good	___ ruins	_X_ altered	___ moved date _____
_X_ fair	___ unexposed		

Describe the present and original (if known) physical appearance

The Domingo Yorba Adobe and the Casa Manuel Garcia are two beautifully maintained structures dating back to 1830 and 1840. They stand side by side, facing Camino Capistrano, which was the main thoroughfare between Los Angeles and San Diego until the completion of the San Diego Freeway in 1961.

The Domingo Yorba Adobe is a private, detached dwelling. It is a rectangular one-story structure; building materials consist of adobe brick, wood siding and an asphalt shingled roof. The adobe walls are 1'8" thick.

Originally, the house had two large rooms, 14' by 27'3" and 14' by 24' which were separated by an adobe wall with a doorway in the center. Each room had a door leading outside to the porch facing east onto Camino Capistrano.

The only windows in the adobe were on the east side, facing the street, with the northern room having two windows and the southern room one. This window and door pattern at the facade of the Domingo Yorba Adobe is unchanged to this day.

The original two rooms of this adobe were not of the same level, the floor of the north room being about four inches above the floor of the south room. This difference in grade required a step at the doorway between the rooms, which exists today.

The difference in room levels was originally reflected in the roofline, as shown in Photo #6. The roofline was leveled to its present appearance in 1900.

The interior living space has been changed and enlarged over time. At some point between 1880 and 1900, the two rooms of the original adobe were divided by wooden walls to create four smaller rooms, measuring 14'8" x 15'3"; 14'8" x 12'; 14'8" x 11'6"; and 14'8" x 12'6". These rooms are unchanged since that time.

Major alterations to the structure occurred between 1900 and 1936. During this period, two screened-in porches were added to the rear (west) of the original adobe. Both porch areas were enclosed by 1936. The easterly section is sheathed in stucco to match the exterior of the adobe (Photo #4). The rear section is covered in board and batten, with metal awnings over the windows and a rear entrance stairway (Photo #5). The roofline is irregular at this rear section, with a combination of gabled and hip forms. Three doorways connect the original adobe to this rear extension.

The Manuel Garcia House is the first and only two-story adobe built in San Juan Capistrano. It is a rectangular building, 75' long and 21' wide. Building materials are adobe brick, wood siding, and asphalt shingles on the roof. The outside walls are 3'3" thick adobe brick.

Originally, the adobe had two large rooms on the ground level, the room to the north was 35'6" by 14'7", the one to the south 31' by 14'7" both were connected by an archway - nothing has been altered.

In 1840 the second floor only extended over half the groundfloor part on the south end and measured 21' in width and 31' in length.

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
COUNTY	
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ENTRY NUMBER	DATE
FEB 4 1982	

(Number all entries)

6. Representation in Existing Surveys:

1. San Juan Capistrano Inventory of historically and culturally significant structures,objects and sights.
2. California Inventory of Historic Resources,Sacramento,Ca.
3. Orange County Landmarks Inventory, Santa Ana,Ca.
4. Southern California Guide to Architecture,Gebhardt & Winter
5. **Historic Site # 23** County of Orange I979

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In 1880 the other half was added, building materials for the exterior walls were wood boards. Photograph #8 clearly shows where the adobe wall ended and the new wood addition starts.

It is not known how the upper floor was reached prior to 1880. The balcony was added in 1880, it runs the length of the building on the east side; 83' long and 8'6" wide and is supported by eight wooden beams that are two stories high. On the south side are outside wooden stairs leading to the second floor.

The most striking part of the balcony is the balustrade which is of a lacy design and has not been altered since the 1880s.

The roof is high gabled with a medium gable extending over the balcony. The Manuel Garcia Adobe has not changed its appearance since 1880.

Small shed roofed extensions were added to the rear (west) of this structure in the period, 1880-1900. These have been enclosed to offer additional usable floor space (Photo #9).

On the north side is a one-story structure that is attached to the Manuel Garcia Adobe. It was built in the 1930s, first used as a garage and later converted into a small store. The architecture blends with the rest of the building and cannot be considered an intrusion, but the structure does not contribute to this predominantly nineteenth century complex.

In the courtyard on the west side of the property are two barns, three sheds, and a corn crib.

The barns were built in 1880, original materials used were wood planks and the roof was wood shingled.

The barns were altered in the '30s; the sides and the back were replaced by corregated metal as was the roof. Of the original barn only the wood front remains.

The three sheds are wood structures. Photograph #17 shows an open shed used to store farm equipment and is in good condition. The other two on the north side of the property are plain wood plank structures and are in fair to poor condition. These sheds were built ca. 1900.

The corn crib or granary (Photo #16) shows a lath type construction with a wood shingle roof. It is the only one of this type left in the community. It has not been altered since its construction in 1880 and is in poor condition.

The grounds have not been altered since 1880. The original small orange orchard still exists, also two big California pepper trees; one is located behind the barn in the corral area and the other one directly behind the Manuel Garcia House.

The courtyard is partially asphalted.

8. Significance

Period	Areas of Significance—Check and justify below				
___ prehistoric	___ archeology-prehistoric	___ community planning	___ landscape architecture	___ religion	
___ 1400–1499	___ archeology-historic	___ conservation	___ law	___ science	
___ 1500–1599	___ agriculture	___ economics	___ literature	___ sculpture	
___ 1600–1699	_X_ architecture	___ education	___ military	___ social/ humanitarian	
___ 1700–1799	___ art	___ engineering	___ music	___ theater	
_X_ 1800–1899	_x_ commerce	_X_ exploration/settlement	___ philosophy	___ transportation	
_X_ 1900–	___ communications	___ industry	___ politics/government	_x_ other (specify) ethnic history; Basque	
		___ invention			

Specific dates 1830, 1840, 1880 **Builder/Architect** Miguel Garcia, Domingo Yorba

Statement of Significance (in one paragraph)

This group of structures represents an important historical and architectural landmark in San Juan Capistrano and Southern California. The structures document a rural way of life in Orange County that persisted from the Mexican period until recent decades. The two principal structures - the Domingo Yorba Adobe and Casa Manuel Garcia - are late Mexican period adobe structures, the former, a one-story residence, the latter, a two-story Monterey style structure used chiefly for commercial purposes. The facade of each is remarkably unchanged and the two compose a striking streetscape. The adobe structures, along with late 19th century farm buildings, document a century and one-half of occupation of this site, first by Mexican and Portuguese settlers and subsequently by a pioneer French Basque family, which has resided here since 1880. The structures continue to evoke the combined residential, agricultural, and residential uses to which they have been put throughout most of the period in which San Juan Capistrano has been occupied by Euro-American settlers.

Architecture

The two adobes standing side by side are architecturally significant since they represent architecture popular in 1830 and 1840. The Yorba Adobe is of a much more common style and there are several of this type still standing in San Juan Capistrano (Rios, Montanez, Silvas, and Avila Adobes).

Originally it was a one-story building, consisting of two large rooms and a porch on the east side that was covered by an overhanging roof. It had no kitchen, all the cooking took place outside.

The front view of the adobe today looks the same as it did after Domingo Oyharzabal altered the roofline in 1880/90, the adobe outside walls are stucco, 6 wood pillars support the roof over the porch and a plain iron railing runs the length of the porch. Alterations and additions are on the back of the building and cannot be seen from the street.

The Casa Manuel Garcia is the only two-story Monterey style adobe left in Orange County. Originally the second floor covered only half of the building, and it is not known if a balcony existed and the location of stairs leading to the one room upstairs.

In 1880, Domingo Oyharzabal added the other half of the second floor. He used wood planks for the walls, installed the wood balcony with the ornate bannister, and the outside stairway on the south side of the building. The appearance of the Casa Manuel Garcia has not changed since 1880.

9. Major Bibliographical References

ACREAGE NOT VERIFIED

Clifton Johnson, American Highways and Byways of the Pacific Coast
McMillan Co., New York, April 1908
Pamela Hallan, Dos Cientos Anos En San Juan Capistrano, Lehmann Publishing Co.
Irvine, Ca., 1975

cont. sheet

10. Geographical Data

UTM NOT VERIFIED

Acreage of nominated property 3 Acres, Lot 39, Tract 103, Assessors parcel # 121-150-05

Quadrangle name San Juan Capistrano **Quadrangle scale** 1:24000

UMT References

	Zone	Easting	Northing
A	11	418510	3170167610
B			
C			
D			
E			
F			
G			
H			

Verbal boundary description and justification West side 206.90 feet long bordering tracks of Santa Fe Railroad. North side 355.80 feet, borders the Avila Adobe property. East side 200.70 feet facing Camino Capistrano. South side 363.55 feet bordering Adobe Restaurant and its parking lot.

List all states and counties for properties overlapping state or county boundaries

state n/a	code	county	code
state	code	county	code

11. Form Prepared By

name/title Ilse M. Byrnes

organization San Juan Capistrano Historical Soc. **date** 6/1/1981

street & number P.O. Drawer 1029 **telephone** (714) 493-4222

city or town San Juan Capistrano **state** California 92693

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state X local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature K Mellon

title **date** 11-30-81

For HCRS use only

I hereby certify that this property is included in the National Register

Entered in the National Register

Deloris Byers for Keeping **Keeper of the National Register** **date** 2/4/82

Attest: **date**

Chief of Registration

UNITED STATES DEPARTMENT OF THE INTERIOR
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Commerce

When Manuel Garcia built the adobe in 1840, the ground floor housed the first General Store. In 1880, after the addition of the balcony, the stairway and the extra rooms, it served as San Juan's first hotel. The "French Hotel" was in operation from 1880 until 1903.

The original General Store remained and exists to this day. For a short time, the adobe was the site of the first American Period post office.

Exploration/Settlement

In addition to being rare Mexican Era structures, the Domingo Yorba Adobe and Casa Manuel Garcia have been continuously occupied by pioneer Southern California families.

As noted, the two-story adobe was built in 1840 by Manuel Garcia. Called "El Portugues" because he was a native of Portugal, Garcia came to San Juan Arguello (as San Juan Capistrano was then called) in the early 1840s and built this two-story adobe. "El Portugues General Store" was on the south side of the ground floor, the rest of the ground floor and the upstairs served as San Juan's first hotel for travelers along El Camino Real.

In 1857, Don Manuel's store was looted by the greatly feared bandit Juan Flores and his gang. They killed the German storekeeper Jorge Pflughardt after looting his store. Don Miguel Garcia left San Juan Capistrano and the property changed ownership several times before being purchased in 1880 by Domingo Oyharzabal and Juan Salaberri. They enlarged the building, adding on the northerly upstairs rooms, which became part of the Hotel Francais or the French Hotel; they did leave the General Store untouched. The French Hotel closed its doors in 1903, the General Store continued its existence until the present. Today it houses the "Spanish Treasures Store" that is very popular with schoolchildren who love the great variety of candy....Mrs. Brown has owned the store for over 23 years.

The greatest significance is the fact that the Domingo Yorba Adobe and the Manual Garcia House have been in the same family since 1880. Carmen and Eugenie Oyharzabal, who live in the Yorba Adobe have the record of the Chain of Titles which reads as follows:

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4.8.1876	H. K. O'Melveney
2.1.1876	S. W. Iler
2.23.1876	Maria Rios, Wife of Domingo Yorba
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

H. K. O'Melveney County Judge, Los Angeles County in trust for use and benefit of inhabitants of the town of San Juan Capistrano, pursuant of provision of an act of Congress, 4.24.1820 entitled:

"An act making further provision for the sale of public lands", and by virtue of an act of Congress, March 2, 1867 entitled:

"An act for the relief of the inhabitants of the Cities and Towns upon public lands"

Not much is known of S. W. Iler or Judge O'Melveney other than their names mentioned in the Chain of Titles.

Maria Rios, the wife of Domingo Yorba owned the Yorba Adobe and the Casa Manuel Garcia from 1876 until 1880. At that time she sold both houses to Domingo Oyharzabal and Juan Salaberri.

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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. 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.

In 1880, Domingo Oyharzabal and Juan Salaberri became real estate partners in the purchase of the Yorba Adobe and the Casa Manuel Garcia. Domingo immediately converted the Garcia Adobe into the "French Hotel", leaving the General Store untouched, while he made his home in the Yorba Adobe. The French Hotel flourished for 23 years and Clifton Johnson in his book "American Highways and Byways" describes his visit to San Juan Capistrano and his stay at the French Hotel as follows:

"The hotel was an old-time stage route tavern, a big, long, two-story building with a piazza and balcony on both front and rear. I had to go upstairs outside and walk along the balcony to get to my room which was a rather bare and shabby apartment, with a bed that had two boxes under it to prop up the slats. "We had a heavy-weight sleeping in your bed last night" explained the landlord, "and he broke through".

"Behind the hotel were all sorts of whitewashed barns and sheds and shacks, including a kitchen and a dining room which were under a roof by themselves. Suspended from a full-foliaged pepper tree was a framework box covered by flynetting. This served for a refrigerator."

Domingo and Etienne Oyharzabal were equal partners since 1895 in all real estate investments and farming operations and after Domingo died unmarried in San Juan Capistrano in 1913, Etienne took over everything. He married the former Lucy Darius, a native of France in 1896 and she managed the French Hotel until its closure in 1903. Etienne died in 1934 and Lucy in the early 1960s, they had no children.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR HCRS USE ONLY
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Juan Salaberri's partnership appears to be terminated April 14, 1901, according to the Chain of Titles, yet the families stayed lifelong friends. The present owner, Carmen Oyharzabal stated that the members of the Salaberri family occupied the upstairs apartment of the Garcia Adobe for many years.

During the lifetime of Domingo and Etienne Oyharzabal, two nephews entered their employment, Estaban, Jr. and his brother, Pedro. Estaban, Jr., born 1877 and Pedro, born 1882 were natives of Basse-Pyrenees, France, just like their uncles. Their father, Jean Oyharzabal married Graciosa Amestoy and they had seven children.

The Oyharzabal boys received their education at local schools and attended Mauleon and Larressore College in France. When Pedro was 16, he and a sister left for South America. He found employment in Buenos Aires and in 1899, brother Estaban, Jr. left France to join him. In 1904, the two brothers decided to leave Buenos Aires for San Juan Capistrano, where their uncles, Domingo and Etienne, were prominent merchants. At first they rode the range for their uncles and became very knowledgeable in the care of cattle. Later Pedro entered his uncle's store in the Garcia Adobe as a clerk, while his brother, Estaban, became manager of the 4,000-acre ranch until 1920. In May of 1920, the brothers formed a partnership and engaged in ranching. They bought a 74-acre ranch on the Capistrano River - now known as the San Juan Creek, planted 25 acres in walnuts, and leased additional land from their uncle Etienne, raising alfalfa, grain, and walnuts. They had a very sophisticated irrigation system with its own pump station, which was initially developed by their uncle Domingo in 1910. Pedro was a lifelong member of the Walnut Growers Association. He married on April 24, 1911, Crecencia Leon, a native daughter of San Juan Capistrano. Her parents, Don Incarnacion and Juana Mendes Leon, were born in the State of Sonora, Mexico and were early settlers in San Juan Capistrano.

Pedro died in San Juan Capistrano in 1936, Crecencia died in 1967 - they had no children.

Pedro's brother, Estaban, Jr., on one of his visits to France, met and married Eugenie Harguindeguy in 1924. Eugenie, a native of Basse-Pyrenees, was the daughter of Jean and Catherine Harguindeguy.

Estaban, Jr. and Eugenie returned to San Juan Capistrano and had two daughters, Carmen and Terese.

Estaban, Jr., until his death in 1939, was a very prominent rancher. His widow and daughters continued ranching until 1960 and still live in the Domingo Yorba Adobe.

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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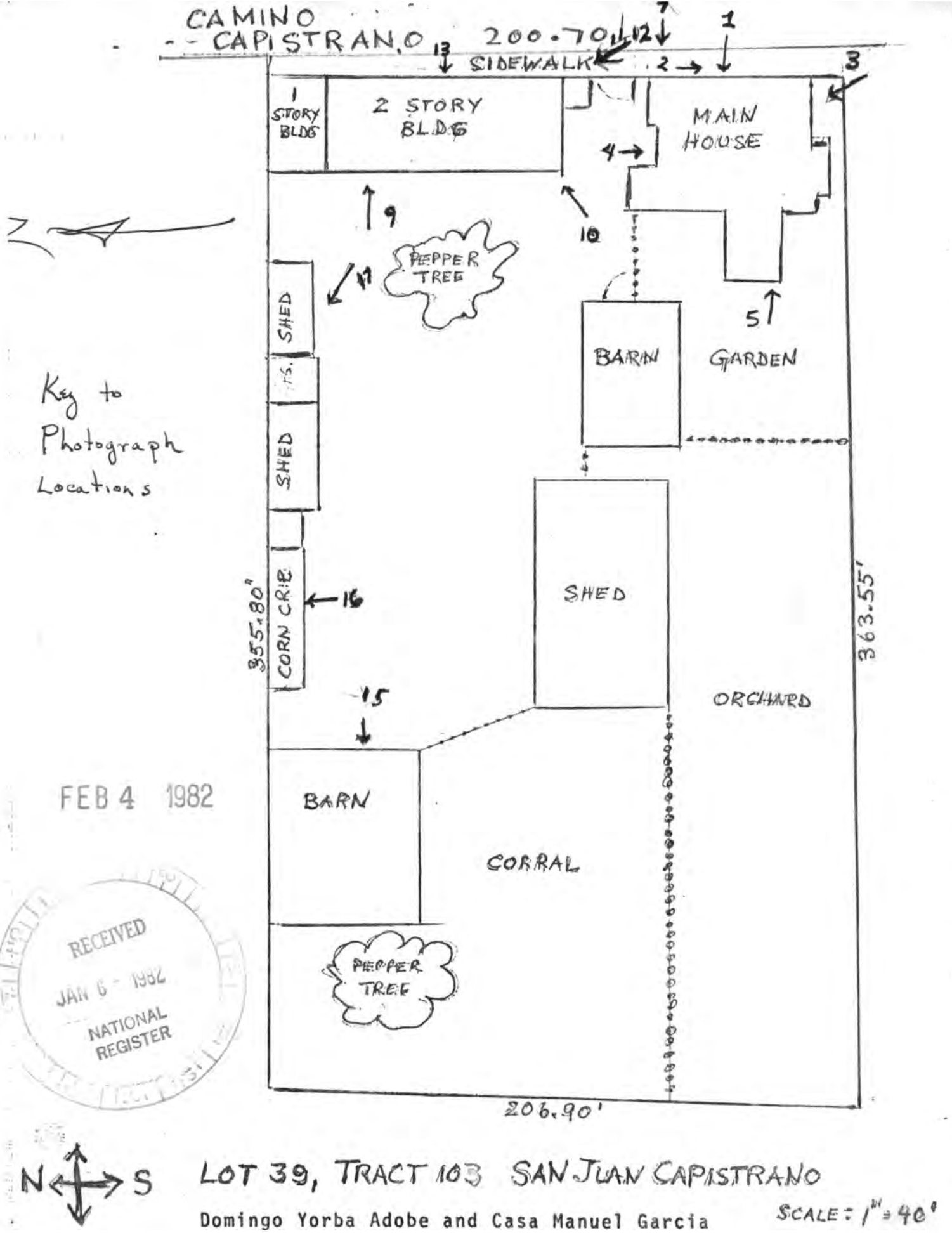
DATE ENTERED FEB 4 1982

Samuel Armor,ed.History of Orange County,California, with biographical sketches.Los Angeles 1911 and 1921

Winter & Gebhardt,Guide to Architecture in Los Angeles and Southern California, Peregrine Smith

Orale Sources: Interviews with Carmen and Eugenie Oyharzabal;April,May and June 1978



Key to Photograph Locations

FEB 4 1982

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JAN 6 - 1982
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N S

LOT 39, TRACT 103 SAN JUAN CAPISTRANO

Domingo Yorba Adobe and Casa Manuel Garcia

SCALE: 1" = 40'

DUE 2/4/82 - 2/20/82

dnr-3

Name Yorba Domingo Adobe and Casa Manuel Garcia
State, County CA, Orange
Working Number 1-682-28
Fed Nom or Request—Agency
Federal Register Date 2.7.83

√ Nomination
__ Determination of Eligiblity
__ On Nomination Form

√ Bldg(s)
__ Site
__ Object
__ Structure
__ District

Within: 82002222
__ Multiple Resource Area
__ Thematic Group

Maps 1
Photos 18

Nomination prepared by:
__ State Staff
__ Local
√ Other

Action: Entered in the National Register
√ ACCEPT 2/4/82
__ RETURN ____
__ REJECT ____

Check if Appropriate:
__ State Request for Review
__ Keeper's Decision to Review
__ 2nd Return

I. Evaluation of Resource (cont. on back if necessary)

II. Evaluation of Nomination

	Good	Adequate	Poor	Comments
1. Descriptive Statement Short Format __ Yes __ No				
2. Significance Statement Short Format __ Yes __ No				
3. Concepts/Integrity				
4. Concepts/Criteria				
5. Concepts/Boundaries				
6. Contextual Evaluation				

General Comments (cont. on back if necessary):

Reviewer/Date _____ See Attached __

National Park Service U.S. Department of the Interior


DOMINGO YORBA ADOBE
3187



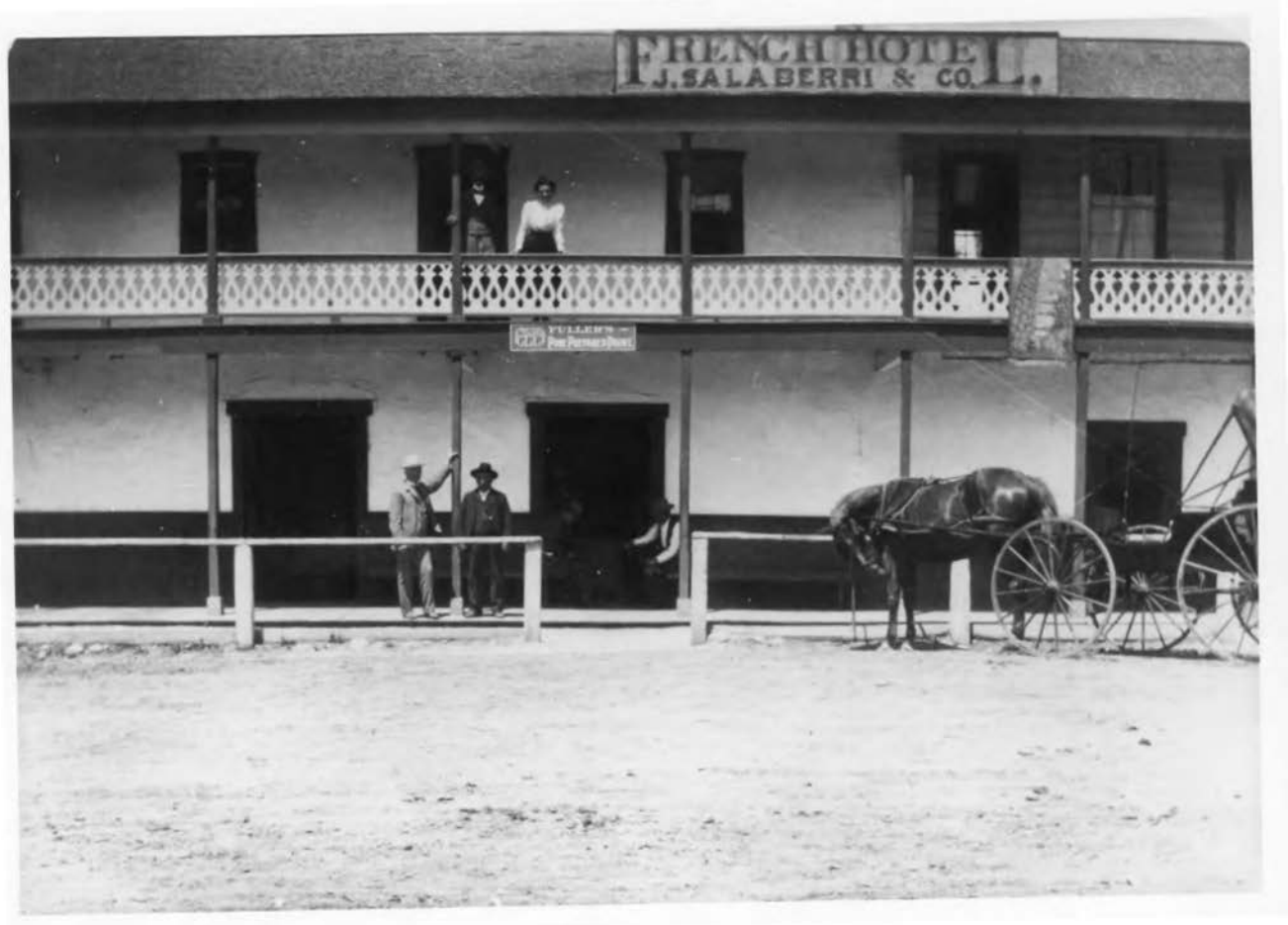

PACIFIC
FENCE




DOG
ON DUTY






FRENCH HOTEL
J. SALABERRI & CO. L.






PRIVATE


PRIVATE
PROPERTY
NO




SLÁN·LEAT









UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY

STATE OF CALIFORNIA
DEPARTMENT OF WATER RESOURCES

SAN JUAN CAPISTRANO QUADRANGLE
CALIFORNIA—ORANGE CO.
7.5 MINUTE SERIES (TOPOGRAPHIC)

2451 III NE (TUSTIN)

2451 II NE (SANTIAGO PEAK)

117°45′ 33°37′30″ 117°37′30″ 33°37′30″

1 580 000 FEET

530 000 FEET

490 000 FEET

33°30′ 33°30′

1 550 000 FEET

SCALE 1:24 000

1 0 1 MILE
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 .5 0 1 KILOMETER

CONTOUR INTERVAL 20 FEET
NATIONAL GEODETIC VERTICAL DATUM OF 1929
DEPTH CURVES IN FEET—DATUM IS MEAN LOWER LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 4 FEET

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

Mapped, edited, and published by the Geological Survey

Control by USGS, NOS/NOAA, and USCE

Topography by photogrammetric methods from aerial photographs taken 1946. Field checked 1948. Revised from aerial photographs taken 1967. Field checked 1968

Selected hydrographic data compiled from NOS/NOAA Chart 5142 (1968)

This information is not intended for navigational purposes

Polyconic projection. 1927 North American datum
10,000-foot grid based on California coordinate system, zone 6
1000-meter Universal Transverse Mercator grid ticks, zone 11, shown in blue

Red tint indicates areas in which only landmark buildings are shown

Dotted land lines established by private survey

Fine red dashed lines indicate selected fence lines

GN 0°23′ 7 MILS MN 14½° 258 MILS

UTM GRID AND 1978 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET

ROAD CLASSIFICATION
Heavy-duty ——— Light-duty ———
Medium-duty ——— Unimproved dirt - - - -
Interstate Route State Route

CALIF
QUADRANGLE LOCATION

Revisions shown in purple compiled from aerial photographs taken 1974. This information not field checked. Map edited 1978

Purple tint indicates extension of urban areas

SAN JUAN CAPISTRANO, CALIF.
N3330—W11737.5/7.5

1968
PHOTOREVISED 1978
AMS 2451 II SW—SERIES V895

FEB 4 1982

Domingo Yorba Adobe &
Casa Manuel Garcia
San Juan Capistrano, Ca
UTM: 11/438500/3706760

June 22, 1981

United States Dept. of the Interior
Heritage Conservation & Recreation Service

RE: National Register of Historic Places

Gentlemen:

As owner of the enclosed described properties, I am desirous of having my properties, the Domingo Yorba Adobe and Manuel Garcia Adobe on the National Register.

Your favorable consideration of the above request will be greatly appreciated.

Sincerely yours,

Eugénie Oyharzabal

Mrs. Eugenie Oyharzabal

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City of San Juan Capistrano
32400 PASEO ADELANTO
SAN JUAN CAPISTRANO, CALIFORNIA 92675
PHONE 493-1171

RECEIVED
SEP 18 1981
OHP

Sept. 16, 1981

Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation
PO Box 2390
Sacramento, Ca. 95811

Dear Dr. Mellon,

The City of San Juan Capistrano supports the nomination of the Domingo Yorba Adobe and the Casa Manuel Garcia to the National Register of Historic Places. The application has been reviewed by staff and has been found to be substantially accurate to the best of our knowledge.

Sincerely,

Stephen B. Julian
City Manager

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NATIONAL REGISTER



Orange County Historical Commission

September 23, 1981

RECEIVED
SEP 2 3 1981
OHP

Dr. Knox Mellon, SHPO
Office of Historic Preservation
P.O. Box 2390
Sacramento, California 95811

SUBJECT: Nomination to National Register of Domingo Yorba Adobe and Casa Manuel Garcia - San Juan Capistrano

Dear Dr. Mellon:

This to inform you that the Historical Commission has reviewed the National Register of Historic Places - Nomination Form on the subject properties and considers them to be substantially correct. We believe the Domingo Yorba Adobe and the Casa Manuel Garcia to be worthy of nomination to the National Register and hope that the SHRC will concur.

Please continue to send nomination forms regarding sites in Orange County, so that we may have an opportunity to review and comment.

Sincerely,

Don Dobmeier

Don Dobmeier, Chairman

GC:nr

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JAN 0 - 1982
NATIONAL
REGISTER

P.O. Box 4048, Santa Ana, California - 92702

WAIVER BY PROPERTY OWNER

RECEIVED
DEC 2[illegible] 1981
OHP

Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation
Post Office Box 2390
Sacramento, CA 95811

Dear Dr. Mellon:

This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the address of my property:

31871 Camino Capistrano
San Juan Capistrano
Calif. 92675

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Sincerely,

Eugénie Dykes Gabel

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SUPERVISOR, FIFTH DISTRICT

THOMAS F. RILEY

ORANGE COUNTY BOARD OF SUPERVISORS

ORANGE COUNTY HALL OF ADMINISTRATION
10 CIVIC CENTER PLAZA, P. O. BOX 687, SANTA ANA, CALIFORNIA 92702
PHONE: 834-3550 (AREA CODE 714)

October 15, 1981

RECEIVED
OCT 20 19
OHP

Dr. Knox Mellon
State Historic Preservation Officer
Office of Historic Preservation
P. O. Box 2390
Sacramento, California 95811

Dear Dr. Mellon:

Nomination to National Register of Domingo Yorba Adobe
and Casa Manuel Garcia - San Juan Capistrano

As the member of the Orange County Board of Supervisors in whose district the subject properties are located, I am particularly pleased that these significant reminders of Orange County's heritage should be considered for nomination to the National Register of Historic Places.

The Domingo Yorba Adobe and Casa Manuel Garcia date back to 1830 and 1840, and are still in beautiful condition. These landmark buildings stand next to one another facing the old main road, Camino Capistrano, and continue to function as important elements of the community's building stock.

Casa Manuel Garcia is the first and only two story adobe in San Juan Capistrano; the Domingo Yorba Adobe is significant as a prototype of a style popular in that period. In view of these and other historical and architectural values, I believe these two buildings to be worthy of listing in the National Register and hope that the State Historic Resources Commission will concur.

Please continue to keep this office informed concerning these and other properties nominated in Orange County.

Sincerely,

Thomas F. Riley
Supervisor, Fifth District

TFR:pht

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JAN 6 - 1982
NATIONAL
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STATE OF CALIFORNIA—THE RESOURCES AGENCY

EDMUND G. BROWN JR., Governor

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
POST OFFICE BOX 2390
SACRAMENTO, CALIFORNIA 95811
(916) 445-8006

December 30, 1981

Ms. Carol Shull
Acting Keeper of the National Register
National Park Service
440 G Street, NW
Washington, DC 20240

Dear Ms. Shull:

We submit the Domingo Yorba Adobe and Casa Manuel Garcia for nomination to the National Register of Historic Places. This property is located in Orange County in the 40th California Congressional District. The property owner has waived her right to object to the proposed listing and requests listing at the earliest possible date.

Sincerely,

Knox Mellon

Dr. Knox Mellon
State Historic Preservation Officer

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JAN 6 - 1982
NATIONAL REGISTER

ENTRIES IN THE NATIONAL REGISTER

STATE **CALIFORNIA**

Date Entered FEB 1982

Name	Location
Ohm, John, House	**Tracy vicinity** **San Joaquin County**
Yorba, Domingo Adobe and Casa **Manuel Garcia**	**San Juan Capistrano** **Orange County**

Also Notified

Honorable S. I. Hayakawa
Honorable Alan Cranston
Honorable Norman D. Shumway
Honorable Robert E. Badham

Western Region, NPS

State Historic Preservation Officer
Dr. Knox Mellon
Office of Historic Preservation
Department of Parks and Recreation
P.O. Box 2390
Sacramento, California 95811

NR Eady/mc 2/22/82

For further information, please call the National Register at (202) 343-6401.
272-350

Letter 4. Channel Law Group, LLP, August 24, 2026

L4-1 This comment does not raise any environmental issue. The comment is written by Channel Law Group, LLP on behalf of UNITE HERE! Local 11, a union. This comment does not question the contents or conclusions of the Draft EIR. Comment noted and no response is necessary.

L4-2 Historic. Please refer to Responses L4-15 through L4-23 below.

L4-3 Please refer to Response L4-15 below.

L4-4 Please refer to Responses L4-15 and L4-20 below.

L4-5 Please refer to Responses L4-32 and L4-33 below.

L4-6 Please refer to Response L4-44 below.

L4-7 Please refer to Responses L4-13 and L4-45 below.

L4-8 Based on the information contained herein, the City finds that none of the conditions requiring recirculation under CEQA Guidelines Section 15088.5 have been met. The comments received during the public review period do not disclose any "significant new information" that would deprive the public of a meaningful opportunity to comment. Specifically, the comments do not show any new or substantially increased significant environmental impacts, nor do they identify any feasible project alternatives or mitigation measures considerably different from those previously analyzed that the project proponent declines to implement. Because the Draft EIR remains accurate and complete, recirculation is not required.

L4-9 The commenter is merely restating the project description described in the Draft EIR. Please refer to the Draft EIR, Chapter 2.0, for a complete project description. No response required. Project Plan Sheets are available for review at City Hall, 32400 Paseo Adelanto, San Juan Capistrano, CA 92675.

L4-10 The commenter is stating the requirements for recirculation of the Draft EIR. Based on the information contained herein, the City finds that none of the conditions requiring recirculation under CEQA Guidelines Section 15088.5 have been met. The comments received during the public review period do not disclose any "significant new information" that would deprive the public of a meaningful opportunity to comment. Specifically, the comments do not show any new or substantially increased significant environmental impacts, nor do they identify any feasible project alternatives or mitigation measures considerably different from those previously analyzed that the project proponent declines

to implement. Because the Draft EIR remains accurate and complete, recirculation is not required.

L4-11 Please refer to Response L4-12 below.

L4-12 The City acknowledges that the Project site is located within the area formerly governed by the Historic Town Center Master Plan (HTCMP) and that the Mission District design criteria cited by the commenter reference the HTCMP. However, the HTCMP was repealed on January 19, 2021, and is no longer in effect. (City of San Juan Capistrano Ordinance Nos. 1081 [General Plan Amendment 18-001] and 1082 [Code Amendment 18-001].) Accordingly, to the extent the comment relies on design guidance contained in the former HTCMP, that guidance is no longer operative and does not govern the Project.

Even assuming the cited Mission District criteria were applicable, the City does not interpret them as imposing a strict two-story height limit. Rather, the applicable provision states that:

> "Building heights in the Mission District must not overshadow the existing heritage, building heights shall be kept to a minimum and should generally not exceed two stories. Three story elements should only be considered if the overall height would not exceed a common two-story structure."
>
> (General Plan Community Design Element, p. 9.)

Read as a whole, this language provides general design direction and does not establish an absolute prohibition on structures exceeding two stories. Further, the Project is consistent with the provision's intent that new development not overshadow the historic character of the Mission District. As discussed on Draft EIR page 4.1-15, the Project preserves the natural grade transition between Camino Capistrano and the adjacent railroad corridor by locating the larger hotel buildings and parking facilities at the lower railroad-grade elevation, thereby reducing the apparent scale and visual prominence of development from surrounding public viewpoints.

The City's interpretation is also consistent with existing development approved within the former HTCMP area. While the HTCMP was in effect, the City approved the three-story Plaza Banderas hotel in October 2010, and, in July 2016, approved a modified design for the same site, now known as the Inn at the Mission, that retained the three-story design and included a 55-foot architectural dome. (City of San Juan Capistrano Resolution No. 10-10-05-05 (2010); City of San Juan Capistrano Planning Commission Resolution No. 16-07-26-6 (2016).) After repealing the HTCMP, the City adopted the El Camino Specific Plan in October 2022, which allows for the development of a 4-story parking structure. (San Juan Capistrano, Ordinance No. 1104 (2022).) Similarly, the Forster & El Camino Mixed-

Use Project, approved in October 2025, includes three and four-story buildings. (San Juan Capistrano, Ordinance No. 1129 (2025).)

In conclusion, the former HTCMP does not govern the Project. The comment does not establish that the Project conflicts with an applicable mandatory General Plan height restriction. No revision to the Draft EIR is required in response to this comment.

L4-13 The Draft EIR provides extensive visual simulations that show existing views as compared to future views with the Proposed Project (see Figures 4.1-1 through 4.1-6). The visual simulations were prepared by the project architect using SketchUp. SketchUp provides native visualization tools and supports advanced external plugins to create accurate and photorealistic renderings of future development. As a result, story poles are not necessary and not required under CEQA. Based on the visual simulations prepared for the Proposed Project, the City determined that no significant aesthetic impacts would result.

L4-14 See Response L4-12.

L4-15 The City disagrees with the comment and affirms that the Draft Environmental Impact Report (DEIR) provides a complete, legally adequate analysis of the whole action and its effects on historic resources. Piecemealing under the California Environmental Quality Act (CEQA) is the impermissible practice of dividing a single, large project into smaller, separate segments to avoid conducting a full environmental impact report (EIR). In the case of the Proposed Project, the Draft EIR and the Historic Resources Analysis Report (HRAR) (see Appendix D) fully analyzes the baseline condition of the historic resources located at the Project Site. For purposes of CEQA, the baseline condition is normally the real physical environmental conditions on the ground in the vicinity of a project as they exist when the Notice of Preparation is published or when environmental analysis begins. [CEQA Guidelines Section 15125(a)(1)] Both the Draft EIR and the associated HRAR address the Domingo Yorba Adobe, Casa Manuel Garcia Adobe, former orchard, White Barn and Garage Barn. The White Barn was disassembled in approximately 2021, and was considered in its disassembled state as part of the March 2026 baseline. These resources are fully analyzed in the Draft EIR and no impermissible piecemealing has occurred. Additionally, the commenter provides no substantial evidence that such piecemealing has occurred.

CEQA requires analysis of a separate future action only when it is both a reasonably foreseeable consequence of the initial project and likely to change the scope, nature, or environmental effects of that project. (*Laurel Heights Improvement Assn. v. Regents of Univ. of Cal*. (1988) 47 Cal.3d 376, 396; *Banning Ranch Conservancy v. City of Newport Beach* (2012) 211 Cal.App.4th 1209, 1222–1223.) The White Barn was separately approved for removal under SPR 21-004 and removed in 2021 following the City's earlier

unsafe-structure/nuisance process; its removal and documentation occurred before the current EIR process. (HRAR, p. 14; DEIR, pp. 4.4-21–4.4-22.) Nothing in the current record identifies that action as a first step toward, or a necessary precondition to, the French Hotel Project. The Garage Barn relocation and adaptive reuse were separately approved under AC23-002, but were not excluded from the historic-resources analysis: the HRAR identifies the barn as Building 6 and evaluates its relocation and rehabilitation specifically to assess historic-resource effects. (HRAR, pp. 59, 82–85; DEIR, p. 4.4-22.) Thus, the record discloses and evaluates the prior White Barn removal and the separately approved Garage Barn relocation.

L4-16 Please refer to Response L4-15.

L4-17 With regards to the comment that the "National Register Nomination Treats the Property as an Historic Complex," the DEIR does not treat the property / project area as a collection of isolated individual buildings. The property / project area includes two National Register of Historic Places (NRHP) listed historic resources: Dominga Yorba Adobe and Casa Manuel Garcia, collectively addressed as 31781 Camino Capistrano in the NRHP Nomination prepared for the property. The proposed project recognizes that the NRHP listing applies to APNs 121-150-28, 121-150-29, and 121-150-30, with the two extant adobes identified as the principal buildings. These APNs conform to the property boundary delineated in the "Key to Photograph Locations" sketch map included in the 1982 NRHP Nomination that is also included as HRAR Figure 33 on page 42.

HRAR pages 11-14 detail the site history including changes and loss of buildings, structures, and landscape features delineated on the "Key to Photograph Locations" sketch map in the 1982 NRHP Nomination. A summary is provided on HRAR page 14.

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.[1]

Site features are described in HRAR page 51.

> 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

[1] Urbana, HRAR, p.14.

> 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.[2]

The property / project area does not contain any other extant buildings, structures, or landscape features from the established ca. 1830-1880 and ca. 1840-1880 periods of significance. The project is not isolating the remaining principal buildings from other previously extant elements because none exist. The project will not segregate the historic adobe buildings from "their farm outbuildings and historic landscape features" because these outbuildings and features do not exist onsite. The project seeks to historically rehabilitate the two remaining principal buildings, the NRHP-listed Domingo Yorba Adobe and Casa Manuel Garcia through removal of non-contributing alterations and additions that date beyond the period of significance, structural strengthening, retention and repair of historic materials, and in-kind replacement of materials that are too damaged to repair.

With regards to the comment that "under CEQA, the Setting is Inseparable from the Resource's Significance, the Proposed Project is premised on retention, rehabilitation, and adaptive reuse of the two remaining NRHP listed buildings at the property. Therefore, the Project would be conducted in accordance with the *Standards for Rehabilitation* and the associated Guidelines the *Standards for Restoration* and associated Guidelines for Restoring Historic Buildings are not applicable.

> "Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the Rehabilitation guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered. New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site."[3]

[2] Urbana, HRAR, p. 51.
[3] NPS, p. 79. https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf

The HRAR concludes that the project conforms to the *Standards for Rehabilitation* and the associated Guidelines for Rehabilitating Historic Buildings. Rehabilitation Standards 9 and 10 address new additions, exterior alterations, or related new construction. Relative to Rehabilitation Standards No. 9 and 10, the proposed project design is addressed in HRAR pages 92-96.

With regards to the comment that the HRAR has a "Shifting and Contradictory Chronological Baseline (1840s vs. 1880s)," 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 and identifies specific dates associated with the property as 1830, 1840, and 1880.[4]

The period of significance for Casa Manuel Garcia is ca. 1840-1880, representing the initial date of construction to construction of the wood frame addition constructed at the second floor, full length balcony, and exterior stair for second floor access.5 Outside the period of significance, 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.[6]

The period of significance for the Domingo Yorba Adobe is ca. 1830-1880, representing the initial date of construction to early alterations completed including leveling the roofline between the two halves of the house. 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.[7]

[4] NRHP Nomination, "Section 8. Significance – Specific Dates" p. 5 of 39.
[5] Urbana, HRAR, p. 49.
[6] Urbana HRAR., 50.
[7] Ibid., 50-51.

The two historic adobes buildings, recognized as a singularly NRHP-listed property and historical resource, will be rehabilitated to the established period of significance broadly defined as ca. 1830 / 1840 through ca. 1880. This means the ca. 1880 second floor addition will be retained at Casa Manuel Garcia while the rear / west and side / north addition will be removed to bring the property to its ca. 1880 appearance. Similarly, additions built outside the period of significance at the Domingo Yorba Adobe will also be removed.

L4-18 As shown on Figure 4.1-2, the proposed hotel buildings are located at the rear of the Project Site and tucked behind the structures that front Camino Capistrano, thereby largely hiding the new hotel buildings due to the slope of the property to the rear. The elevation of the rear of the property is approximately 10 to 12 feet lower than the elevation along Camino Capistrano. As a result, the proposed buildings will have no impact on the historic nature of the existing adobes consistent with Rehabilitation Standard 9. In addition, as stated in Response L4-12, as discussed on Draft EIR page 4.1-15, the Project preserves the natural grade transition between Camino Capistrano and the adjacent railroad corridor by locating the larger hotel buildings and parking facilities at the lower railroad-grade elevation, thereby reducing the apparent scale and visual prominence of development from surrounding public viewpoints. (See also Figures 2-5 through 2-11 [Building Elevations].)

L4-19 Generation of excessive groundborne vibration or groundborne noise levels during construction is discussed beginning on Page 4.9-26 of the Draft EIR. As stated in the Draft EIR, through implementation of PDF NOI-1 and PDF NOI-2, temporary construction-related groundborne vibration and groundborne noise impacts would be less than significant.

The characterization of Building 1A as having a "deep basement" is incorrect. Due to the existing variation in site grades, a portion of Building 1A is located below the adjacent surface grade and is therefore identified as a basement level. However, the Project does not propose deep excavation or deep grading to create a below-grade basement immediately adjacent to the Casa Manuel Garcia Adobe.

Since release of the Draft EIR, additional vibration analysis has been completed and included in Appendix A of this Final EIR. As noted in the analysis prepared by Structural Focus, engineered, retrofitted structures are generally safe from damage provided PPV is within the range of 0.2 to 0.3 in/sec.

The planned seismic retrofit of the Casa Manuel Garcia and Domingo Yorba Adobes features several upgrades that will help mitigate the harmful effects of construction vibration. Adding new mud will secure loose brick, improve cohesion, and increase mortar strength, limiting the growth of microcracking. Reinforcing rods, passed vertically through the piers and grouted in place, tension straps around the perimeter, and solid plywood

diaphragms at floor and roof levels will help prevent cracking, separation, and toppling, maintaining global stability of the structure. Thus, as the Structural Focus memo concluded, "the suitable PPV limit after retrofit is 0.25 in/sec. This is a safe and conservative PPV when combined with a monitoring system designed to prevent vibrations at or beyond that magnitude from occurring for extended periods of time." Additionally, the City has applied the 0.25 PPV standard for other projects in the historic downtown including the El Camino Specific Plan EIR with respect to vibration impacts on Egan House and Esslinger historic buildings. The City has a strong history of protecting other historic buildings in the downtown.

While the PDFs included in the Draft EIR are consistent with the recommendations contained in the Structural Focus memo, to ensure that vibration impacts are mitigated to a less than significant level, all of the specific recommendations therein have been added as mitigation measures in Section 4.9.10, Mitigation Measures of the Draft EIR. Compliance with these mitigation measures will protect the two historic adobes consistent with Rehabilitation Standard 10. The City finds that none of the conditions requiring recirculation under CEQA Guidelines Section 15088.5 have been met. Specifically, these additional mitigation measures do not result in any new or substantially increased significant environmental impacts, nor do they identify any feasible project alternatives or mitigation measures considerably different from those previously analyzed that the project proponent declines to implement. The project proponent has agreed to implement MM N-1 through MM N-8 and they shall be part of the mitigation monitoring and reporting program (MMRP) for the Proposed Project.

4.9.10 Mitigation Measures

MM N-1 Maintain an active vibration monitoring system throughout the entire construction process and immediately halt any activity that exceeds limits and employ alternate methods. Set vibration monitoring limits per these recommendations, and have the system automatically notify all relevant team members in the event of any exceedance.

MM N-2 Prior to completion of the seismic retrofits of both adobe buildings, the maximum PPV shall be limited to 0.12 in/sec.

MM N-3 Prohibit the use of percussive tools such as jackhammers, rotary hammers, air hammers, tampers, scabblers, and needle scalers for the seismic retrofit work in the adobes.

MM N-4 Fully complete the structural seismic retrofit work on both adobes prior to commencing any activity involving heavy equipment or frequent truck traffic at the site.

MM N-5 Once the seismic retrofit work at both adobes is complete, the maximum PPV shall be limited to 0.25 in/sec.

MM N-6 Prohibit impact driving of piles or pile casings at the site.

MM N-7 Prohibit use of bulldozers, excavators, compactors, jackhammers, or other heavy or vibratory equipment within 25 feet of either adobe structure.

MM N-8 At temporary construction traffic access to the site, currently shown on the north side of the Garcia adobe, maintain a smooth asphalt surface at all times, free of potholes, ridges, construction plates, speedbumps, curbs, or visible differential settlement, and limit speed in the access drive to 5 mph.

L4-20 As noted on Page 89 of the HRAR, 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 would 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. The orchard has not been maintained since 1972. As shown on Figure 2-3 of the Draft EIR, as well as Figure 2 in the comment letter, none of the row orchard remains. At the present time, only 7 or 8 trees remain in the location where the orchard existed. While the commenter asserts that the Draft EIR's characterization of the orchard is consistent with the 1982 National Register Nomination Form, that form was prepared nearly 45 years ago. The Draft EIR appropriately considered the existing condition of the property. Additionally, the primary historic use of the property going back to the 1880's, was as a residence, a hotel, and a restaurant. The primary use was never agrarian. As a result, the HRAR concluded that no violation of Rehabilitation Standard 2 would occur and the commenter has not provided any substantial evidence to the contrary.

L4-21 As noted on Page 50 of the HRAR, 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. As a result, the HRAR concluded that no violation of Rehabilitation Standard 4 would occur and the commenter has not provided any substantial evidence to the contrary.

L4-22 Under Section 15384 of the CEQA Guidelines, substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. The information provided in Table 1 by the commenter is nothing more than argument, speculation, unsubstantiated opinion or narrative, which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence. The HRAR prepared for the Proposed Project was prepared by Urbana Preservation & Planning, LLC. Urbana Principal, Wendy L. Tinsley Becker, RPH, AICP, and Scott Solliday, MA, Senior Associate, 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). The HRAR explicitly discussed each of the Secretary of the Interior's Standards for Rehabilitation and concluded the Project was consistent with all such standards. As a result, the City disagrees with the comment and affirms that the Draft Environmental Impact Report (DEIR) and associated HRAR provides a complete, legally adequate analysis of the whole action and its effects on historic resources. Please refer to Response L4-17.

L4-23 As described in Response L4-19, the project plans have been reviewed by a structural engineer with substantial experience with historic structures. As noted above, the planned seismic retrofit of the Casa Manuel Garcia and Domingo Yorba Adobes features several upgrades that will help mitigate the harmful effects of construction vibration. Adding new mud will secure loose brick, improve cohesion, and increase mortar strength, limiting the growth of microcracking. Reinforcing rods, passed vertically through the piers and grouted in place, tension straps around the perimeter, and solid plywood diaphragms at floor and roof levels will help prevent cracking, separation, and toppling, maintaining global stability of the structure. As required by PDF NOI-1 and MM N-4 the retrofit work on the adobes will occur before other construction activities that could cause vibration.

Accordingly, the technical memorandum prepared by Structural Focus, concludes that construction of the Proposed Project can occur without any significant impacts to the

historic adobes through compliance with PDF NOI-1 and PDF NOI-2 and mitigation measures MM N-1 through MM N-8.

L4-24 Please refer to Responses L4-12 and L4-18.

L4-25 Please refer to Responses L4-18 and L4-19.

L4-26 Please refer to Responses L4-20.

L4-27 Please refer to Response L4-21.

L4-28 Please refer to Response L4-22.

L4-29 Please refer to Response L4-23.

L4-30 Please refer to Responses L4-18 through L4-23.

L4-31 Based on the information contained herein, the City finds that none of the conditions requiring recirculation under CEQA Guidelines Section 15088.5 have been met. The comments received during the public review period do not disclose any "significant new information" that would deprive the public of a meaningful opportunity to comment. Specifically, the comments do not show any new or substantially increased significant environmental impacts, nor do they identify any feasible project alternatives or mitigation measures considerably different from those previously analyzed that the project proponent declines to implement. Because the Draft EIR remains accurate and complete, recirculation is not required.

L4-32 Since release of the Draft EIR, additional analysis has been completed with regards to underground storage tanks (USTs). This additional analysis has been incorporated in to a revised Phase I Environmental Site Assessment (ESA) and included in this Final EIR as Appendix B. As discussed on Page 22 of the revised Phase I ESA, after further investigation it was concluded that the subject property has never been equipped with UST(s). While the property was reported as a permitted UST facility, interviews with persons familiar with the property indicated the property was never equipped with USTs, and further review of the database latitude, longitude (33.5013473, -117.6614) listing, shows the former location of the UST site as associated with a paved parking lot to the northeast, approximately 475 feet away. This location is a former gasoline station to the north of the Camino Real Playhouse, not the subject property.

L4-33 To address the potential for past pesticide residues in the area of the former orchard, as well as the potential for lead in soils from deteriorated lead paint, the following mitigation measure has been added to Page 4.8-27 of the Draft EIR. The City finds that none of the conditions requiring recirculation under CEQA Guidelines Section 15088.5 have been met.

Specifically, this additional mitigation measure does not result in any new or substantially increased significant environmental impacts, nor does it identify any feasible project alternatives or mitigation measure considerably different from those previously analyzed that the project proponent declines to implement. The project proponent has agreed to implement MM HAZ-3 and it shall be part of the mitigation monitoring and reporting program (MMRP) for the Proposed Project.

HAZ-3: Soil Management Plan. Prior to the issuance of a grading permit, the project applicant/developer or their designated contractor shall retain a qualified environmental consultant to prepare a soil management plan (SMP) that outlines the proper screening, handling, characterization, transportation, and disposal procedures for contaminated or potentially contaminated soils on site. Consistent with the recommendations of the Phase I ESA, the SMP shall require that shallow soil be assessed for the presence or absence of pesticides, metals, and herbicides. The SMP shall include health and safety and training procedures for workers who may come in contact with contaminated soils. The SMP shall include on-site soil management requirements to avoid fugitive dust and stormwater runoff, including stockpile management, and response and reporting procedures in the event of a release of contaminated soils or violation of air quality or water quality rules (of the South Coast Air Quality Management District and Santa Ana Regional Water Quality Control Board, respectively). The SMP shall be implemented by the project applicant or their designated contractor for all confirmed and suspected contaminated soils that require excavation and off-site disposal. The SMP shall include procedures to meet all applicable federal, state, and local regulations (including those of the Orange County Health Care Agency and South Coast Air Quality Management District) associated with handling, excavating, stockpiling, and disposing of contaminated soils; the proposed disposal facility that will accept the contaminated soils; and appropriate procedures, notifications, permitting requirements, handling, and disposal requirements for any contaminated soils found on-site.

L4-34 Based on the additional analysis and the revised Phase I ESA, Ground Penetrating Radar is no longer required.

L4-35 Please refer to Responses L4-32 through L4-34.

L4-36 As indicated above, an additional mitigation measure has been added to address any potential soil contamination. Under CEQA Guidelines Section 15126.4(a)(1)(B)), deferral of the specific details of a mitigation measure is permissible when the agency commits itself to the mitigation, adopts specific performance standards that the future mitigation must satisfy, and identifies a menu of feasible actions to achieve those standards. Mitigation measures HAZ-1 through HAZ-3, explicitly satisfy these requirements. The

EIR thus provides adequate mitigation to reduce potential hazards impacts to a less than significant level.

L4-37 The commenter contends that removing the remnant orchard conflicts with Goal 3. No ongoing agricultural activity exists on the Project Site. The HRAR documents that only a few remnant citrus and avocado trees remain, that the trees are in fair to poor health, and that the former orchard has diminished through tree loss and removal, leaving scattered plantings and large areas of bare soil. The HRAR further concludes that the loss of the orchard as a distinctive space marked the end of the property's semi-agrarian uses. (HRAR, pp. 51, 89; see also DEIR, p. 4.4-19.) As a result, removal of the remnant trees does not conflict with Goal 3's directive to preserve existing agricultural activity.

Similarly, the City disagrees that the Proposed Project conflicts with Conservation & Open Space Goal 4 and/or Policy 4.1. The Proposed Project preserves, rehabilitates, and adaptively reuses the Adobes and integrates them into the Project's active use. The HRAR concludes that the new construction is compatible with the historic resources, complies with Rehabilitation Standards 9 and 10, and will not impair the resources' integrity or continued eligibility for historic listing. (HRAR, pp. 87–89, 92–97; DEIR, pp. 4.4-21–4.4-23.) Contrary to the commenter's suggestion, the primary historic use of the property was never agrarian, but as a residence, a hotel, and a restaurant. As detailed in Response L4-12, the Proposed Project is consistent with the general plan and zoning designations for the Project Site. Moreover, based on relevant case law, a development project is not required to be in perfect conformity with every single goal or policy in a general plan. *Sequoyah Hills Homeowners Assn. v. City of Oakland* (1993) 23 Cal.App.4th 704 and *Corona-Norco Unified School Dist. V. City of Corona* (1993) 17 Cal.App.4th 984 establish that a project is consistent with a general plan if it furthers the plan's objectives and does not obstruct their attainment, rather than requiring rigid conformity with every policy. Furthermore, in *Families Unafraid to Uphold Rural etc. County v. Board of Supervisors* (1998) 62 Cal.App.4th 1332, the court found that a project remains consistent if it is compatible with the overall objectives and programs of the plan without needing to strictly comply with each individual policy.

L4-38 Please refer to Response L4-19.

L4-39 Please refer to Responses L4-19 and L4-23. The Draft EIR's discussion of potential vibration impacts has been updated and mitigation measures MM N-1 through MM-N-8 have been added to address potential vibration impacts to the two historic adobes. As noted above, the City previously used the 0.25 PPV standard in the El Camino Specific Plan EIR with respect to vibration impacts on Egan House and Esslinger historic structures and the article cited by commenter does not establish a PPV threshold for evaluating potential

damage from construction vibration. The new mitigation establishes a two-stage standard: vibration is limited to 0.12 in/sec PPV before completion of the seismic retrofits, heavy construction cannot begin until the retrofits are complete, and the 0.25 in/sec PPV standard applies only after the adobes have been retrofitted. These mitigation measures will be part of the mitigation monitoring program for the Proposed Project.

L4-40 The commenter concludes that the noise analysis is flawed based on the following claims: that Building 5 could amplify the noise from the car lift operating within it, that the analysis does not model the specific pathways such as doors and ventilation through which the sound energy will escape, and that vibration from the car lift would cause structure-borne sound inside the on-site adobe.

The commenter argues in the first claim that the acoustic modeling the Draft EIR relied upon is invalid based on a note indicating that "[t]he shielding from Building 5 is not accounted for in the estimation, and argues that sound energy would not be able to escape the structure, magnifying the noise. As the commenter notes in the second claim, however, the building would contain vehicle entryways and vents that sound energy would escape through. Additionally, sound energy is not expected to be amplified within Building 5, as Building 5 does not have the structural characteristics that would amplify sound. Some of the sound energy would be absorbed by the hewn driftwood wall materials and some of the sound energy would be reflected. The reflected sound energy would be less than the initial amount of sound energy, and as energy is lost at each reflection, the sound would end. Thus, the Building 5 structure would not amplify, but reduce, the sound generated by the car lift. Nonetheless, the noise levels estimated in the Automated Parking Company's study, Decibel Analysis of an Indoor Semi-Automated Parking System, were conservatively measured indoors, without accounting for the reduction that would result from the fact that the car lift would be partially enclosed. The results of the study provide an accurate, conservative estimation of noise levels from the car lift, which the DEIR uses in the noise analysis.

The commenter argues in the second claim that since the openings in Building 5 are not modeled, the DEIR does not disclose the directional noise levels at the Yorba Adobe and neighboring property lines. Building 5 is oriented away from nearby receptors, with small vents on the north and south wall and a car door facing west towards the drive aisle. Exposure to noise levels from openings in Building 5 would therefore be highest to the west. The closest receptor in this direction would be the single-family residential receptors along Los Rios Street. The single-family residential receptor would not face high noise levels from the car lift due to several hundred feet of distance attenuation, as well as shielding by Building 3 and the wall along the western property line.

The main opening to the building would face away from the nearest receptor to the south and the Yorba Adobe to the east. Receptors that are not directly exposed to the noise generated by the car lift are expected to experience lower noise levels. The analysis conservatively estimates worst-case noise levels assuming a direct line from the noise source to the receptor. The analysis therefore does not underestimate noise levels due to the direction of building openings. The assumptions made by the analysis in the DEIR conservatively assume each receptor could be directly exposed to noise levels from the car lift.

In the third claim the comment complains that the noise analysis does not model structure-borne sound inside the on-site adobes, asserting without support that such structures could be exposed to vibration traveling through the soil from the car lift. As noted in Section 4.9 of the DEIR, the parking lift, which is powered by electric motors, would not generate excessive vibration or ground-borne noise. Thus, the adobes, located a minimum of 24 feet away from the parking lift, would not be exposed to any meaningful amount of vibration from the car lift. The noise analysis is therefore sufficient without quantifying potential structure-borne sound inside the on-site adobe.

In sum, the noise analysis in the DEIR used worst-case operational assumptions, assumed a direct line from the noise source to the nearest receiver, and did not reduce noise levels for the potential shielding the Building 5 would provide. The analysis therefore conservatively estimates noise levels, which were found to be below thresholds, supporting the less than significant determination. The City's experts thus disagree with the commenter's assertions that the Draft EIR's noise analysis was flawed.

L4-41 The commenter claims that the noise analysis is invalid because it did not include C-weighted noise metrics to analyze low-frequency sound levels and did not respond to a comment letter submitted during the Notice of Preparation scoping period requesting this analysis.

The DEIR does not include C-weighted noise metrics in the analysis; however this is not a violation of CEQA. To the contrary, CEQA noise analyses typically use A-weighted instead of C-weighted metrics precisely because the A-weighted scale is designed for human sensitivity. The Project does not have any unusual features that would suggest a reason for departing from that approach here. As the commenter noted, the analysis is not required to incorporate all requests made by a commenter. Additionally, the commenter is incorrect that the DEIR ignored the comment submitted in the Notice of Preparation scoping period. The comment is acknowledged in Table 1-1 of the DEIR and considered in the preparation of the analysis. The DEIR included a section, Noise Effects, which

explained the reasons for using A-weighted metrics (see page 4.9-3). The use of A-weighted instead of C-weighted metrics is further discussed in Response L4-42.

L4-42 The comment provides information about the A-weighted scale being designed for human sensitivity, identifies project stationary noise sources, and claims that the low-frequency rumble from stationary noise sources would cause physical structural rattling and sleep disturbance. The nearest residential receptor is located several hundred feet west from the heat pumps units and car lift, across the rail line. As discussed in the DEIR, A-weighted metrics were created based on how the human ear responds to sound, and are relevant to determine noise levels experienced by receptors in the vicinity of the project site. The City's Municipal Code, which is designed to prevent unreasonably loud or disturbing noise, uses the A-weighted scale for its noise standards. These standards set in the City's Municipal Code were used to determine if potential increases in ambient noise levels would result in a significant impact. The City has not adopted noise standards using C-weighted metrics, and contrary to the commenter's suggestion, the Project does not include any features that would result in an unusual amount of low-frequency sounds. The City's experts thus disagree that the use of C-weighted metrics would provide meaningful information regarding the Project's noise impacts.

L4-43 Please refer to Response L4-19, L4-23 and L4-39. Based on the information contained herein, the City finds that none of the conditions requiring recirculation under CEQA Guidelines Section 15088.5 have been met. The comments received during the public review period do not disclose any "significant new information" that would deprive the public of a meaningful opportunity to comment. Specifically, the comments do not show any new or substantially increased significant environmental impacts, nor do they identify any feasible project alternatives or mitigation measures considerably different from those previously analyzed that the project proponent declines to implement. Because the Draft EIR remains accurate and complete, recirculation is not required.

L4-44 The commenter misunderstands the Draft EIR's findings regarding vehicle miles travelled (VMT). As discussed on Page 4.10-23 of the Draft EIR, although MM TR-1 would require implementation and ongoing monitoring of the identified TDM strategies, neither the Project Applicant nor the City can compel employees to carpool, use transit, walk, or bicycle to work. Therefore, the approximately 0.08 percent reduction in Citywide Total VMT required under 2026 baseline conditions cannot be assured. Similarly, the approximately 0.06 percent reduction required under 2050 cumulative conditions cannot be assured. Because substantial evidence does not demonstrate that implementation of MM TR-1 would reliably achieve the VMT reduction necessary to reduce the impact below the City's adopted significance threshold, the Proposed Project's impact under Threshold TRA-b would remain significant and unavoidable after mitigation. MM TR-1 requires that

the project applicant implement a TDM program, which will likely reduce the VMT impact to a less than significant level. However, in an abundance of caution, since the City cannot guarantee future participation in the TDM program, the Draft EIR found that a significant unavoidable impact could result. That conclusion is particularly conservative, because, as noted by the commenter, the Project site is located only 0.2 miles from the San Juan Capistrano Metrolink transit station and is thus in a Transit Priority Area (TPA). Under the City's VMT Methodology, based on its location in a TPA, the Project would have been screened out from detailed VMT analysis (and deemed not to have a significant impact) if it had a floor area ratio (FAR) of at least 0.75. Because the FAR for the Project was calculated to be slightly less than that, i.e., 0.73 (excluding the building that includes the mechanical car lift), the Draft EIR included a detailed VMT analysis. The City of San Juan Capistrano does not have an established VMT mitigation fund to which any contributions could currently be made to reduce this impact. Therefore, a statement of overriding considerations will be required, which will acknowledge that the Proposed Project is located within a Transit Priority Area (TPA).

L4-45 As discussed on Page 4.11-13 of the Draft EIR, on April 14, 2026, the Juaneño Band of Mission Indians Acjachemen Nation – Belardes responded to the City's consultation request and requested formal consultation. An AB 52 consultation meeting was held on June 24, 2026 with the Juaneño Band of Mission Indians, Acjachemen Nation – Belardes. The Tribe indicated that the Project Site is located within a culturally sensitive area. The Tribe further expressed concern regarding the potential for buried tribal cultural resources to be encountered during ground-disturbing activities and recommended implementation of tribal monitoring, preparation of an inadvertent discovery plan, and establishment of a designated reburial location for the respectful treatment of any Native American human remains that may be encountered during. As a result of the tribal consultation Mitigation Measures TCR-1 through TCR-3 were added to the Draft EIR. During public review of the Draft EIR, the Juaneño Band of Mission Indians, Acjachemen Nation – Belardes indicated that they are in agreement with the mitigation measures identified in the Draft EIR (see Letter L1). As a result, AB 52 has been concluded and no changes to the EIR are necessary.

L4-46 The City disagrees with the commenter's assertion that the alternatives analysis is flawed. The alternatives analysis provided in Chapter 7.0 of the Draft EIR complies fully with CEQA Guidelines Section 15126.6, which requires an EIR to describe a reasonable range of alternatives to the project, or to the location of the project, that would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.

The Draft EIR evaluates a reasonable range of potentially feasible alternatives, including No Project/No Development Alternative, Subterranean Parking Alternative, and Reduced

Intensity Alternative. In addition, the Draft EIR looked at potential alternative sites but ultimately rejected these as being infeasible. This range is sufficient to foster informed decision-making and public participation. As detailed in Section 7.2 of the Draft EIR, alternatives were screened based on their ability to meet the basic project objectives (defined in Chapter 2.0), their feasibility, and their ability to avoid or substantially lessen significant environmental impacts, consistent with Section 15126.6 of the State CEQA Guidelines. It should be noted that only one impact was determined to be potentially significant and unavoidable, i.e., transportation impacts related to vehicle miles travelled (VMT).

L4-47 The benefits of the Reduced Density Alternative are clearly explained in Section 7.4.3 of the Draft EIR. Primarily the benefits of the Reduced Density Alternative are reduced building heights of the new hotel buildings, which has been requested by the commenter, and reduced traffic trips related to transportation, which had been identified as the sole significant impact related to the Proposed Project. As discussed in Section 7.5 of the Draft EIR, the Reduced Density Alternative was identified as the Environmentally Superior Development Alternative. It should also be noted that the CEQA Guidelines do not require that alternatives be analyzed at the same level of detail as the Proposed Project. The Draft EIR provides a sufficient, quantitative and qualitative comparative analysis to allow the decision-making body to compare the relative merits of each alternative, which are summarized on Table 5-1 on beginning on Page 7-19 of the Draft EIR.

L4-48 Comment noted. The City acknowledges that potential structural risks to the historic adobes would be greater under the Subterranean Parking Alternative, However, as stated in the Draft EIR, this Alternative was already rejected on other grounds due to grading to an increased depth and the associated off-site haul, impacts would be increased during construction.

L4-49 Comment noted. The City acknowledges that potential structural risks to the historic adobes would be greater under the Subterranean Parking Alternative, However, as stated in the Draft EIR, this Alternative was already rejected on other grounds due to grading to an increased depth and the associated off-site haul, impacts would be increased during construction.

L4-49 Based on the information contained herein, the City finds that none of the conditions requiring recirculation under CEQA Guidelines Section 15088.5 have been met. The comments received during the public review period do not disclose any “significant new information” that would deprive the public of a meaningful opportunity to comment. Specifically, the comments do not show any new or substantially increased significant environmental impacts, nor do they identify any feasible project alternatives or mitigation

measures considerably different from those previously analyzed that the project proponent declines to implement. Because the Draft EIR remains accurate and complete, recirculation is not required.

L4-50 As noted above, the Subterranean Parking Alternative was rejected on other grounds due to grading to an increased depth and the associated off-site haul, impacts would be increased during construction. No excavation risk analysis is warranted since this alternative has been rejected from further consideration.

L4-51 The purpose of an NOP and its scoping comment period is to help the lead agency determine the scope and content of the environmental analysis to be performed. Under CEQA Guidelines Section 15082, the lead agency must consider these scoping comments while preparing the Draft EIR, but it is not required by law to draft formal, published responses or point-by-point rebuttals to individual NOP comment letters. Please refer to Table 1-1, Notice of Preparation Written Comments Summary, detailing how or where the Draft EIR's sections address the general topics raised during NOP scoping period. It should be noted that DTSC reviewed the Draft EIR and provided no comment. Caltrans reviewed the Draft EIR, provided comments, but had no comments on the VMT analysis provided. As noted above in Response L4-45, the Juaneño Band of Mission Indians, Acjachemen Nation – Belardes provided a comment letter that they are in agreement with the mitigation measures identified in the Draft EIR (see Letter L1). No changes to the Draft EIR are necessary.

L4-52 Please refer to Response L4-45.

L4-53 Please refer to Responses L4-40 through L4-42.

L4-54 Under Section 15384 of the CEQA Guidelines, substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts. The information provided by the commenter is nothing more than argument, speculation, unsubstantiated opinion or narrative, which do not contribute to or are not caused by physical impacts on the environment does not constitute substantial evidence.

Based on the information contained herein, the City finds that none of the conditions requiring recirculation under CEQA Guidelines Section 15088.5 have been met. The comments received during the public review period do not disclose any "significant new information" that would deprive the public of a meaningful opportunity to comment. Specifically, the comments do not show any new or substantially increased significant environmental impacts, nor do they identify any feasible project alternatives or mitigation measures considerably different from those previously analyzed that the project proponent

declines to implement. Because the Draft EIR remains accurate and complete, recirculation is not required.

Chapter 3 Revisions to the Draft EIR

3.1 Introduction

This section contains revisions to the DEIR based upon additional or revised information required to prepare a response to a specific comment. This section also includes additional mitigation measures to fully respond to commenter concerns as well as provide additional clarification to mitigation requirements included in the DEIR. The provision of these modified mitigation measures does not alter any impact significance conclusions as disclosed in the DEIR. Changes made to the DEIR are identified here in ~~strikeout~~ text to indicate deletions and in underlined to signify additions.

3.2 DEIR Revisions in Response to Written Comments

To address the potential for past pesticide residues in the area of the former orchard, the following mitigation measure has been added to Page 4.8-27 of the Draft EIR. The following text has been modified in response to comment Letter L4, from Channel Law, LLC.

HAZ-3: Soil Management Plan. Prior to the issuance of a grading permit, the project applicant/developer or their designated contractor shall retain a qualified environmental consultant to prepare a soil management plan (SMP) that outlines the proper screening, handling, characterization, transportation, and disposal procedures for contaminated or potentially contaminated soils on site. Consistent with the recommendations of the Phase I ESA, the SMP shall require that shallow soil be assessed for the presence or absence of pesticides, metals, and herbicides. The SMP shall include health and safety and training procedures for workers who may come in contact with contaminated soils. The SMP shall include on-site soil management requirements to avoid fugitive dust and stormwater runoff, including stockpile management, and response and reporting procedures in the event of a release of contaminated soils or violation of air quality or water quality rules (of the South Coast Air Quality Management District and Santa Ana Regional Water Quality Control Board, respectively). The SMP shall be implemented by the project applicant or their designated contractor for all confirmed and suspected contaminated soils that require excavation and off-site disposal. The SMP shall include procedures to meet all applicable federal, state, and local regulations (including those of the Orange County Health Care Agency and South Coast Air Quality Management District) associated with handling, excavating, stockpiling, and disposing of contaminated soils; the proposed disposal facility that will accept the contaminated soils; and appropriate procedures, notifications, permitting requirements, handling, and disposal requirements any contaminated soils found on-site.

Considering the hazards and associated risks to the historic adobes, the following text has been added to Section 4.9.7.2, of the Draft EIR. The following text has been modified in response to comment Letter L4, from Channel Law, LLC.

Through implementation of PDF NOI-1 and PDF NOI-2, the Proposed Project would prohibit the use of the construction equipment that typically generates the highest levels of groundborne vibration, including vibratory rollers, vibratory/impact hammers, hydraulic breakers, and hoe-rams. If use of such equipment within 50 feet of the retained portions of the adobe structures cannot be avoided, a project-specific Construction Vibration Plan prepared by a licensed structural engineer would be required to evaluate anticipated vibration levels and identify measures necessary to ensure compliance with the Caltrans recommended vibration damage criterion of 0.25 inches per second peak particle velocity (PPV) for historic and older buildings. Accordingly, the Proposed Project has been specifically designed to avoid excessive construction vibration and to ensure that, if higher-vibration equipment becomes necessary, construction activities would be evaluated and controlled to prevent vibration levels from exceeding the applicable damage criterion. ~~Therefore, temporary construction-related groundborne vibration and groundborne noise impacts would be less than significant.~~

Nonetheless, as discussed in detail in the analysis provided by Structural Focus (see Final EIR, Appendix A), adobes, particularly unretrofitted adobes, may be vulnerable to construction vibration. Thus, there is the potential for excessive construction vibration to cause damage to the historic adobes.

The planned seismic retrofit of the Casa Manuel Garcia and Domingo Yorba Adobes features upgrades that will work to mitigate the harmful effects of construction vibration. Adding new mud will secure loose brick, improve cohesion, and increase mortar strength, limiting the growth of microcracking. Reinforcing rods, passed vertically through the piers and grouted in place will increase shear strength in the system and tighten the adobe to help prevent cracking, and tension straps around the perimeter connected to solid plywood diaphragms at the second floor and roof levels will prevent separation and toppling, maintaining global structural stability. Therefore, once this work is completed, the adobes will be significantly less vulnerable to vibration, and compliance with the Caltrans recommended vibration damage criterion of 0.25 inches per second PPV is considered safe and conservative.

Level of Significance Before Mitigation: ~~Less than~~ Potentially significant.

Mitigation Measures: MM N-1 through MM N-8 ~~No mitigation measures are required~~.

Considering the hazards and associated risks to the historic adobes, the following mitigation measures have been added to Section 4.9.10, Mitigation Measures of the Draft EIR. The following text has been modified in response to comment Letter L4, from Channel Law, LLC.

4.9.9 Level of Significance Before Mitigation

Environmental impacts related to Threshold~~s~~ NOI-a ~~and NOI-b~~ would be less than significant. Environmental impacts related to Threshold NOI-b is potentially significant.

4.9.10 Mitigation Measures

MM N-1 Maintain an active vibration monitoring system throughout the entire construction process and immediately halt any activity that exceeds limits and employ alternate methods. Set vibration monitoring limits per these recommendations, and have the system automatically notify all relevant team members in the event of any exceedance.

MM N-2 Prior to completion of the seismic retrofits of both adobe buildings, the maximum PPV shall be limited to 0.12 in/sec.

MM N-3 Prohibit the use of percussive tools such as jackhammers, rotary hammers, air hammers, tampers, scabblers, and needle scalers for the seismic retrofit work in the adobes.

MM N-4 Fully complete the structural seismic retrofit work on both adobes prior to commencing any activity involving heavy equipment or frequent truck traffic at the site.

MM N-5 Once the seismic retrofit work at both adobes is complete, the maximum PPV shall be limited to 0.25 in/sec.

MM N-6 Prohibit impact driving of piles or pile casings at the site.

MM N-7 Prohibit use of bulldozers, excavators, compactors, jackhammers, or other heavy or vibratory equipment within 25 feet of either adobe structure.

MM N-8 At temporary construction traffic access to the site, currently shown on the north side of the Garcia adobe, maintain a smooth asphalt surface at all times, free of potholes, ridges, construction plates, speedbumps, curbs, or visible differential settlement, and limit speed in the access drive to 5 mph.

~~No mitigation measures are required.~~

4.9.11 Level of Significance After Mitigation

~~Not applicable.~~ Less than significant

The following description of Transit service on Page 4.10-9 of the DEIR, Section 4.10.3.2 will be revised as follows. The following text has been modified in response to comment Letter L2, from Orange County Transit Authority.

OC Bus Route 1: Runs along the Pacific Coast Highway, connecting San Clemente to Long Beach. In San Juan Capistrano, it primarily operates along the coast (via Pacific Coast Highway/Del Obispo), as Route 1 passes Del Obispo Street but does not travel along it. ~~linking to Dana Point and neighboring beach cities.~~

As requested by Caltrans' this information has been added to section 4.10.3.3 of the Environmental Impact Report. The following text has been modified in response to comment Letter L3, from Caltrans.

The City of San Juan Capistrano promotes bicycling as a means of mobility and a way in which to improve the quality of life within its community. In the vicinity of the Project, Class III Bicycle routes currently exist along Camino Capistrano. Located to the west of the Project is the Trabuco Creek Bike Trail that can be accessed from the intersection of Paseo Adelanto at Del Obispo Street; Del Obispo Street, west of Paseo Adelanto includes Class II bike lanes. East of the Project site, on the east side of the San Diego (I-5) Freeway, is the San Juan Creek Trail. This trail begins at the intersection of Calle Arroyo and Via Caminata, traverses in a southwest direction, and terminates at the Pacific Ocean in the City of Dana Point. Rancho Viejo Road, south of Ortega Highway provides an on-street (class II) bike lane on the west side of the street and a separated bike trail on the east side of the street. North of Ortega Highway, Rancho Viejo Road provides a two-way separate bike trail on the east side of the street.

As requested by Caltrans' this information has been added to Section 4.10.7.1 of the Environmental Impact Report. The following text has been modified in response to comment Letter L3, from Caltrans.

For a 70-room hotel, with restaurant/food uses and meeting/conference room facilities, the Project is anticipated to generate approximately 4 to 6 freight/service truck trips per day in each direction of 8 to 12 daily freight trip ends; these trips amount to 2%-3% of the Project's daily trip generation potential of 409 daily trip ends. These trips would primarily consist of food and beverage deliveries, linen/laundry service, solid waste and recycling, and hotel supply/maintenance materials. Freight vehicles would generally consist of 2-3 delivery vans, 2-3 box trucks and 1 refuse/recycling truck; no large (WB-40 or large) delivery truck vehicles are anticipated.

3.3 Other DEIR Revisions

Page 6-12

~~One drafting point I would emphasize: I removed the sentence stating that "impacts related to public services, utilities, and transportation were determined to be less than significant." That is now inconsistent with your significant-and-unavoidable TRA-b conclusion. Where transportation is relevant, I replaced it with a precise acknowledgment of the VMT impact and explained why that impact does not, by itself, establish a growth-inducing effect.~~

Page 7-3

The proposed 70-room boutique hotel would be comprised of two existing buildings, three new buildings and a car lift structure as follows: the Casa Manuel Garcia Adobe ("Building 1"), a new one-story building for the hotel's kitchen and dining ("Building 1A"), a new one-story barn-style event building ("Building 2"), a new three-story building with lobby and guest rooms ("Building 3"), the Domingo Yorba Adobe ("Building 4") and the car lift structure ("Building 5"). The Project will include hotel amenities such as a pool area, gym, outdoor patio, and a public gathering area. ~~As discussed in Chapter 4, the Project would not result in any significant and unavoidable adverse impacts. Therefore, development of an Alternative Site would not eliminate any significant impacts to the environment.~~

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Appendix A
Vibration Memo

Memo

Date	September 25, 2026	**Project No.**	26238
Project	French Hotel EIR – Adobe Vibration		
To	William Halligan, Esq, Harris + Associates	**Email**	William.Halligan@weareharris.com
Cc		**Email**	
From	Samuel Mengelkoch, S.E., Structural Focus		
Subject	French Hotel Project	**Pages**	3

Memo

Structural Focus is Structural Engineer of Record for the seismic retrofit of the Casa Manuel Garcia and the Domingo Yorba Adobes located at 31861 Camino Capistrano and 31871 Camino Capistrano, respectively, in San Juan Capistrano, California. Samuel Mengelkoch, SE (CA 5439), a Principal at Structural Focus, authored the September 8, 2022 report titled *Structural Evaluation and Seismic Retrofit Recommendations* for the Casa Manuel Garcia Adobe. Samuel also authored the August 7, 2024 report of the same title for the Domingo Yorba Adobe.

Structural Focus has reviewed Section 4.9 *Noise* contained in the *Draft Environmental Impact Report* (DEIR) for the French Hotel, prepared by Harris and Associates, on behalf of the City of San Juan Capistrano, dated July 2026, specifically those portions of Section 4.9.7 and 4.9.8 related to the impacts of ground vibration caused by construction.

We have also reviewed the comments pertaining to Section 4.9 of the DEIR prepared by the Channel Law Group, dated August 24, 2026. We offer the following information and recommendations in response to those comments, and in a manner to supplement those portions of the DEIR pertaining to measures taken to mitigate the impacts of ground borne construction vibration. As indicated in the DEIR, sequencing construction such that seismic retrofits of the adobe buildings are complete prior to beginning other construction activity and ensuring vibrations thereafter do not exceed 0.25 inches/second peak particle velocity (PPV) will help the team avoid the potential detrimental effects of construction vibrations. We provide this and other recommendations near the end of this memorandum.

Vibration has two defining characteristics – frequency and amplitude. Amplitude is often defined by peak particle velocity (PPV) measured in inches per second (in/sec). Frequency is measured in Hz, or cycles per second. Construction vibrations typically excite structures at frequencies in the range of 5 – 50 Hz. The lowest values in this range match the range of natural frequency of most building structures, and resonance may occur, progressively increasing the amplitude of the structure's resulting vibration. The greater the amplitude and the lower the frequency, the greater the potential for damage to the structure.[1]

Construction activities such as drilling, excavation, compaction, and the operation of heavy equipment generate ground borne vibration. This type of vibration is a potential nuisance to people nearby and has potential to cause damage to buildings and the finishes and contents therein. Traveling as surface waves, ground vibrations attenuate, or lose intensity, as they move through the earth away from the source. Varying types of soil and rock

[1] Andrews, Jim, et al. *Transportation and Construction Vibration Guidance Manual*. Report no. CT-HWANP-RT-20-365.01.01, California Department of Transportation, Apr. 2020, https://dot.ca.gov

attenuate vibrations at different rates. Fortunately, most construction vibrations are lower in amplitude and higher in frequency than vibrations prone to cause damage to buildings, and construction ordinarily causes only cosmetic damage, such as cracking drywall and glass, and spalling of plaster and stucco surfaces.[2]

However, inherent qualities of adobe buildings, particularly unretrofitted adobes in poor condition, may be vulnerable to construction vibration. Composed of brittle, dried mud bricks stacked to form piers that directly bear the load of upper levels and roof, adobes that sustain damage to the solid piers can become weak and unstable. Adobes are often historic structures, like the Casa Manuel Garcia and Domingo Yorba adobes, and since the impacts of construction vibrations are potentially structural, a cautious approach to the effects of planned construction nearby is necessary.

In 2006, the Federal Transit Administration (FTA) published values of PPV associated with common construction activities 25 feet away from the source. Table 1 below presents common construction activities and their associated amplitude and frequency values.

Table 1. Typical Frequency & PPV at 25 ft, Caused by Common Construction Activities[2]

Activity	Frequency Range	PPV @ 25 ft (in/sec)
Impact Pile Driving	10 - 30 Hz	0.64 - 1.52
Vibratory Compaction	25 - 50 Hz	.210
Large Bulldozer	10 - 40 Hz	.089
Caisson / Auger / Core Drilling	10 - 30 Hz	.089
Jackhammer	20 - 45 Hz	.035
Loaded Trucks	10 - 25 Hz	.076

Caltrans, among other entities, has established guidelines for PPV ranges associated with damage to adobe structures. Caltrans identifies a PPV of 0.08 in/sec as the point of initiation of cosmetic damage to "extremely fragile historic buildings, ruins, ancient monuments." Engineered, retrofitted adobe structures are more suited to the category "historic and other older buildings." The FTA deems buildings in this category safe from structural damage when PPV is within the range of 0.2 to 0.3 in/sec and of limited duration.[2, 3]

The planned seismic retrofit of the Casa Manuel Garcia and Domingo Yorba Adobes features upgrades that will work to mitigate the harmful effects of construction vibration. Adding new mud will secure loose brick, improve cohesion, and increase mortar strength, limiting the growth of microcracking. Reinforcing rods, passed vertically through the piers and grouted in place will increase shear strength in the system and tighten the adobe to help prevent cracking, and tension straps around the perimeter connected to solid plywood diaphragms at the second floor and roof levels will prevent separation and toppling, maintaining global structural stability.[3]

It is relevant to highlight the Channel Law Group's use of earthquake data to illustrate the inadequacy of 0.25 PPV as a limiting maximum on ground vibrations for any adobe structures. The comments refer to a study in the *Journal of the American Institute for Conservation* that describes damage to nineteen adobes following the Northridge Earthquake. While this is a sound and useful study, the commenters misuse the study's data in this context and use it to draw an invalid conclusion. Because adobes have exhibited severe structural damage from ground motions of 0.25g to 0.35g, the commenters conclude that 0.25 PPV is a "highly dangerous vibration

[2] Federal Transit Administration. *Transit Noise and Vibration Impact Assessment Manual*. Report no. FTA-REPORT-0123, U.S. Department of Transportation, Sept. 2018, https://www.transit.dot.gov/sites/fta.dot.gov/files/docs/research-innovation/118131/transit-noise-and-vibration-impact-assessment-manual-fta-report-no-0123_0.pdf.

[3] Tolles, E. Leroy, et al. *Seismic Stabilization of Historic Adobe Structures: Final Report of the Getty Seismic Adobe Project*. Getty Conservation Institute, 2000, https://www.getty.edu/publications-reports/item/24597K.

threshold." This is an incorrect conflation of two dimensionally distinct quantities: the values incorporating *g* that characterize earthquake intensity are fractions of the acceleration of gravity (g) and are not analogous to PPV values representing velocity. Acceleration is the rate of change of velocity and yields a velocity value only when multiplied by time and added to initial velocity conditions. Any clustering of the two sets of criteria around 0.25 is a purely coincidental artifact of the chosen units of measurement. Also overlooked is the role of frequency. Because more time passes in one cycle in lower frequency earthquake vibrations, a particle's velocity has more time to increase, reaching far greater magnitudes than are possible from high frequency construction vibrations. To illustrate, an earthquake of 0.25g with a typical seismic vibration frequency of 1 Hz will generate a PPV of 15.4 in/sec, about 60 times the proposed PPV limit of 0.25 in/sec. Vibration is a concern for adobe buildings, but earthquakes induce a much different quality of vibration and generate an entirely different damage mode than construction vibration.

Once retrofitting of the Garcia and Domingo Yorba adobes is complete, 0.12 in/sec is an excessively strict limit on PPV. They will be appropriately categorized with "historic and some older buildings," and the suitable PPV limit after retrofit is 0.25 in/sec. This is a safe and conservative PPV when combined with a monitoring system designed to prevent vibrations at or beyond that magnitude from occurring for extended periods of time.

Considering the hazards and associated risks described above, we offer following recommendations for mitigating potential damage to the adobe from construction vibration. These measures should remain in place for the duration of construction.

1. Maintain an active vibration monitoring system throughout the entire construction process and immediately halt any activity that exceeds limits and employ alternate methods. Set vibration monitoring limits per these recommendations, and have the system automatically notify all relevant team members in the event of any exceedance.

2. Prior to completion of the seismic retrofits of both adobe buildings, limit the maximum PPV to 0.12 in/sec.

3. Prohibit the use of percussive tools such as jackhammers, rotary hammers, air hammers, tampers, scabblers, and needle scalers for the seismic retrofit work in the adobes.

4. Fully complete the structural seismic retrofit work on both adobes prior to commencing any activity involving heavy equipment or frequent truck traffic at the site.

5. Once the seismic retrofit work at both adobes is complete, limit PPV to a maximum of 0.25 in/sec.

6. Prohibit impact driving of piles or pile casings at the site.

7. Prohibit use of bulldozers, excavators, compactors, jackhammers, or other heavy or vibratory equipment within 25 feet of either adobe structure.

8. At temporary construction traffic access to the site, currently shown on the north side of the Garcia adobe, maintain a smooth asphalt surface at all times, free of potholes, ridges, construction plates, speedbumps, curbs, or visible differential settlement, and limit speed in the access drive to 5 mph.

It has been our pleasure to assist you by providing important context and recommendations as this project moves forward. Please do not hesitate to contact our office should you have any questions or require further information.

Appendix B
Revised Phase I
Site Assessment

TERRAX

Environmental Consulting and Contracting

PHASE I ENVIRONMENTAL SITE ASSESSMENT

31841, 31843, and 31871 Camino Capistrano
San Juan Capistrano, California 92675

PREPARED FOR:
Almquist Development and Investments
31801 Paseo Adelanto
San Juan Capistrano, CA 92675

PREPARED BY:
TERRAX Environmental, Inc.
16541 Gothard Street, Suite 111
Huntington Beach, California 92647

Report Date: July 23, 2026

TERRAX
Environmental Consulting and Contracting

July 23, 2026
Project Number**:** P-14534

Mr. Tom Carpenter
Development and Acquisition Manager
Almquist Development and Investments
31801 Paseo Adelanto
San Juan Capistrano, CA 92675

RE: Phase I Environmental Site Assessment Report, 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675

Dear Mr. Carpenter:

Terrax Environmental (Terrax) is pleased to provide the results of this Phase I Environmental Site Assessment (ESA) report for the abovementioned address (the "subject property"). This Phase I is an update to the Phase I ESA prepared by Terrax dated October 8, 2021.

This assessment was performed in general conformance with the scope and limitations as detailed in the American Society for Testing and Materials (ASTM) E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.

We appreciate the opportunity to provide services to Almquist Development and Investments. If you have any questions concerning this report, please contact the undersigned at (714) 717-1037.

Respectfully,



Andrew Brack, PG
Principal

EXECUTIVE SUMMARY

Terrax Environmental, Inc. (Terrax) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of American Society for Testing and Materials (ASTM) Standard Practice E1527-21, the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312), and set forth by Almquist Development and Investments (Almquist) for the property located at 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675 (the "subject property"). This Phase I ESA report is designed to provide Almquist with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property. This Phase I is an update to the Phase I ESA prepared by Terrax dated October 8, 2021.

Property Description

The subject property is located in a commercial and historic use area of San Juan Capistrano, California. Please refer to the table below for further description of the subject property.

Parcel Number(s):	121-150-28, 121-150-29, 121-150-30
Subject Property Addresses:	31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675
Additional Addresses:	31861 Camino Capistrano, San Juan Capistrano, California 92675
Nature of Use:	Mixed-use Commercial, Residential, Historical
Tenants:	Roman Catholic Bishop of Orange Pastoral
Year Built:	Circa 1902, with additions circa 1938-1968
Building Size:	Type V: Wood-framed buildings with wood- and stucco finishes, multi-pitch rooftops with composition and tile materials, on raised concrete foundations; approximately 7,500 Square feet (SF) Total
Land:	1.686 acres total

The subject property is three adjoining parcels of gently undulating land developed with two mixed-use historic commercial-residential buildings totaling 7,500 square feet, cement-paved walkways, asphalt-paved driveways and parking areas, fencing, irrigated landscaping, utility fixtures, and other improvements. The subject property is located in a historic and mixed-use area

of downtown San Juan Capistrano, including historical and commercial buildings. Access to the subject property is available via paved access driveways abutting Camino Capistrano to the east.

According to available historical information, the subject property was first developed as a mix of undulating agricultural and farmland (crop fields, livestock), residential and for religious uses as part of the Mission San Juan Capistrano between 1776 and 1865. Between 1902 and 1949, the subject property consisted of a mix of farmland (small orchards, livestock corrals), two buildings (residences, commercial office-retail use), to the west of Camino Capistrano. Between 1952 and 1972, some additions and renovations were amended to the subject property buildings and the property remained a mix of farmland (small orchards, livestock corrals) to the west of Camino Capistrano. The City of San Juan Capistrano was incorporated in 1961. Building records indicate that Carmen and Eugenie Oyharzabal, former subject property owners, renovated the subject property buildings for retail and residential use during 1964 and 1993. Between 1994 and July 2026, the subject property consisted of the current buildings and two former barn buildings (which were disassembled in 2021 and 2025), paved parking areas, and were used as commercial, and primarily residential and historic buildings.

The occupants of the subject property from 1776 through 1902, were the Juanero Indians, Missionaries, farmers and residents, who developed the subject property for agricultural and residential uses. The occupants of the subject property included farmers, private land owners, residents from 1902 through 1967, El Charro, the Butterfly, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure, Lecia Watson occupied the subject property between 1968 and 1973, El Charro, Ruth's Boutique and Antique, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure, Angelina Valdebinos occupied the subject property between 1973 and 1976, Ruth's Boutique and Antique, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure Sh, Angelina Valdebinos occupied the subject property between 1976 and 1982, Rosebud Boutique, Ruth's Boutique and Antique, Daniel Brown 2D, Mrs. Eugene Oyharzabal, Spanish Treasure Sh, Angelina Valdebinos occupied the subject property between 1982 and 1987, Time Out, Ruth's Boutique, Daniel Brown II, Carmen Oyharzabal, Spanish Treasure Sh, Angelina D. Valdebinos occupied the subject property between 1987 and 1992, Time Out, Ruth's Boutique occupied the subject property between 1992 and 2000, Carmen C. Oyharzabal, resident occupied the subject property between 2005 and October 2021, and the Roman Catholic Bishop of Orange inherited the subject property, transferring ownership to the current owner, Michael W. Burnett and 31871 Camino Capistrano, LLC during 12/31/2021 and 5/30/2025. The subject property remains temporarily unoccupied as of July 2026.

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

FINDINGS

A Recognized Environmental Condition (REC) refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following was identified during the course of this assessment:

- Based on the age of the subject property structures, lead in soils from deteriorated lead paint in soils may exceed acceptable residential and commercial levels for Title 22 metals.
- Finally, the use of portions of the site as small orchard/s may have included the used of agricultural chemicals, specifically pesticides and potentially herbicides.

A *Controlled Recognized Environmental Condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Terrax did not identify any CRECs during the course of this assessment.

A *Historical Recognized Environmental Condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following was identified during the course of this assessment:

- Terrax did not identify any HRECs during the course of this assessment.

An *Environmental Issue* refers to environmental concerns identified by Terrax, which do not qualify as RECs; however, require discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property buildings (constructed circa 1938, renovated 1968), there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Suspect ACMs and painted surfaces were observed in good condition. Suspect ACMs should be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- Based on on-site observations, a review of historical aerial photographs, regional historical society documentation, city directories and topographic maps, portions of the subject property building structures have been developed as early as 1902. The 1938 aerial photographs depict the subject property in nearly its current configuration. The subject property, is identified as "Private Residence" at address 31871 Camino Capistrano, which was reported as a UST listing site in the EDR Radius Map™ Report with GeoCheck® Inquiry Number: 8405284.2s, July 14, 2026. The subject property is reported as a permitted UST facility, under the authority of the Orange County CUPA. No additional information was provided related to the size, construction materials, contents, and dates of installation and/or removal of the UST. However, based on interviews with Tom Ostensen, and the historic owner Carmen Oyharzabal, the subject property has never been equipped with UST(s). Upon further review of the database latitude, longitude (33.5013473, -117.6614) listing, this places the former location of the UST site to be associated with a paved parking lot to the northeast, approximately 475 feet. This location is a former gasoline station to the north of the Camino Real Playhouse, not the subject property. Therefore, despite the limited information associated with the type of UST, the listed latitude and longitude location, and historic knowledge of previous ownership and management, the UST was not located at the subject property, this listing is not considered a significant environmental concern.

SIGNIFICANT DATA GAPS

A significant data gap affects the ability of the Environmental Professional to identify a REC. The following significant data gaps were encountered during this assessment:

- No significant data gaps were identified. Data gaps encountered during the assessment and their significance to the Environmental Professional's ability to identify RECs are discussed in Section 1.5.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

Terrax has performed a Phase I Environmental Site Assessment for the property located at 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675 ("Subject Property") in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has not revealed evidence of CRECs, or HRECs in connection with the subject property. RECs and Environmental Issues were identified and are described below.

- Although not a Phase I requirement, due to the age of the subject property buildings (circa 1938, renovated 1968), a full asbestos survey and an LBP survey should be conducted prior to the disturbance of building materials via demolition or significant remodeling activities.
- Terrax recommends that shallow soil is assessed for the presence or absence of pesticides, metals and herbicides.

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1.0 INTRODUCTION

Terrax Environmental, Inc. (Terrax) has performed a Phase I Environmental Site Assessment (ESA) in general accordance with the scope of work and limitations of American Society for Testing and Materials (ASTM) Standard Practice E1527-21 and the United States Environmental Protection Agency (USEPA) Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312) for the property located at the northwest corner of the intersection of Camino Capistrano & Esplanade, San Juan Capistrano, California 92675 (the "subject property"). This Phase I is an update to the Phase I ESA prepared by Terrax dated October 8, 2021. Any exceptions to, or deletions from, this scope of work are described in the report.

1.1 Purpose

The purpose of this Phase I ESA is to identify existing or potential Recognized Environmental Conditions (RECs) as defined by ASTM Standard E1527-21 , affecting the subject property that: 1) constitute or result in a material violation or a potential material violation of any applicable environmental law; 2) impose any material constraints on the operation of the subject property or require a material change in the use thereof; 3) require cleanup, remedial action, or other response with respect to hazardous substances or petroleum products on or affecting the subject property under any applicable environmental law; 4) may affect the value of the subject property; and 5) may require specific actions to be performed with regard to such conditions and circumstances.

The information contained in this Phase I ESA Report will be used by the Client to: 1) evaluate its legal and financial liabilities for transactions related to foreclosure, purchase, sale, loan origination, loan workout, or seller financing; 2) evaluate the subject property's overall development potential, the associated market value, and the impact of applicable laws that restrict financial and other types of assistance for the future development of the subject property; and/or 3) determine whether specific actions are required to be performed prior to the foreclosure, purchase, sale, loan origination, loan workout, or seller financing of the subject property. This Phase I ESA was performed to permit the Report User to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser limitations on scope of Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) (42 U.S.C. §9601) liability (hereinafter, the "Landowner Liability Protections," or "LLPs"). ASTM Standard E1527-21 constitutes "All Appropriate Inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined at 42 U.S.C. §9601(35)(B).

1.2 Scope of Work

The scope of work for this Phase I ESA is in general accordance with the requirements of ASTM Standard E1527-21. This assessment included: 1) a property and adjacent site reconnaissance; 2) interviews with key personnel; 3) a review of historical sources; 4) a review of regulatory agency records; and 5) a review of a regulatory database report provided by a third-party vendor. Terrax contacted local agencies, such as environmental health departments, fire departments, and building departments in order to determine any current and/or former hazardous substances usage, storage, and/or releases of hazardous substances on the subject property. Additionally, Terrax researched available records for information on the presence of activity and use limitations (AULs) at these agencies. As defined by ASTM E1527-21, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater at the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include institutional and/or engineering controls (IC/ECs), are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and petroleum products in the soil or groundwater at the property.

If requested by the Client, this report may also include the identification, discussion of, and/or limited sampling of asbestos-containing materials (ACMs), lead-based paints (LBPs), mold, and/or radon.

1.3 Limitations

Terrax warrants that the findings and conclusions contained herein were accomplished in accordance with the methodologies set forth in the Scope of Work. These methodologies are described as representing good commercial and customary practice for conducting a Phase I ESA of a property for the purpose of identifying RECs. There is a possibility that even with the proper application of these methodologies there may exist on the subject property conditions that could not be identified within the scope of the assessment or which were not reasonably identifiable from the available information. Terrax believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Terrax cannot and does not warrant or guarantee that the information provided by these other sources is accurate or complete. The conclusions and findings set forth in this report are strictly limited in time and scope to the date of the evaluations. The conclusions presented in the report are based solely on the services described therein, and not on scientific tasks or procedures beyond the scope of agreed-

upon services or the time and budgeting restraints imposed by the Client. No other warranties are implied or expressed.

Some of the information provided in this report is based upon personal interviews, and research of available documents, records, and maps held by the appropriate government and private agencies. This report is subject to the limitations of historical documentation, availability, and accuracy of pertinent records, and the personal recollections of those persons contacted. This practice does not address requirements of any State or local laws or of any Federal laws other than the all appropriate inquiry provisions of the LLPs. Further, this report does not intend to address all of the safety concerns, if any, associated with the subject property.

Environmental concerns, which are beyond the scope of a Phase I ESA as defined by ASTM include the following: ACMs, LBPs, radon, and lead in drinking water. These issues may affect environmental risk at the subject property and may warrant discussion and/or assessment; however, these are considered non-ASTM issues. If specifically requested by the Client, these non-scope issues are discussed in Section 6.3.

1.4 User Reliance

Almquist Development and Investments (Almquist) engaged Terrax to perform this assessment in accordance with an agreement governing the nature, scope, and purpose of the work as well as other matters critical to the engagement. All reports, both verbal and written, are for the sole use and benefit of Almquist. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with Terrax granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Terrax, its officers, employees, vendors, successors, or assigns. Any such unauthorized user shall be responsible to protect, indemnify, and hold Terrax, the Client, and their respective officers, employees, vendors, successors, and assigns harmless from any and all claims, damages, losses, liabilities, expenses (including reasonable attorneys' fees), and costs attributable to such use. Unauthorized use of this report shall constitute acceptance of and commitment to these responsibilities, which shall be irrevocable and shall apply regardless of the cause of action or legal theory pled or asserted. Additional legal penalties may apply.

1.5 Limiting Conditions

The findings and conclusions contain all of the limitations inherent in these methodologies that are referred to in ASTM E1527-21. Specific limitations and exceptions to this Phase I ESA are more specifically set forth below:

- Interviews with the past owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap.
- Terrax requested information relative to deed restrictions, environmental liens, and title searches from the Report User. This information was not provided at the time of the assessment. The user should complete and date the search before relying on AAI for CERCLA landowner liability protection.
- Terrax was not able to adequately document the subject property prior to 1902, and in certain subsequent years, which constitutes a data gap.
- Terrax was not able to determine the property use at 5-year intervals, between 1952 and 1972, which constitutes a data gap. Information concerning historical use of the subject property during that time was not available. Terrax reviewed all standard historical sources and conducted appropriate interviews. This data failure is not considered critical and does not change the conclusions of this report, as the 1938 aerial photograph, and 1942 topographic map revealed the subject property to be farmland. In addition, the adjoining and surrounding areas are also shown mostly as farmland with limited commercial and residential development to the north, east and west of the subject property.

The Client has requested the report despite the above-listed limitations; however, none of the limiting conditions or data gaps listed above are considered critical or likely to change the conclusions of the report at this time.

1.6 Report Viability Table

The various research components associated with this ASTM E1527-21 compliant Phase I report are valid for 180 days. The following table denotes the dates on which the corresponding research was initiated and the resulting expiration date 180 calendar days thereafter.

User Provided Information = Date of completed questionnaire by report user and/or search of activity use limitations and environmental liens, if applicable
Regulatory Database Search = Date on Radius Map cover page

Inquiry Component	Completion Date	180-day Expiration Date
Interviews with owners, operators, and occupants (questionnaire or in-person)	July 20, 2026	January 20, 2027

User Provided Information (If the only user is a lender, insert report date. Otherwise, insert user questionnaire date)	July 20, 2026	January 20, 2027
Reviews of federal, tribal, state, and local government records (Date on the Database Report)	July 14, 2026	January 14, 2027
Site Inspection Date	July 10, 2026	January 10, 2027
The declaration by the environmental professional responsible for the assessment or update	July 23, 2026	January 23, 2027
	Report Expiration	January 10, 2027

2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property is located in a commercial and historic use area of San Juan Capistrano, California. Please refer to the table below for further description of the subject property.

Parcel Number:	121-150-28, 121-150-29, 121-150-30
Subject Property Address:	31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675
Additional Addresses:	31861 Camino Capistrano, San Juan Capistrano, California 92675
Nature of Use:	Mixed-use Commercial, Residential, Historical
Tenants:	Roman Catholic Bishop of Orange Pastoral
Year Built:	Circa 1902, with additions circa 1938-1968
Building Size:	Type V: Wood-framed buildings with wood- and stucco finishes, multi-pitch rooftops with composition and tile materials, on raised concrete foundations; approximately 7,500 Square feet (SF) Total
Land:	1.686 acres total

The subject property is three adjoining parcels of gently undulating land developed with two mixed-use historic commercial-residential buildings totaling 7,500 square feet, cement-paved

walkways, asphalt-paved driveways and parking areas, fencing, irrigated landscaping, utility fixtures, and other improvements. The subject property is located in a historic and mixed use area of downtown San Juan Capistrano, including historical and commercial buildings. Access to the subject property is available vipaved access driveways abutting Camino Capistrano to the east.

According to the Orange County Assessor's Office, the legal description for the subject property is: "*Assessors Book Lots: 39, 1, 39, 2, 39 TR#: 103 N TR 103 BLK LOT 39 TR 103 LOT 39 POR OF LOT*." Copies of the reviewed Orange County Assessor's Office records are included in Appendix B of this report. Please refer to Figure 1: Site Location Map; Figure 2: Topographic Map; Figure 3: Site Plan; and Appendix A: Photographic Documentation for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently used primarily as a mixed-use residential property, with vacant historic commercial and residential building spaces developed with two buildings, paved parking lots and landscaping, on three parcels of land, in a commercial, historic area. Access to the subject property is available via a paved driveway easement adjoining the parcel boundaries to the east (via Camino Capistrano). The subject property is zoned "TC," for "Town Center District," and commercial uses according to the San Juan Capistrano Zoning Map, and County of Orange Maps, Department of Public Works online database.

2.3 Current Use of Adjoining Properties

The subject property is located within a mixed commercial and historic use area of San Juan Capistrano, California. During the site reconnaissance, Terrax observed the following land uses on the properties adjoining the subject property:

Immediately Surrounding Properties

North:	A smaller multi-tenant commercial retail building, Antiques of Laguna, Diamond Salon, Aliva Adobe (31831 Camino Capistrano) to the north-northeast, and a large commercial multi-tenant building and parking structure, the Franciscan Plaza (31781 Camino Capistrano; 26762 Verdugo Street) to the north-northwest.
East:	The Camino Capistrano ROW, followed by Yorba Street, Veterans Park City of San Juan Capistrano (31782 Camino Capistrano), a commercial building, Mission Commercial Cooperates (31866 Camino Capistrano), Forster Street to the east.
South:	A commercial restaurant and parking lot, El Adobe Restaurant (31891 Camino Capistrano) to the south-southeast, and a small residence-commercial building (31874 Los Rios Street) to the south-southwest.

West:	A railroad track right-of-way ROW, followed by Los Rios Street, and three residential buildings, including the San Juan Capistrano Historical Society (31865 and 31871 Los Rios Street) to the west.

2.4 Physical Setting Sources

2.4.1 Topography

The United States Geological Survey (USGS) *San Juan Capistrano, California Quadrangle* 7.5-Minute Series topographic map was reviewed for this Phase I ESA. This map was published by the USGS in 1948, and photo revised in 1981. According to the contour lines on the topographic map, the subject property is located at approximately 113 feet above mean sea level (MSL). The contour lines in the area of the subject property indicate the overall region is generally sloping moderately to the west-southwest. The subject property is depicted as developed with four small buildings throughout the property, to the west of the Camino Capistrano. Please refer to Figure 2: Topographic Map for additional information.

2.4.2 Geology/Soils

The subject property is situated within the Pacific Border physiographic province of the State of California. Information concerning the geology of the subject property was obtained from the USGS Ground Water Atlas of the United States, California region (1995). The subject property is located within the Pacific Border physiographic province, which is characterized by steep rolling hills and mountains and consists of severely folded, faulted, and commonly metamorphosed marine and continental sediments.

Based on information obtained from the USDA Natural Resources Conservation Service Web Soil Survey online database, Orange County and Part of Orange County, California the subject property is mapped as both *Sorrento clay loam, 0 to 2 percent slopes,* and *Sorrento clay loam, 2 to 9 percent slopes, warm MAAT, MLRA 19 (209)*. The *Sorrento clay loam* series consists of well drained soils that formed from alluvium derived from sedimentary rock. These soils are comprised of *clay loam soils* from 0 to 12 inches below ground surface (bgs), *silty clay loam soils* from 12 to 62 inches bgs, and *stratified loamy fine sand to silt loam soils* from 62 to 72 inches bgs.

According to the California Department of Water Resources (DWR) Bulletin 118 (dated 2003), the subject property belongs to the San Juan Valley Groundwater Basin (Groundwater Basin Number: 9-05), of the South Coast Hydrogeologic Region. This groundwater basin underlies the San Juan Valley and several tributary valleys in southern Orange County. The basin is bounded on the west by the Pacific Ocean and otherwise by Tertiary semi-permeable marine deposits. San Juan

Creek drains the San Juan Valley and several other creeks drain valleys tributary to the San Juan. Recharge of the basin is from flow in San Juan Creek, Oso Creek, and Arroyo Trabuco and precipitation to the valley floor. Water from springs flow directly from Hot Spring Canyon into San Juan Creek, adding to recharge.

2.4.3 Hydrology/Hydrogeology

According to information obtained from the Regional Water Quality Control Board (RWQCB) *Geotracker* online database, regional groundwater data was available from a former environmental site investigation located near the subject property. Groundwater monitoring research was conducted at the address 32009 Camino Capistrano, during August 8, 2012. The groundwater monitoring research indicates that the approximate depth to first groundwater in the vicinity of the subject property is anticipated to be encountered at approximately 12 feet below ground surface (bgs). Based on the local site topography, the inferred direction of groundwater flow at the subject property is generally to the west-southwest. The subject property is located in the San Juan Valley Groundwater Basin.

A public water system operated by the City of San Juan Capistrano Utilities Department (SJCUD) serves the subject property vicinity. The SJCUD receives its water from three sources. Water is purchased from the Metropolitan Water District of Southern California (MWDSC). MWDSC imported water sources are the Colorado River and the State Water Project which draws water from the Sacramento-San Joaquin Delta. In addition, the SJCUD is supplied with treated water from the Ground Water Recovery Plant and one potable production well located in the northern portion of the City of San Juan Capistrano.

No water wells are reported to be onsite at the subject property, nor were any water wells observed during the site reconnaissance.

2.4.4 Flood Zone Information

Terrax performed a review of the Federal Emergency Management Agency's (FEMA's) Flood Insurance Rate Map (FIRM). According to Panel 443 of 539 Number 06059C-0443J (dated December 3, 2009) the subject property is located within both Zone X, areas of minimal flood hazard; an area located outside of the 100-year and 500-year flood plains, and Zone X (Other Areas of Flood Hazard), areas of 0.2% annual chance flood hazard. A copy of the reviewed flood map is included in Appendix B of this report.

2.4.5 Wetlands Information

Based on information obtained from the United States Fish and Wildlife Service National Wetlands Inventory (NWI), the subject property does not appear to be mapped as wetlands; however, a comprehensive wetlands survey would be required in order to accurately determine whether or not wetlands are present at the subject property. A copy of the reviewed NWI map is included in Appendix B of this report.

3.0 HISTORICAL INFORMATION

Terrax obtained historical use information about the subject property from a variety of sources. A chronological listing of the historical data found is summarized in the table below.

Historical Use Information

Period/Date	Source	Description/Use
1902 to 1906	Historic research, aerial photographs and topographic maps	Gently undulating land with small buildings, abutting Camino Capistrano/Rural residential, farmland
1938 to 1952	Historic research, aerial photographs, and topographic maps	Developed with four-five building structures and small orchard/Residential, farmland
1963 to 1963	Historic research, building records, aerial photographs, and topographic maps	Developed with four-five buildings and improvements/ Residential
1967 to 1994	Historic research, Aerial photographs, building records, city directories, regulatory database, local, state, and federal agency records, public records, and topographic maps	Developed with paved parking, four-five structures including commercial retail and residential use buildings and farm land/Commercial, residential use
2000 to 2020	Aerial photographs, building records, city directories, regulatory database, local, state, and federal agency records, public records, and topographic maps	Developed with paved parking, four-five structures including

		commercial retail and residential use buildings/ Commercial, residential use
2020 to 2025	Aerial photographs, building records, city directories, regulatory database, local, state, and federal agency records, public records, and topographic maps	Developed with paved parking, four structures including commercial retail and residential use buildings/Mixed use
2026 to Present	Aerial photographs, building records, city directories, regulatory database, local, state, and federal agency records, public records, and topographic maps	Developed with paved parking, two structures including commercial retail and residential use buildings/ Mixed-use

3.1 Aerial Photographs

Terrax reviewed available aerial photographs for the subject property and surrounding areas for visible indications of previous uses for the subject property and adjacent properties. A summary of our findings are presented in the table below. Copies of select aerial photographs are included in Appendix B of this report.

Summary of Aerial Photographs Reviewed

Period/Date	Subject Property Description	Adjacent Property Description
1938	The subject property appears to be developed with the current two buildings on the eastern portion of the property, unpaved areas and two barn structures on the western sides of the property, and citrus orchard on the southern side of the property.	**North:** Two smaller buildings and landscaped areas. **South:** Developed with two rural residences and farmland. **East:** Camino Capistrano, followed by a gasoline station building, a small residence and rural land and unpaved version of Forster Street. **West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings.
1946	The subject property appears to be developed with the current two buildings on the eastern portion of the property, unpaved areas and two barn structures on the western sides of the property, and citrus	**North:** Two smaller buildings, a barn building and landscaped areas. **South:** Developed with a rectangular commercial building to the south-southeast, and two rural residences and farmland.

	orchard on the southern side of the property.	**East:** Camino Capistrano, followed by a gasoline station building, a rectangular commercial building and Forster Street. **West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings.
1949	The subject property appears to be developed with the current two buildings on the eastern portion of the property, unpaved areas and two barn structures on the western sides of the property, and citrus orchard on the southern side of the property.	**North:** Three smaller buildings, two auxiliary buildings and landscaped areas. **South:** Developed with a rectangular commercial building to the south-southeast, vacant land, a residence and farmland. **East:** Camino Capistrano, followed by a small commercial building, a rectangular commercial building and Forster Street. **West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings.
1952	The subject property appears to be developed with the current two buildings on the eastern portion of the property, unpaved areas and three barn structures on the western sides of the property, and citrus orchard on the southern side of the property.	**North:** Three smaller buildings, two auxiliary buildings and landscaped areas. **South:** Developed with a rectangular commercial building to the south-southeast, a paved parking lot, a residence and farmland. **East:** Camino Capistrano, followed by a small commercial building, a rectangular commercial building and Forster Street. **West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings.
1963, 1967, 1974	The subject property appears to be developed with the current two buildings on the eastern portion of the property, unpaved areas and three barn structures on the western sides of the property, and citrus orchard on the southern side of the property.	**North:** A commercial building to the north-northeast, and undeveloped land and landscaped areas. **South:** Developed with a rectangular commercial building to the south-southeast, a paved parking lot, a residence and farmland. **East:** Camino Capistrano, followed by a small commercial building, a rectangular commercial building and Forster Street. **West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings.
1977	The subject property appears to be developed with the current two buildings on the eastern portion of the property, a paved parking lot to the west of the	**North:** A commercial building to the north-northeast, and under construction to the north-northeast. **South:** Developed with a commercial building to the south-southeast, a paved parking lot, a residence and farmland.

	buildings and three barn structures on the southern-western sides of the property, and landscaping on the southwestern side of the property.	**East:** Camino Capistrano, followed by Veterans Park, a rectangular commercial building and Forster Street. **West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings.
1988, 1990, 1994, 2002, 2005, 2009, 2012, 2016	The subject property appears to be developed with the current two buildings on the eastern portion of the property, a paved parking lot to the west of the buildings and three barn structures on the southern-western sides of the property, and landscaping on the southwestern side of the property.	**North:** A commercial building and landscaping to the north-northeast, and a large commercial structure to the north-northeast. **South:** Developed with a commercial building to the south-southeast, a paved parking lot, a residence and farmland. **East:** Camino Capistrano, followed by Veterans Park, a rectangular commercial building and Forster Street. **West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings.
2024	The subject property appears to be developed with the current two buildings on the eastern portion of the property, a paved parking lot to the west of the buildings and one barn structure on the southern side of the property, and unpaved areas and landscaping on the western side of the property.	**North:** A commercial building and landscaping to the north-northeast, and a large commercial structure to the north-northeast. **South:** Developed with a commercial building to the south-southeast, a paved parking lot, a residence and farmland. **East:** Camino Capistrano, followed by Veterans Park, a rectangular commercial building and Forster Street. **West:** A railroad track ROW, followed by Los Rios Street and a few small residential buildings.

3.2 Fire Insurance Maps

Terrax reviewed available fire insurance map coverage for the subject property and adjacent properties to investigate environmentally sensitive listings. Sanborn Maps were unavailable for the subject property. A copy of the EDR Certified Sanborn® Map Report is included in Appendix B of this report.

3.3 City Directories

Terrax reviewed available city directories for the subject property and adjacent/nearby properties to investigate environmentally sensitive listings. A summary of our findings is presented in the sections below. Copies of select city directories are included in Appendix B of this report.

City Directory Search for the Subject Property

31841, 31843, 31861, 31871 Camino Capistrano

Year	City Directory Listing
1973	El Charro, the Butterfly, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure, Lecia Watson (31841, 31843, 31861 and 31871 Camino Capistrano)
1976	El Charro, Ruth's Boutique and Antique, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure, Angelina Valdebinos (31841, 31843, 31861 and 31871 Camino Capistrano)
1982	XXXX, Ruth's Boutique and Antique, Daniel Brown 2D, Eugene Oyharzabal, Spanish Treasure Sh, Angelina Valdebinos (31841, 31843, 31861 and 31871 Camino Capistrano)
1987	Rosebud Boutique, Ruth's Boutique and Antique, Daniel Brown 2D, Mrs. Eugene Oyharzabal, Spanish Treasure Sh, Angelina Valdebinos (31841, 31843, 31861 and 31871 Camino Capistrano)
1992	Time Out, Ruth's Boutique, Daniel Brown II, Carmen Oyharzabal, Spanish Treasure Sh, Angelina D. Valdebinos (31841, 31843, 31861 and 31871 Camino Capistrano)
1995	Time Out, Ruth's Boutique (31841, 31843, 31861 and 31871 Camino Capistrano)
2000	Addresses Not Listed (31841, 31843, 31861 and 31871 Camino Capistrano)
2005	Carmen C. Oyharzabal, resident (31841, 31843, 31861 and 31871 Camino Capistrano)
2010	Carmen C. Oyharzabal, resident (31841, 31843, 31861 and 31871 Camino Capistrano)
2014	Carmen C. Oyharzabal, resident (31841, 31843, and 31871 Camino Capistrano)

The city directory listings above if in **bold print,** represent environmentally sensitive tenants, and based on the close proximity and/or inferred direction of groundwater flow, these city directory listings pose a significant environmental threat to the subject property at this time.

City Directory Search for the Adjacent Properties

The following adjacent properties below were recognized as environmentally sensitive tenants:

31781, 31831, 31782, 31866, 31891 Camino Capistrano (adjacent to the east, north, west and south)

Year	City Directory Listing
1973	The Franciscan, Syfran Corp (31781 Camino Capistrano); Nelly Puerto Vallarta (31831 Camino Capistrano); San Juan Realty (31782 Camino Capistrano); Paul Esslinger (31866 Camino Capistrano); Adobe Capistrano (31891 Camino Capistrano)

1976	Franciscan Restaurant (31781 Camino Capistrano); Nelly Puerto Vallarta (31831 Camino Capistrano); San Juan Realty (31782 Camino Capistrano); Paul Esslinger (31866 Camino Capistrano); Adobe Capistrano (31891 Camino Capistrano)
1982	Marie's Country Store (31781 Camino Capistrano); Nelly Puerto Vallarta, Pollock, Stapleton (31831 Camino Capistrano); Swallows West Restaurant (31782 Camino Capistrano); Golden West Realtors (31866 Camino Capistrano); Address not listed (31891 Camino Capistrano)
1987	San Juan Bar and Grill (31781 Camino Capistrano); Pollack John, MD (31831 Camino Capistrano); The Paisley Penguin (31782 Camino Capistrano); Architectural Entrepreneurs (31866 Camino Capistrano); Adobe De Capistrano (31891 Camino Capistrano)
1992	Franciscan Plaza, multiple business listings (31781 Camino Capistrano); San Juan Executive (31831 Camino Capistrano); The Paisley Penguin (31782 Camino Capistrano); Lohrback ED Associates (31866 Camino Capistrano); Adobe De Capistrano (31891 Camino Capistrano)
1995	Franciscan Plaza, multiple business listings (31781 Camino Capistrano); San Juan Executive Suites (31831 Camino Capistrano); Address not listed (31782 Camino Capistrano); Ed Lorbach Associates, Metro Natural Stone and Tile (31866 Camino Capistrano); El Adobe De Capistrano (31891 Camino Capistrano)
2000	Address not listed (31781 Camino Capistrano); Address not listed (31831 Camino Capistrano); Address not listed (31782 Camino Capistrano); Address not listed (31866 Camino Capistrano); Address not listed (31891 Camino Capistrano)
2005	Franciscan Plaza, multiple business listings (31781 Camino Capistrano); Avila Adobe, multiple tenant listings (31831 Camino Capistrano); Address not listed (31782 Camino Capistrano); Chino Hills Corp., Rivendell Land Co. (31866 Camino Capistrano); Adobe De Capistrano (31891 Camino Capistrano)
2010	Franciscan Plaza, multiple business listings (31781 Camino Capistrano); Bob Covello Law Offices, Capital Media, multiple tenants (31831 Camino Capistrano); Address not listed (31782 Camino Capistrano); Chino Hills Corp., Rivendell Land Co., OC REO Team (31866 Camino Capistrano); Adobe De Capistrano (31891 Camino Capistrano)
2014	Antiques of Laguna, multiple business listings (31781 Camino Capistrano); Busk Development, multiple tenants (31831 Camino Capistrano); Address not listed (31782 Camino Capistrano); Rivendell Land Co. (31866 Camino Capistrano); Adobe De Capistrano (31891 Camino Capistrano)

The city directory listings above if in **bold print,** represent environmentally sensitive tenants, and based on the close proximity and/or inferred direction of groundwater flow, these city directory listings pose a significant environmental threat to the subject property at this time.

3.4 Topographic Maps

Terrax reviewed available topographic maps for the subject property and surrounding areas for visible indications of previous uses for the subject property and adjacent properties. A summary of our findings are presented in the table below. Copies of select topographic maps are included in Appendix B of this report.

Summary of Topographical Maps Reviewed

Period/ Date	Subject Property Description	Adjacent Property Description
1902, 1906	The subject property is developed with small buildings on the eastern side, and gently undulating land or farmland on the western side.	**North:** Several small buildings, gently undulating land. **South:** Undeveloped undulating land or farmland, and a small building to the south-southwest. **East:** Camino Capistrano, followed by two small structures and an unpaved road. **West:** A railroad track ROW and Los Rios Street, followed by several small buildings.
1942, 1947	The subject property is developed with three buildings on the eastern and western sides of the parcel.	**North:** Several small buildings. **South:** Three buildings to the southeast and southwest. **East:** Camino Capistrano, followed by two small structures and Forster Street. **West:** A railroad track ROW and Los Rios Street, followed by several small buildings.
1948	The subject property is developed with three buildings on the eastern and western sides of the parcel.	**North:** A rectangular building to the north-northeast. **South:** Unimproved land to the southeast and southwest. **East:** Camino Capistrano, followed by a rectangular building, a small structures and Forster Street. **West:** A railroad track ROW and Los Rios Street, followed by several small buildings.
1949	The subject property is developed with three buildings on the eastern and western sides of the parcel.	**North:** A rectangular building to the north-northeast. **South:** A small building to the southeast and undeveloped to the southwest. **East:** Camino Capistrano, followed by a rectangular building, a small structures and Forster Street. **West:** A railroad track ROW and Los Rios Street, followed by several small buildings.
1968	The subject property is developed with several small buildings on the eastern sides of the parcel.	**North:** A rectangular building to the north-northeast. **South:** A small building to the southeast and a small building to the southwest.

		East: Camino Capistrano, followed by a rectangular building, a small structures and Forster Street. **West:** A railroad track ROW and Los Rios Street, followed by several small buildings.
1975	The subject property is not depicted; out of range of the map year.	**North:** Not depicted, out of range for the map year to the north-northeast. **South:** A small building to the southeast and a small building to the southwest. **East:** Camino Capistrano, followed by a small structure and Forster Street. **West:** A railroad track ROW and Los Rios Street, followed by several small buildings.
1981	The subject property is developed with several small buildings on the eastern sides of the parcel.	**North:** Two rectangular buildings to the north-northeast. **South:** Out of range for the map to the southeast and to the southwest. **East:** Camino Capistrano, followed by a small structure and Forster Street. **West:** A railroad track ROW and Los Rios Street, followed by several small buildings.
2012	The subject property is depicted as land without structures.	**North:** Land depicted without structures. **South:** Land depicted without structures. **East:** Camino Capistrano, followed by land depicted without structures and Forster Street. **West:** Los Rios Street, followed by land depicted without structures.

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

Terrax contacted various regulatory agencies in order to determine any current and/or historic hazardous materials usage, storage, and/or releases of hazardous substances on the subject property. Additionally, Terrax researched available information on the presence of AULs from these agencies. As defined by ASTM E1527-21, AULs are the legal or physical restrictions or limitations on the use of, or access to, a site or facility: 1) to reduce or eliminate potential exposure to hazardous substances or petroleum products in the soil or groundwater on the subject property; or 2) to prevent activities that could interfere with the effectiveness of a response action, in order to ensure maintenance of a condition of no significant risk to public health or the environment. These legal or physical restrictions, which may include ICs and/or ECs, are intended to prevent adverse impacts to individuals or populations that may be exposed to hazardous substances and

petroleum products in the soil or groundwater at the subject property. Copies of select regulatory agency records are included in Appendix B of this report.

Agency Type	Agency Name	Summary of Correspondence
Federal	USEPA	According to online records, the subject property *is not* identified in USEPA databases, including the Enforcement and Compliance History Online (ECHO), Facility Registry Service (FRS), Resource Conservation and Recovery Act (RCRA) Hazardous Waste Report (RCRAInfo), Toxics Release Inventory (TRI), and Toxic Substances Control Act (TSCA) Chemical Substance Inventory.
State	California Department of Toxic Substances Control (DTSC); CalEPA Regulated Site Portal online database	Records were on-file for the subject property address (31871 Camino Capistrano) under the DTSC's Envirostor and Hazardous Waste Tracking System (HWTS) databases. One (1) business with registered EPA/DTSC ID#'s issued for hazardous wastes removed from the subject property were reported: • Roman Catholic Diocese of Orange, at 31776 Camino Capistrano (assumed generator address) (EPA ID# CAC001112504), was reported as generating 0.042 tons of "*aqueous solution with <10% total organic residues*" wastes under manifest during December 9, 1996, remaining open until October 25, 2000. This is an Inactive listing.
State	California State Water Resources Control Board, Regional Water Quality Control Board (RWQCB), San Diego Region	According to a records search of the Geotracker online database, no subject property address listings were reported for addresses 31841, 31843, 31861, and 31871 Camino Capistrano.
State	California Geologic Energy Management Division (DOGGR)	Terrax searched CalGEM's online Well Finder database and no wells are reported to be located at the subject property addresses, or on adjacent properties. In addition, the subject property is not depicted to be located in an oil field area.
Air Quality Department	South Coast Air Quality Management District	The subject property addresses *are not* listed as registered businesses under the SCAQMD's Facility Information Detail (FIND) online database. Terrax

Agency Type	Agency Name	Summary of Correspondence
		searched the following addresses/businesses: 31841, 31843, 31861, and 31871 Camino Capistrano, within zip code 92675.
Building Department	City of San Juan Capistrano, Building and Safety Services (SJCBSS)	According to the SJCBSS building records, building records for the subject property indicate that the subject property was developed by an existing two-story residential building by 1964. In 1964, Carmen Oyharzabal added a 480 and 500 square foot addition to the residential structures at 31841 and 31871 Camino Capistrano. Eugene Oyharzabal pulled a permit to convert the existing 4-family residence at 31841-31843 Camino Capistrano into partial retail use during 1969. Eugene Oyharzabal pulled an electrical permit for upgrades, and a sign permit at 31841-31843 Camino Capistrano in 1995. Eugene Oyharzabal pulled a plumbing permit for a new sewer lateral in 1963, and a building permit to reroof at 31871 Camino Capistrano in 1968 and in 1994. During 2021 and 2025, the former barn structures (including a 1,912 SF structure) on the southern and western portions of the property were disassembled, catalogued, and stored on-site to later be reassembled at 31721 Camino Capistrano, the Heritage Barbecue site.
County Assessor	County of Orange, Assessor	According to the County Assessor records, building records for the subject property did not indicate when the residence and residence-retail buildings were constructed. The buildings are owned by the 31871 Camino Capistrano LLC as of 12/31/2021, and Michael W. Burnett as of 05/30/2025. The subject property is located on three (3) contiguous irregular-shaped parcels of land totaling 1.686 acres.
Health Department	Orange County Health Care Agency (OCHCA)	To date, Terrax has not received a response from the OCHCA indicating that files are available for the subject property. Terrax requested records for address 31841, 31843, 31861 and 31871 Camino Capistrano. In addition, Terrax reviewed the OCHCA online Access To Public Records list of Permitted Underground Storage Tank (UST) Listings, Removed Underground Storage Tank (UST) Facilities Listings, and Hazardous Waste Facilities, where the subject property addresses

Agency Type	Agency Name	Summary of Correspondence
		were not reported as a UST or hazardous wastes facility.
Fire Department	Orange County Fire Authority (OCFA)	The Orange County Fire Authority does not have records pertaining to hazardous substances for the subject property address, 31841, 31843, 31861 and 31871 Camino Capistrano; No records were available for the subject property.
Planning Department	City of San Juan Capistrano Planning Division (SJCPD)	According to the City of San Juan Capistrano Zoning Map, and My County online database, the subject property is zoned "TC" for Business Commercial District, Town Center District developments and planning purposes.

4.2 Mapped Environmental Records Search

Terrax obtained a Radius Report prepared by Environmental Data Resources, Inc. (EDR) for the subject property. The Federal, State, and local agency environmental records contained in the EDR report are compiled from publicly available sources and the locations of the listed sites are plotted utilizing a geographic information system, which geocodes the site addresses. Using the ASTM definition of migration, Terrax considers the migration of hazardous substances or petroleum products in any form onto the subject property during the evaluation of each site listed in the EDR report, which includes solid, liquid, and vapor. A copy of the EDR report is included in Appendix C of this report.

4.2.1 Regulatory Database Summary

The following table provides a summary of the EDR report findings.

Environmental Regulatory Listing	Number Of Sites:			Any Sites Of Concern?
	<1/8 Mile Away	1/8-1/4 Mile Away	>1/4 Mile Away	
National Priorities List (NPL)	0	0	0	NA
Federal Delisted NPL	0	0	0	NA

Environmental Regulatory Listing	Number Of Sites:			Any Sites Of Concern?
	<1/8 Mile Away	1/8-1/4 Mile Away	>1/4 Mile Away	
Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) List	0	0	0	NA
CERCLIS No Further Remedial Action Planned (NFRAP)	0	0	0	NA
Resource Conservation and Recovery Act (RCRA) Corrective Action Report (CORRACTS) Facilities	0	0	0	NA
RCRA Non-CORRACTS Treatment, Storage and Disposal (TSD) Facilities	0	0	0	NA
U.S. RCRA Conditionally Exempt Small/Small/Large Quantity Generators (CESQG/SQG/LQG)	**3**	**6**	0	**NO**
Federal Institutional Control/Engineering Control (IC/EC) Registry	0	0	0	NA
Emergency Response Notification System (ERNS)	0	0	0	NA
State- and Tribal- Equivalent NPL	0	0	0	NA
State- and Tribal- Equivalent CERCLIS	0	**2**	**4**	**NO**
State and Tribal Landfill and/or Solid Waste Disposal Site Lists	0	0	**1**	**NO**
State and Tribal Leaking Storage Tank Lists	**4**	**11**	**11**	**NO**
State and Tribal Registered Storage Tank Lists	**5**	**6**	0	**YES**
State Spills, Leaks, and Investigations Sites	0	**1**	**1**	**NO**

Environmental Regulatory Listing	Number Of Sites:			Any Sites Of Concern?
	<1/8 Mile Away	1/8-1/4 Mile Away	>1/4 Mile Away	
State and Tribal Voluntary Cleanup Sites	0	**1**	0	**NO**
State and Tribal Brownfields Sites	0	0	0	NA
Local Brownfield Lists	0	0	0	NA
Local Lists of Landfill/Solid Waste Disposal Sites	0	**1**	**1**	**NO**
Local Lists of Hazardous Waste/Contaminated Sites	0	**9**	0	**NO**
Local Lists of Registered Storage Tanks	**8**	**13**	0	**NO**
Local Land Records	0	0	0	NA
Records of Emergency Release Reports	0	0	0	NA
Other Ascertainable Records	**19**	**54**	**19**	**YES**
EDR High Risk Historical Records	**4**	0	0	**NO**
EDR Recovered Government Archives	0	0	0	NA

NA = Not Applicable

4.2.2 Subject Property Listings

The following subject property listings were identified in the EDR report and are further detailed below:

- The subject property, is identified as Roman Catholic Diocese of Orange at address 31871 Camino Capistrano, which was reported as a HWTS and HAZNET listing site (ID# CAC001112504) in the EDR Radius Map™ Report with GeoCheck® Inquiry Number: 8405284.2s, July 14, 2026. The subject property is reported as generating *aqueous solution with <10% total organic residues* under manifest, during December 1996. These wastes were taken off-site by a registered waste hauler to a recycling facility. The EPA/DTSC ID# remained open from December 9, 1996 through October 25, 2000. Roseann Fischer, Administrative assistant to the Catholic Church and The Reynolds Group were reported as the responsible parties generating the wastes. No unauthorized release of hazardous substances or wastes, including gasoline, diesel, oils and/or chlorinated solvents was reported in the regulatory database for this facility. Based on the limited information associated with the wastes generated, including the equipment, previous use, and/or the source of the wastes, it is assumed that these wastes were byproducts of former property renovations or business operations, the listing is not considered a REC.
- The subject property, is identified as Personal Residence at address 31871 Camino Capistrano, which was reported as a UST listing site (Facility ID# 17803) in the EDR Radius Map™ Report with GeoCheck® Inquiry Number: 8405284.2s, July 14, 2026. The subject property is reported as a permitted UST facility, under the authority of the Orange County CUPA. No additional information was provided related to the size, construction materials, contents, and dates of installation and/or removal of the UST. The Oyharzabal family were the former owners of the subject property for over 50 years. The Oyharzabal family were involved in sheepherding, raising cattle, and walnut and citrus growing, and did not use a UST in association with their former operations. The family heirs and descendants were one of the largest landowners and employers in the valley. No unauthorized release of hazardous substances or wastes, including gasoline, diesel, oils and/or chlorinated solvents was reported in the regulatory database for this facility. Based on a letter from Tom Ostensen, that cites the historic owner Carmen Oyharzabal (**Appendix B**), the subject property has never been equipped with UST(s). Upon further review of the database latitude, longitude (33.5013473, -117.6614) listing, this puts the former location of the UST site as associated with a paved parking lot to the northeast, approximately 475 feet away. This location is a former gasoline station to the north of the Camino Real Playhouse, not the subject property. Therefore, despite the limited information associated with the type of UST, the listed latitude and longitude location, and historic knowledge of previous ownership and management, the evidence indicates that the UST was not located at the subject property, this listing is not considered a significant environmental concern.

4.2.3 Adjacent Property Listings

The following adjacent property listings were identified in the EDR report and are further detailed below:

- The adjacent property identified as Mission Commercial Property, at address 31886 Camino Capistrano, to the east, was reported as a RCRA NonGEN / NLR site (ID# CAC003389652) in the EDR Radius Map™ Report with GeoCheck® Inquiry Number: 8405284.2s, July 14, 2026. This facility was reported as having opened a waste generator ID# on May 1, 2026, which remains open and active as of July 14, 2026. This facility reported generating 0.92 tons of asbestos containing wastes as a byproduct of property renovations during 2026. These wastes were hauled off-site under manifest to a transfer station and landfill. No unauthorized release investigations related to hazardous wastes were reported for this business in the regulatory database report. Based on the regulatory oversight, the overall good standing of this facility, the absence of reported releases, and the distance of these operations to the subject property, this listing is not considered a REC.

4.2.4 Non-Adjacent Property Listings

Non-adjacent property listings of significant environmental concern were not identified in the EDR report.

4.2.5 Orphan Listings

No orphan listings likely to impact the subject property are identified in the EDR report.

4.3 Vapor Encroachment Screening

The ASTM definition of a Vapor Encroachment Condition (VEC) is “the presence or likely presence of chemical of concern vapors in the subsurface of the target property caused by the release of vapors from contaminated soil and/or groundwater either on or near the target property.”

A VEC is a broad concern involving contamination or potential contamination from subsurface vapor migration, while a Vapor Intrusion Condition (VIC) is focused on the migration or potential migration of contaminant vapors into building spaces. A VIC, if present, can potentially pose a health risk to the occupants of the building. A VIC is commonly associated with the presence of volatile organic compound (VOC) contamination, such as petroleum hydrocarbon or chlorinated

solvent releases. A VIC can be caused by contamination from onsite or offsite sources, or a combination of both.

Terrax has performed a Tier 1 Vapor Encroachment Screening (VES) in general accordance with the scope of work and limitations of ASTM Standard Guide E2600-22 for the subject property. The purpose of this Tier 1 VES is to identify an existing or potential VEC affecting the subject property, as defined by ASTM Standard E 2600-15.

Based on the findings of the Tier 1 VES conducted by Terrax, a VEC *is not* considered an issue of concern in connection with the subject property at this time.

5.0 USER PROVIDED INFORMATION AND INTERVIEWS

5.1 User Provided Information

In order to qualify for one of the *Landowner Liability Protections (LLPs)* offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001 (the *Brownfields Amendments*), the Report User must provide the following information (if available) to the *Environmental Professional*. Failure to provide this information could result in a determination that *All Appropriate Inquiry* is not complete. The Report User is asked to provide information or knowledge of the following:

- Environmental cleanup liens that are filed or recorded against the subject property.
- Activity and land use limitations that are in place against the subject property or that have been filed or recorded in a registry.
- Specialized knowledge or experience of the person seeking to qualify for the LLPs.
- Actual knowledge of the Report User.
- Relationship of the purchase price to the fair market value of the subject property if it were not contaminated.
- Commonly known or *reasonably ascertainable* information about the subject property.
- The degree of obviousness of the presence or likely presence of contamination at the subject property, and the ability to detect the contamination by appropriate investigation.
- The reason for preparation of this Phase I ESA.

Fulfillment of these user responsibilities is key to qualification for the identified defenses to CERCLA liability. Terrax requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance. Pursuant to ASTM E E1527-21, Terrax requested the following site information from Almquist (user of this report).

User Requested Information	Provided By User?	Description of Provided Documents/ Information
Environmental Questionnaire	Yes	Mr. Tom Carpenter, of Almquist Development and Investments, completed the User Questionnaire. According to Mr. Carpenter, he is not aware that the subject property stores hazardous substances or wastes onsite. Mr. Carpenter did not accompany Terrax during the site reconnaissance.
Title records	Yes	Chicago Title Enhanced Report 2.0. According to the preliminary title screen report, the current owner(s) of the subject property are the 31871 Camino Capistrano LLC and Michael W. Burnett since December 31, 2021 and May 30, 2025. According to the report, Roman Catholic Bishop of Orange Pastoral was the owner from June 14, 2019 to December 31, 2021, and May 30, 2025, and Oyharzabal, Carmen and Eugenie were the owners from May 15, 1998 through June 14, 2019.
Environmental liens or activity and use limitations	No	N/A
Specialized knowledge	No	N/A
Actual knowledge	No	N/A
Valuation reduction for environmental issues	No	N/A
Identification of Key Site Manager	Yes	Mr. Carpenter, as well as Mr. Tom Ostensen, of Almquist, approved Terrax to access the subject property during the site reconnaissance. Mr. Carpenter and Ostensen did not accompany Terrax during the site reconnaissance.
Reason for performing the Phase I ESA	Yes	Refer to Section 1.1
Prior environmental reports	No	
Other documents/information provided	No	

5.2 Interviews

Terrax conducted the following interviews to obtain environmental information associated with the Subject Property.

Interviewee	Interviewed?	Description of Information Obtained From Interview
Subject property owner	No	31871 Camino Capistrano LLC and Michael W. Burnett are identified as the current owners as of December 31, 2021 and May 30, 2025, respectively. Mr. Tom Ostensen and Tom Carpenter were the Key Site Managers.
Report user	No	
Key site manager	Yes	Mr. Carpenter, of Almquist, approved Mr. Burke Walker of Terrax to access the subject property during the site reconnaissance.
Past owners, operators, and occupants of the subject property	No	Past owners, operators, and occupants of the subject property were not available to be interviewed.
Others	No	As the subject property is not an abandoned property as defined in ASTM E1527-21, interview with others were not performed.

6.0 SITE RECONNAISSANCE

The subject property was inspected by Terrax on July 10, 2026. The weather at the time of the site visit was mostly sunny with temperatures in the mid-70s. Terrax was able to enter all areas of the subject property.

6.1 General Site Characteristics

The following table describes the general site characteristics observed at the subject property.

Site Characteristic	Observed at the Subject Property?	Description of Observations
Solid waste disposal	No	Individual trash cans were observed on the southeastern portion of the subject property. CR&R, an independent solid waste

Site Characteristic	Observed at the Subject Property?	Description of Observations
		contractor, removes wastes on a weekly basis from onsite trash cans.
Sewage discharge and disposal	No	The subject property is connected to the City of San Juan Capistrano sewer system, which is serviced by the City of San Juan Capistrano Utilities Department.
Surface water drainage	No	Surface water runs off paved and landscaped areas into the municipal stormwater drainage.
Surface impoundments, natural catch basins, settling ponds, drywells, wetlands, or lagoons	No	
Heating or cooling systems	Yes	Wall-mounted cooling units (AC) system as well as domestic hot water equipment are currently developed at the subject property. Local utility providers are electricity and natural gas provided by Southern California Edison and The Gas Company - SEMPRA.
Wells or cisterns	No	
Wastewater/industrial discharge	No	The region and subdivision is developed with a municipal sewer system.
Septic systems	Yes	A sewer manhole cover was observed on the northwestern side of the subject property, and may be associated with an abandoned septic system.
Other significant characteristics	No	

6.2 Environmental Hazards

The following table describes the environmental hazards observed at the subject property.

Environmental Hazard	Observed at the Subject Property?	Description of Observations
Hazardous materials/petroleum products stored or used onsite	Yes	Terrax observed several small quantity containers for paints, maintenance supplies, and other supplies for operations, within the exterior paved parking and storage yard areas

Environmental Hazard	Observed at the Subject Property?	Description of Observations
		to the west of the commercial and residential buildings (31841). These supplies ranged from several used tires, to three (3) three-gallon gasoline cans, to five-gallon containers of masonry restoration detergent, to one and five-gallon containers of paint. In addition a five-gallon oil can and pump, smaller gallon containers of transmission fluid and oil were stored in these areas. Based on the overall small quantities of supplies observed, they do not represent a REC.
Aboveground/underground hazardous substance/petroleum storage tanks	No	
Evidence of releases or spills	Yes	Minor amounts of oily surface staining were observed in the parking area and within the barn floor. The staining appears to be from leaking vehicles, and from cumulative use and is surficial in nature. Based on the *de minimis* and surficial nature of the staining, it is not expected to represent a significant environmental concern.
Evidence of polychlorinated biphenyl-containing equipment	Yes	Terrax observed three (3) pole-mounted electrical transformers attached to a wooden utility pole located on the APN 121-150-30, on the southern side of the property. The overall condition of the transformers appeared to be good based on observations from beneath the pole. Southern California Edison (SCE) is the regional electrical utility provider.
Strong, pungent, or noxious odors	No	
Pools of liquid	No	
Drains, sumps, or clarifiers	No	
Pits, ponds, or lagoons	No	
Stressed vegetation	No	

Environmental Hazard	Observed at the Subject Property?	Description of Observations
Landfill or radiological hazards	No	
Other environmental hazards	No	

6.3 Non-ASTM Environmental Concerns and Additional Services

The following table describes the non-ASTM environmental concerns and additional services observed at the subject property.

Non-ASTM Environmental Concern	Observed at the Subject Property?	Description of Observations
ACMs	Yes	Based on the age of the improvements at the subject property (Circa 1938, renovated 1968), suspect ACMs were observed at the subject property. Suspect ACMs in the form of vinyl floor tiles, resilient flooring, roofing materials, and drywall systems were observed on the interior portions of the subject property.
LBPs	Yes	Based on the age of the improvements at the subject property (Circa 1938, renovated 1968), suspect LBPs were observed at the subject property.
Suspect mold	No	
Radon	No	Radon sampling was not conducted as part of this assessment. The subject property is mapped in Zone 3, where the average predicted indoor radon screening levels less than 2 pCi/L. (yellow zones) Low Potential.
Lead in drinking water	N/A	According to the Santa Margarita Water District (SMWD) – Consumer Confidence Report dated 2026, water supplied to the subject property is in compliance with all Federal and State drinking water regulations, including lead in drinking water standards. A copy of the SMWD Consumer Confidence Report is included in Appendix B. Water quality testing was not performed as part of this assessment.

Non-ASTM Environmental Concern	Observed at the Subject Property?	Description of Observations
Emerging Contaminants	N/A	Terrax included an assessment to determine if any operations at the site used, stored, and/or disposed of suspect emerging contaminants [e.g., polyfluoroalkyl substances (PFAS), 1,4-dioxane, Perchlorate, 1,2,3-TCP, etc.]. No emerging contaminants were determined to have been in use or stored at the subject property at any time and further environmental investigation is not warranted.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises. Items of environmental concern were not identified on the adjacent properties during field reconnaissance activities.

7.0 FINDINGS AND CONCLUSIONS

FINDINGS

A Recognized Environmental Condition (REC) refers to the presence or likely presence of any hazardous substance or petroleum product on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term REC includes hazardous substances and petroleum products even under conditions that might be in compliance with laws. The term is not intended to include "de minimis" conditions that do not present a threat to human health and/or the environment and that would not be subject to an enforcement action if brought to the attention of appropriate governmental agencies. The following was identified during the course of this assessment:

- Based on the age of the subject property structures, lead in soils from deteriorated lead paint in soils may exceed acceptable residential and commercial levels for Title 22 metals.
- Finally, the use of portions of the site as small orchard/s may have included the used of agricultural chemicals, specifically pesticides and potentially herbicides.

A *Controlled Recognized Environmental Condition (CREC)* refers to a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction

of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. The following was identified during the course of this assessment:

- Terrax did not identify any CRECs during the course of this assessment.

A *Historical Recognized Environmental Condition (HREC)* refers to an environmental condition which would have been considered a REC in the past, but which is no longer considered a REC based on subsequent assessment or regulatory closure. The following was identified during the course of this assessment:

- Terrax did not identify any HRECs during the course of this assessment.

An *Environmental Issue* refers to environmental concerns identified by Terrax, which do not qualify as RECs; however, require discussion. The following was identified during the course of this assessment:

- Due to the age of the subject property buildings (constructed circa 1938, renovated 1968), there is a potential that asbestos-containing material (ACM) and/or lead-based paint (LBP) are present. Suspect ACMs and painted surfaces were observed in good condition. Suspect ACMs should be sampled to confirm the presence or absence of asbestos prior to any renovation or demolition activities to prevent potential exposure to workers and/or building occupants.
- Based on on-site observations, a review of historical aerial photographs, regional historical society documentation, city directories and topographic maps, portions of the subject property building structures have been developed as early as 1902. The 1938 aerial photographs depict the subject property in nearly its current configuration. The subject property, is identified as “Private Residence” at address 31871 Camino Capistrano, which was reported as a UST listing site in the EDR Radius Map™ Report with GeoCheck® Inquiry Number: 8405284.2s, July 14, 2026. The subject property is reported as a permitted UST facility, under the authority of the Orange County CUPA. No additional information was provided related to the size, construction materials, contents, and dates of installation and/or removal of the UST. However, based on interviews with Tom Ostensen, and the historic owner Carmen Oyharzabal, the subject property has never been equipped with UST(s). Upon further review of the database latitude, longitude (33.5013473, -117.6614) listing, puts the former location of the UST site is associated with a paved parking lot to the northeast, approximately 475 feet. This location is a former gasoline station to the north

of the Camino Real Playhouse, not the subject property. Therefore, despite the limited information associated with the type of UST, the listed latitude and longitude location, and historic knowledge of previous ownership and management, the UST was not located at the subject property, this listing is not considered a significant environmental concern.

SIGNIFICANT DATA GAPS

A significant data gap affects the ability of the Environmental Professional to identify a REC. The following significant data gaps were encountered during this assessment:

- No significant data gaps were identified. Data gaps encountered during the assessment and their significance to the Environmental Professional's ability to identify RECs are discussed in Section 1.5.

CONCLUSIONS, OPINIONS, AND RECOMMENDATIONS

Terrax has performed a Phase I Environmental Site Assessment for the property located at 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675 ("Subject Property") in conformance with the scope and limitations of ASTM Practice E1527-21. Any exceptions to or deletions from this practice are described in Section 1.5 of this report.

This assessment has not revealed evidence of CRECs, or HRECs in connection with the subject property. RECS and Environmental Issues identified in connection with the subject property are described above.

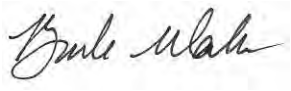
- Although not a Phase I ESA requirement, due to the age of the subject property buildings (circa 1938, renovated 1968), a full asbestos survey and an LBP survey should be conducted prior to the disturbance of building materials via demolition or significant remodeling activities.
- Terrax recommends that shallow soil is assessed for the presence or absence of pesticides, metals and herbicides.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Terrax has performed a Phase I Environmental Site Assessment for the property located at 31841, 31843, and 31871 Camino Capistrano, San Juan Capistrano, California 92675 in general conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Terrax declares that, to the best of our professional knowledge and belief, the undersigned meet the definition of an *Environmental Professional* as defined in §312.10 of 40 CFR 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Terrax has developed and performed the all-appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Burke Walker, EP, CAC, CLIA July 23, 2026
Environmental Professional

Reviewed By:



Andrew Brack, PG
Principal

9.0 REFERENCES

Contact List

California Geologic Energy Management Division

California Department of Toxic Substances Control

California State Water Resources Control Board, Regional Water Quality Control Board, Santa Ana Region

City of San Juan Capistrano, California

County of Orange, California

South Coast Air Quality Management District

California Department of Toxic Substances Control

United States Environmental Protection Agency

Reference Documents

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM Designation: E1527-21.

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map.

Environmental Data Resources, Inc. Radius Report.

United States Department of Agriculture, Soil Conservation Service, National Cooperative Soil Survey, accessed via the Internet.

United States Environmental Protection Agency, EPA Map of Radon Zones (Document EPA-402-R-93-071), accessed via the Internet.

United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper, accessed via the Internet.

FIGURES

1- SITE LOCATION MAP

2- TOPOGRAPHIC MAP

3- SITE PLAN

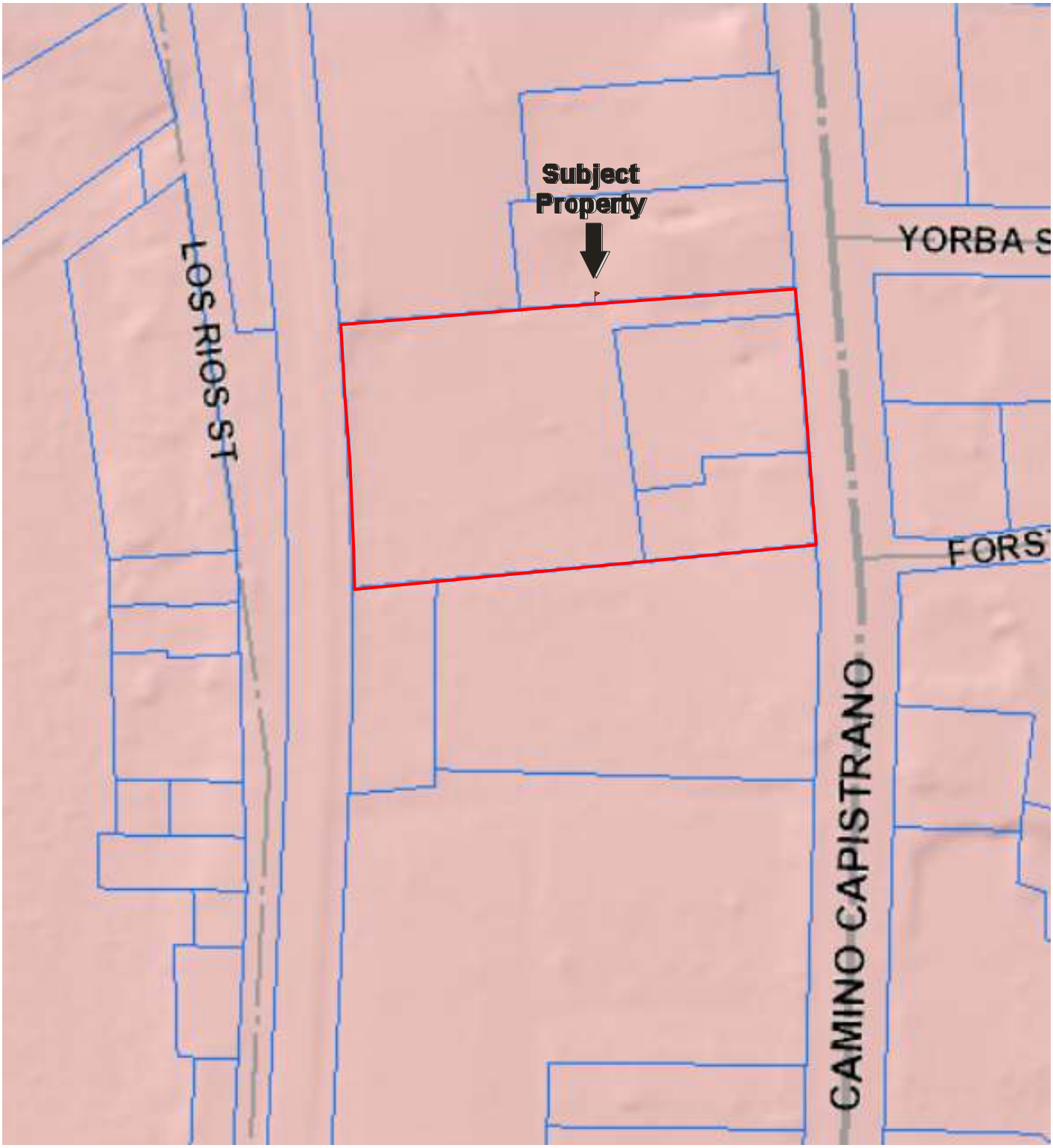


FIGURE 1: SITE LOCATION MAP
Project No. P-14534

TERRAX

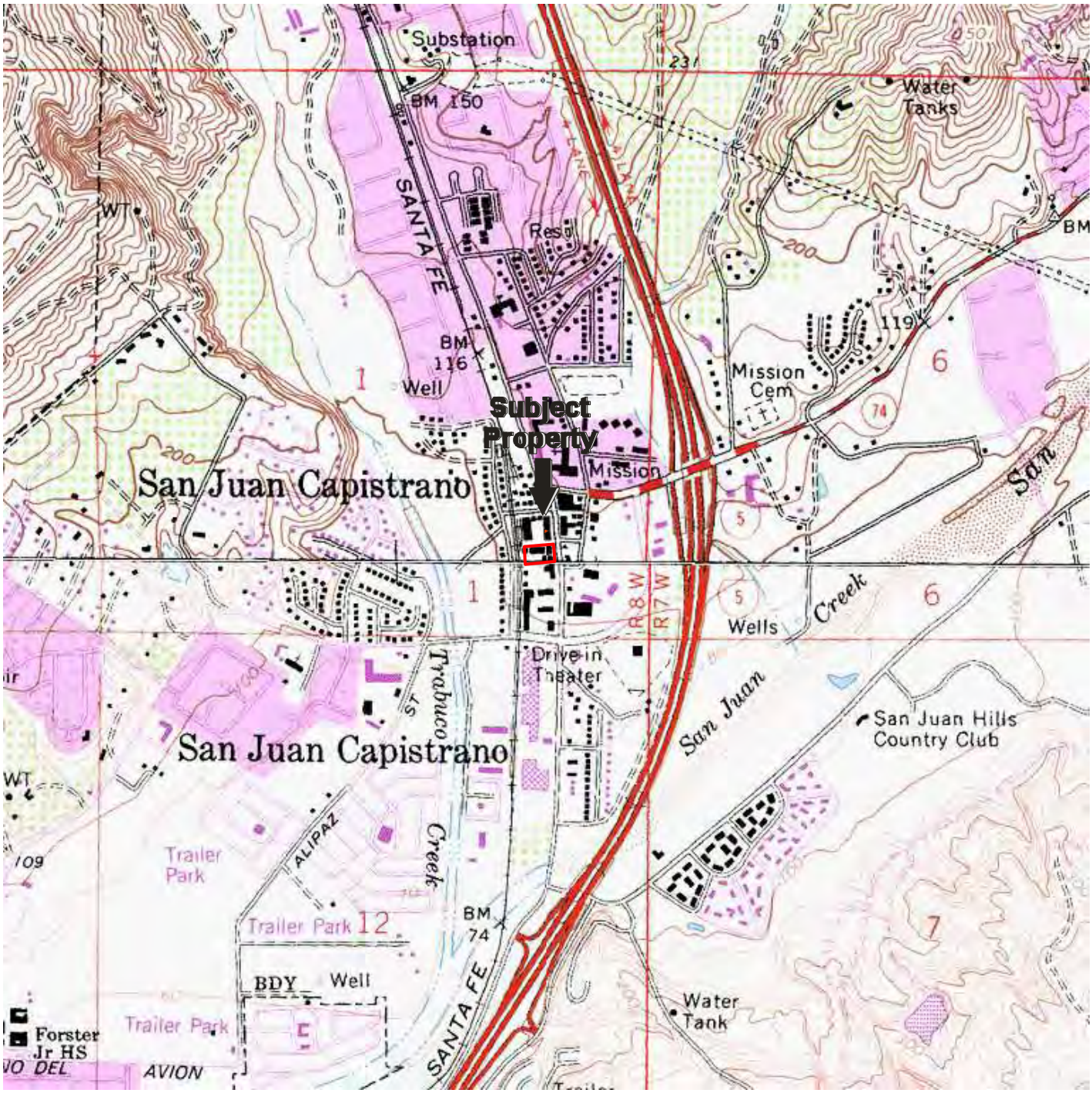


FIGURE 2: TOPOGRAPHIC MAP
Project No.P-14534

TERRAX



FIGURE 3: SITE PLAN
Project No. P-14534

TERRAX

APPENDIX A: PHOTOGRAPHIC DOCUMENTATION



1. Facing north toward the subject property.



2. Facing south toward the subject property.



3. Facing east toward the subject property.



4. Facing west toward the subject property.



5. View of the subject property exterior.



6. View of the former footprint of subject property barn building, facing east.



7. View of the subject property interior, 31841-31861.



8. View of the subject property interior, 31841-31861.



9. View of the subject property interior, 31841-31861.



10. View of the subject property exterior, 31841-31861.



11. View of the subject property interior, barn, 31841.



12. View of the subject property exterior, 31871.



13. View of the subject property exterior, 31871.



14. View of the subject property exterior, 31871.



15. View of the subject property exterior, 31843.



16. View of the subject property exterior, 31843 and 31871.



17. View of the subject property exterior, 31841-31843.



18. View of the subject property exterior, 31843 and 31871.



19. .



20. View of the adjacent property to the south.



21. View of the adjacent property to the west.



22. View of the adjacent properties to the east.



23. View of the adjacent properties to the north.



24. View of the adjacent properties to the south.

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

July 1, 2026

San Juan Capistrano
HISTORICAL SOCIETY

Dan Almquist, Managing Partner
31871 Camino Capistrano, LLC
31801 Paseo Adelanto
San Juan Capistrano, Ca 92675

Re: **Oyharzabal Property**
31871 Camino Capistrano
San Juan Capistrano, CA 92675

Dear Dan:

At your request, I reviewed the email from Andrew Brack, Terrax Environmental, Inc., dated June 30, 2026. The email referenced two items: the HWTS ID Number CAC001112504 and the fact that the subject property was reported as an UST listing site (Facility ID# 17803). The subject property is reported as a permitted UST facility under the authority of the Orange County CUPA. No additional information was provided related to the size, construction materials, contents, and dates of installation and/or removal of the UST.

For background, I have known Carmen Oyharzabal for over 28 years as a friend and benefactor of the San Juan Capistrano Historical Society. I have been involved in the Historical Society as a director since 1997 and president since 2005. Carmen and her brother-in-law, Tom Rodriquez, deeded the Los Rios Street property to the Historical Society in the 1970s and additional adjoining property on Los Rios Street in subsequent years. Eugenie passed away in 1996 and left the Camino Capistrano property in Trust with the Roman Catholic Diocese of Orange, with a life estate to the property to Carmen as long as she lived. The Church did little with its property, except to use the French Hotel as storage for toys for its charity activities. Carmen was an active lifetime member of the Society until her passing in 2024. I spent many years visiting Carmen at the Camino Capistrano property, helping her with various projects and attending family events, Lenten Dinners, and the famous Swallows Day Parade. I have a good understanding of the property's history and uses.

Without getting too wordy on the history of the property, I can assure you that there were, to the best of my knowledge, no underground storage tanks buried on the property. The Oyharzabal family were sheepherders, raised cattle for the market, and were walnut and citrus growers. The family was one of the largest landowners and employers in the valley. They did have horses and chickens on the property for many years.

As to the HWTS ID Number CAC001112504, that appears to be about 92 pounds of recycled waste classified as CM Code 134, Aqueous solution with less than 10% organic residues, and has a Method Code of R01, Recycled. It is reasonable to assume that some type of fertilizer may have been used in their crop activities. During my many years on the property, I never witnessed any containers of hazardous materials.

Please let me know if you need any further assistance.

Best regards,

Tom Ostensen
President

Commercial - Multi-Use SJC

31843 Camino Capistrano

San Juan Capistrano, CA 92675

Inquiry Number: 6668580.8

September 20, 2021

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

09/20/21

Site Name:

Commercial - Multi-Use SJC
31843 Camino Capistrano
San Juan Capistrano, CA 9267
EDR Inquiry # 6668580.8

Client Name:

Terrax Environmental
16541 Gothard Street, Suite 111
HUNTINGTON BEACH, CA 92647
Contact: Burke Walker

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2016	1"=500'	Flight Year: 2016	USDA/NAIP
2012	1"=500'	Flight Year: 2012	USDA/NAIP
2009	1"=500'	Flight Year: 2009	USDA/NAIP
2005	1"=500'	Flight Year: 2005	USDA/NAIP
2002	1"=500'	Acquisition Date: January 01, 2002	USGS/DOQQ
1994	1"=500'	Acquisition Date: June 01, 1994	USGS/DOQQ
1990	1"=500'	Flight Date: August 29, 1990	USDA
1988	1"=500'	Flight Date: September 13, 1988	USDA
1977	1"=500'	Flight Date: January 18, 1977	EDR Proprietary Brewster Pacific
1974	1"=500'	Flight Date: November 06, 1974	USGS
1967	1"=500'	Flight Date: May 07, 1967	USGS
1963	1"=500'	Flight Date: February 28, 1963	USGS
1952	1"=500'	Flight Date: December 12, 1952	USDA
1949	1"=500'	Flight Date: May 05, 1949	USDA
1946	1"=500'	Flight Date: December 29, 1946	USGS
1938	1"=500'	Flight Date: June 21, 1938	USDA

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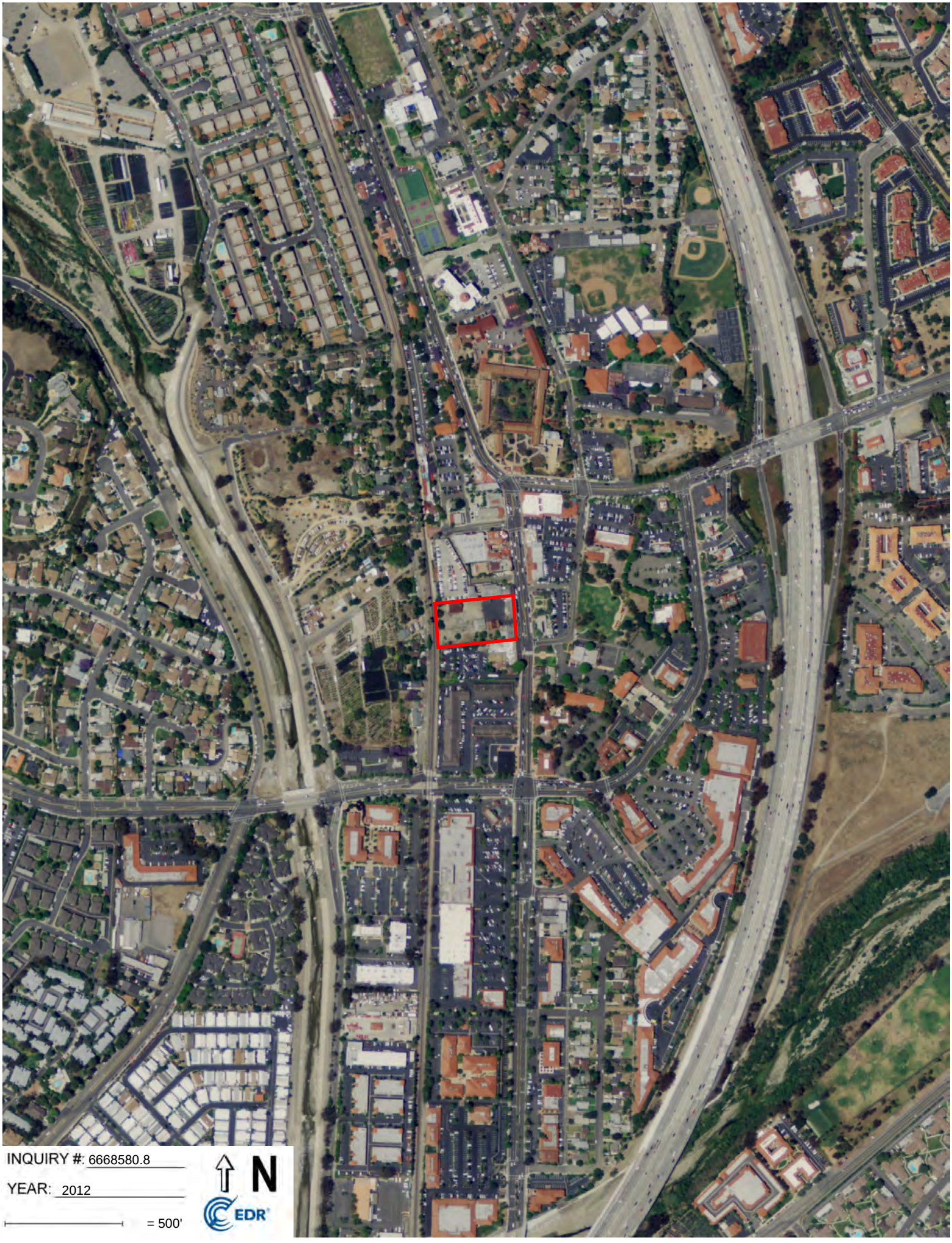
EDR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EDR


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YEAR: 2002
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EDR


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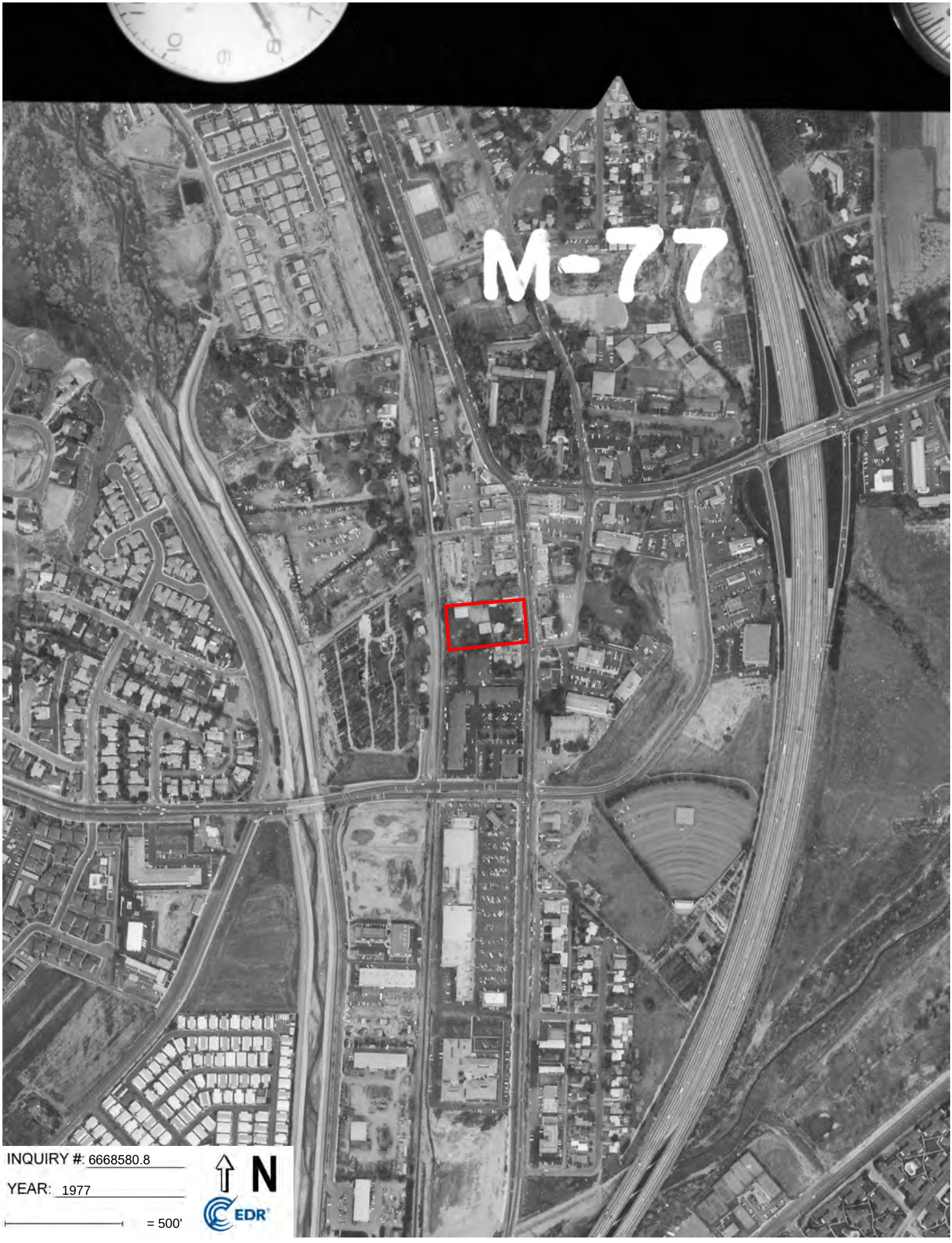

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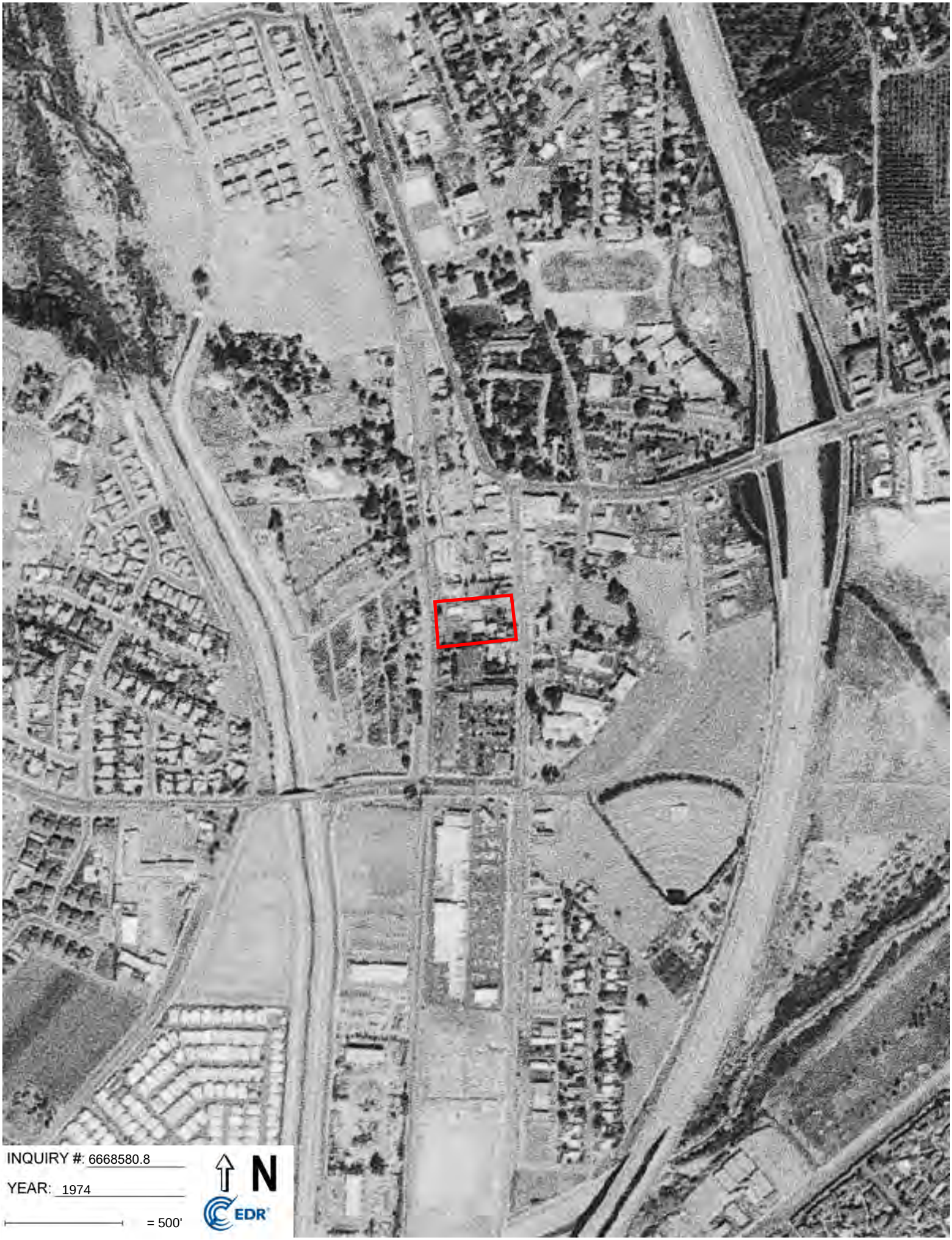
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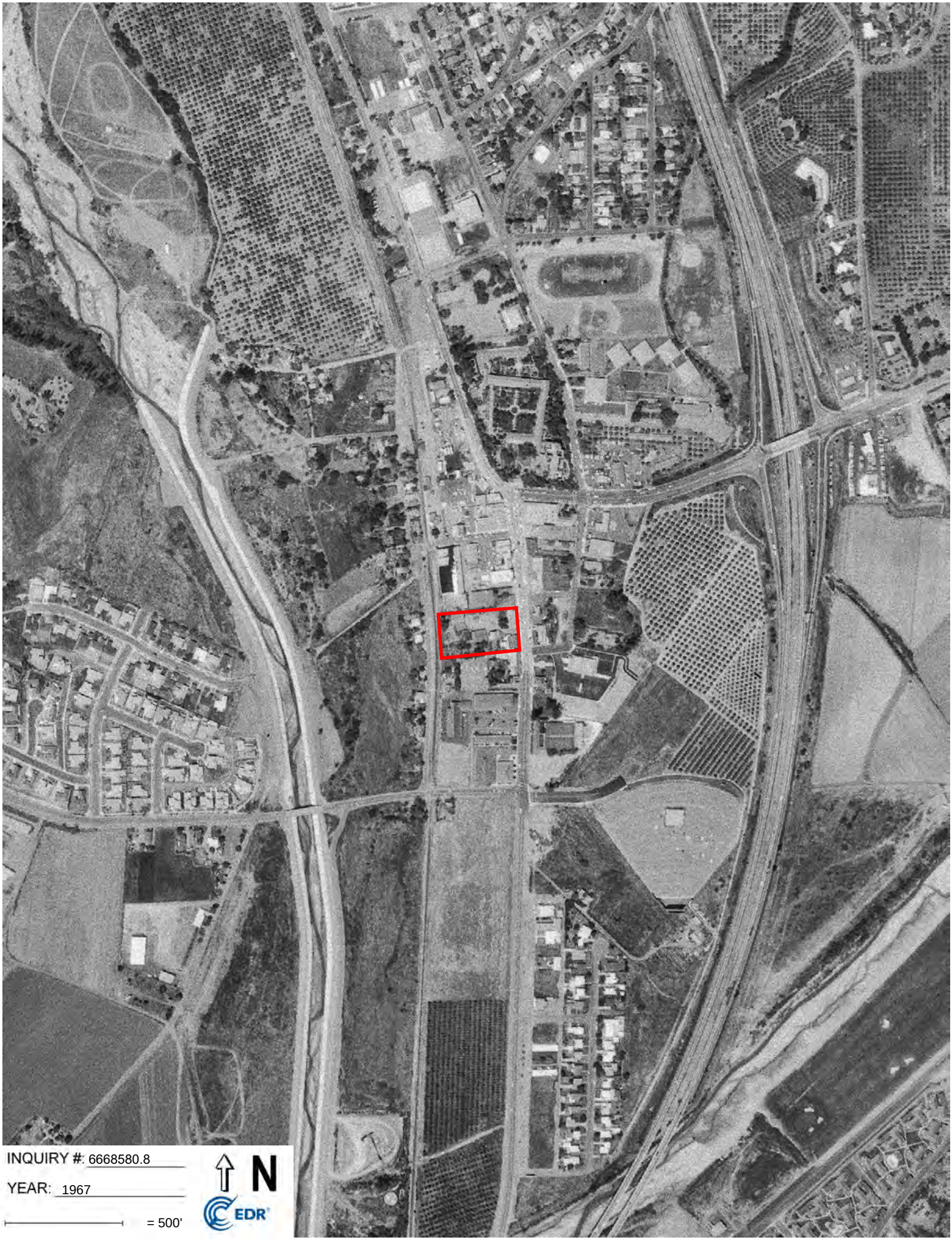
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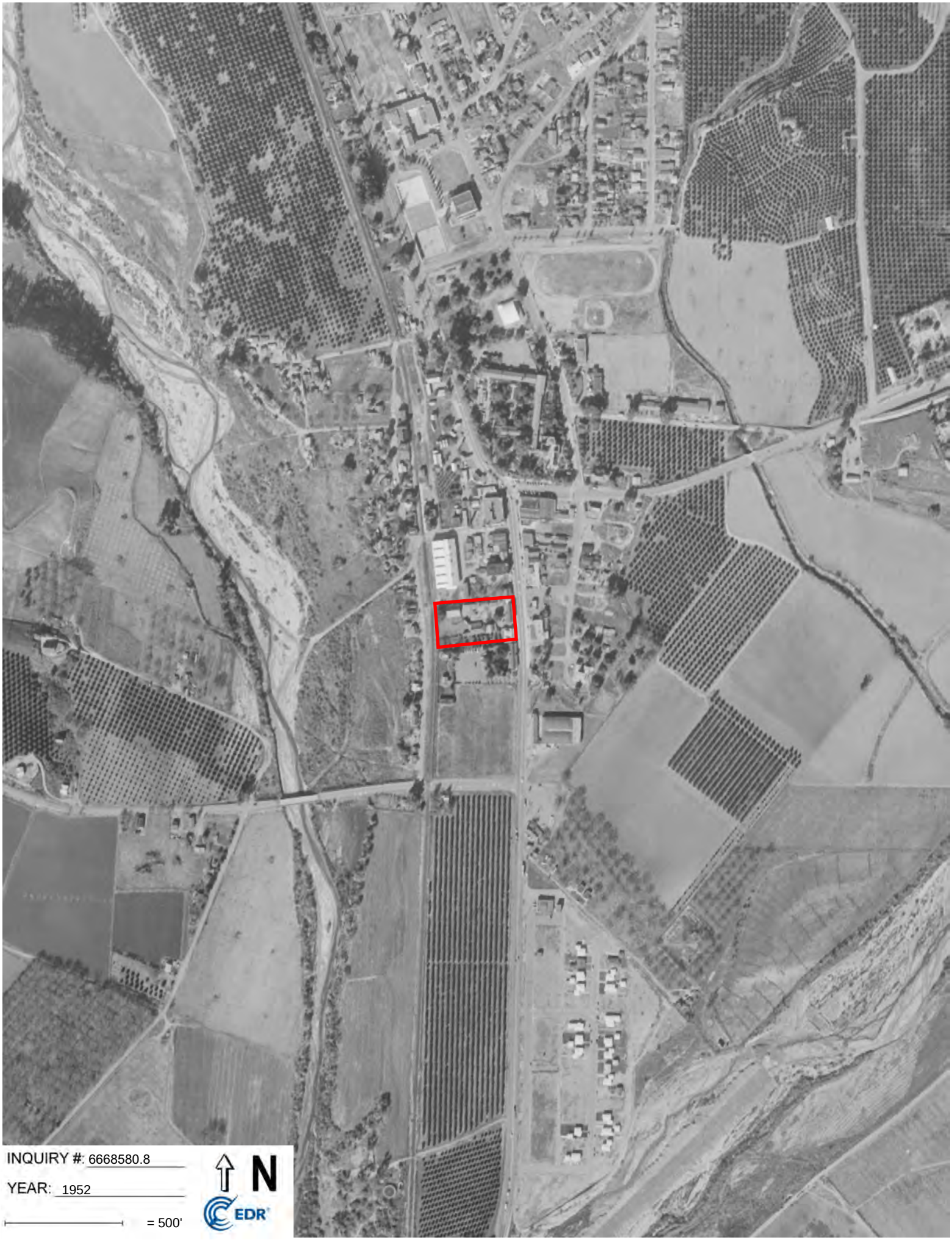
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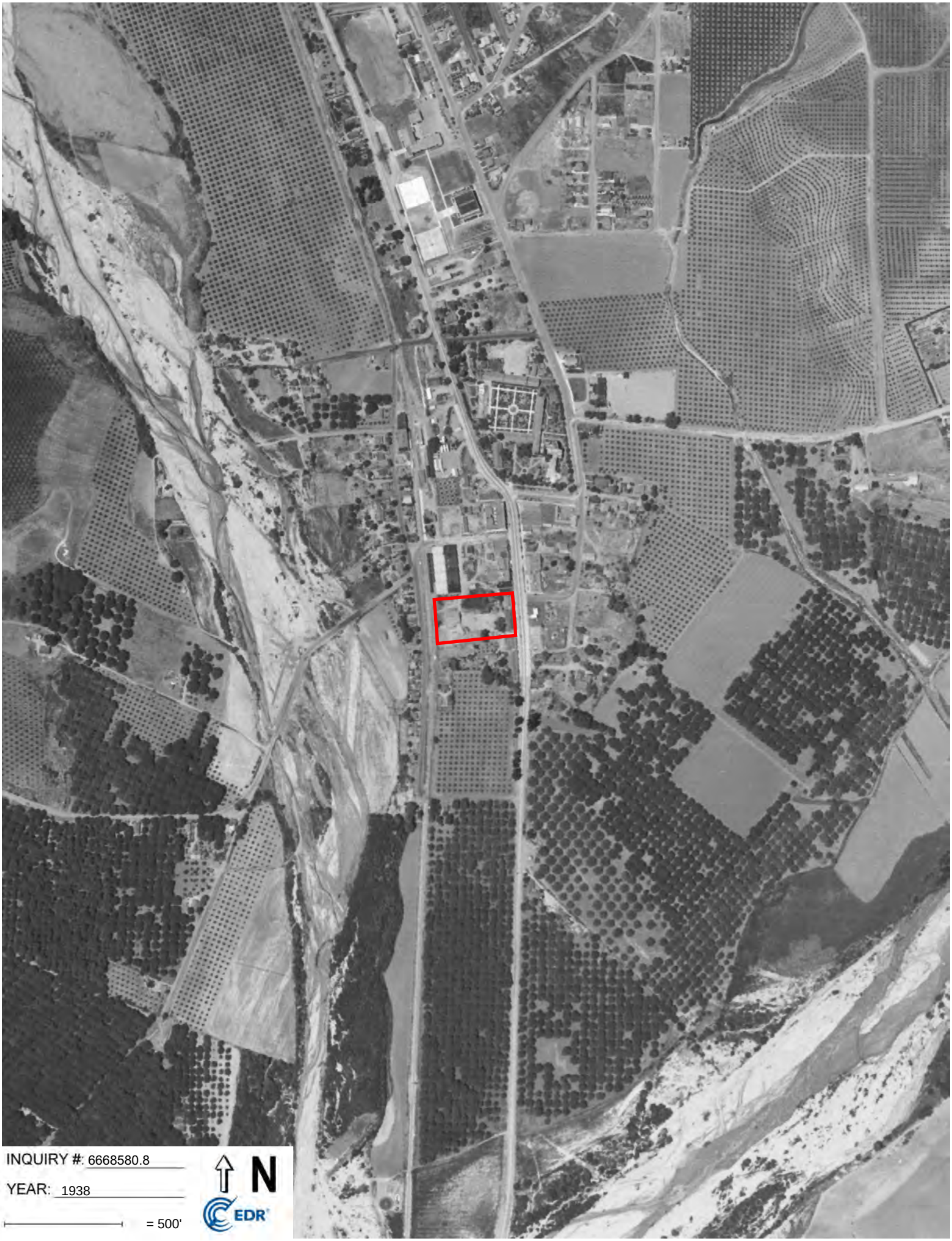
INQUIRY #: 6668580.8
YEAR: 1938
= 500'
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EDR

Commercial - Multi-Use SJC

31843 Camino Capistrano

San Juan Capistrano, CA 92675

Inquiry Number: 6668580.3

September 20, 2021

Certified Sanborn® Map Report

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Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

09/20/21

Site Name:

Commercial - Multi-Use SJC
31843 Camino Capistrano
San Juan Capistrano, CA 9267
EDR Inquiry # 6668580.3

Client Name:

Terrax Environmental
16541 Gothard Street, Suite 111
HUNTINGTON BEACH, CA 92647
Contact: Burke Walker

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Certification # 82A6-4EB5-A6B9

PO # NA

Project Commercial - Multi-Use SJC

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Sanborn® Library search results

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- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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Commercial - Multi-Use SJC
31843 Camino Capistrano
San Juan Capistrano, CA 92675

Inquiry Number: 6668580.5
September 23, 2021

The EDR-City Directory Image Report

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Executive Summary

Findings

City Directory Images

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available city directory data at 5 year intervals.

RECORD SOURCES

EDR's Digital Archive combines historical directory listings from sources such as Cole Information and Dun & Bradstreet. These standard sources of property information complement and enhance each other to provide a more comprehensive report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2014	☑	☑	EDR Digital Archive
2010	☑	☑	EDR Digital Archive
2005	☑	☑	EDR Digital Archive
2000	☐	☑	EDR Digital Archive
1995	☑	☑	EDR Digital Archive
1992	☑	☑	EDR Digital Archive
1987	☑	☑	Haines Criss-Cross Directory
1982	☑	☑	Haines Criss-Cross Directory
1976	☑	☑	Haines Criss-Cross Directory
1973	☑	☑	Haines Criss-Cross Directory

FINDINGS

TARGET PROPERTY STREET

31843 Camino Capistrano
San Juan Capistrano, CA 92675

Year	*CD Image*	*Source*	
CAMINO CAPISTRANO			
2014	pg A2	EDR Digital Archive	
2010	pg A5	EDR Digital Archive	
2005	pg A9	EDR Digital Archive	
2000	-	EDR Digital Archive	Target and Adjoining not listed in Source
1995	pg A14	EDR Digital Archive	
1992	pg A18	EDR Digital Archive	
1987	pg A22	Haines Criss-Cross Directory	
1987	pg A23	Haines Criss-Cross Directory	
1982	pg A25	Haines Criss-Cross Directory	
1982	pg A26	Haines Criss-Cross Directory	
1976	pg A28	Haines Criss-Cross Directory	
1976	pg A29	Haines Criss-Cross Directory	
1973	pg A32	Haines Criss-Cross Directory	
1973	pg A33	Haines Criss-Cross Directory	

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*
LOS RIOS ST		
2014	pg. A4	EDR Digital Archive
2010	pg. A8	EDR Digital Archive
2005	pg. A12	EDR Digital Archive
2000	pg. A13	EDR Digital Archive
1995	pg. A17	EDR Digital Archive
1992	pg. A21	EDR Digital Archive
1987	pg. A24	Haines Criss-Cross Directory
1982	pg. A27	Haines Criss-Cross Directory
1976	pg. A30	Haines Criss-Cross Directory
1976	pg. A31	Haines Criss-Cross Directory
1973	pg. A34	Haines Criss-Cross Directory

City Directory Images

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

CAMINO CAPISTRANO 2014

31681	CERN WATKINS
	CPG
	METRIC INTENT LLC
	TARA LAI
31721	MISSION GRILL
	PEDRO TACOS
31741	ORTEGAS CAPISTRANO TRADING POST
31760	LO LO
	STARBUCKS COFFEE
31761	CONSERVATORY AT CURIOSITY COM
	CRUSADE CATHOLIC STORES
	EARTH ACCENTS
	KZEE GIFTS
	MYAN IMPORTS
	ROK PRIME
	THE GIFT GODDESS
	ZIA JEWELRY
31770	BRUSH SALON
	TSPOONS
31781	ANTIQUES OF LAGUNA
	RUBYS DINER
	RUSSO, BRYAN M
	SUNDRIED TOMATO CAFE
	VITOS
	WEISCHEDEL, ERIC D
31786	HAIR OF THE DOG BARBERSHOP & BAR
	SWALLOWS INN
31792	OLD BARN ANTIQUE MALL THE
31815	ALLIANCE COMPANY THE
	COVIELLO ROBERT D LAW OFFICE
	COVIELLO, ROBERT
	INSPIRATION BOUTIQUE
	MCNAUGHTON COMPANY THE
	PACIFIC COAST ANSWERING SERVICE
	STUDIO PINK LLC
	THE FRANCISCAN GARDENS
	WAIKAREMOANA
	YESTERDAYS PAPER INC
31831	BUSK DEVELOPMENT
	CRITTENDEN GOLF INC
	ECLUBBUY COM
	IP ACCESS INTERNATIONAL
	MISSION HOME & GARDEN
	SALON STUDIO W
	SPEECH LANGUAGE LEARNING
	WHIM FURNITURE & INTERIOR DESIGN
31866	RIVENDELL LAND COMPANY
31871	OYHARZABAL, CARMEN C
31878	DUDEK & ASSOCIATES
	O PROPERTIES

Target Street	Cross Street	Source
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CAMINO CAPISTRANO 2014 (Cont'd)

31882	COLETTE CATALINO DMD
	GORSKI TOM STATE FARM INS
	O PROPERTIES
	USO, MADRID
31891	EL ADOBE
31901	CASA DE KATHY THRIFT STORE
	CHURCHILLS WINE & SPIRITS
	FASHION TAILORS
	JIMENEZ BEAUTY SALON
	MAIN INTERNATIONAL GROUP
	SENOR BARBER THE
31921	A & S AUTO PARTS
	ADOBE MEDICAL GROUP INC
	BLACK BELT TAE KWON DO ACADEMY
	CARNICERIA EL CAMPEON
	DOELL, WILLIAM E
	DON ROBERTO JEWELERS
	FABER ROBERT K DDS INC
	LA MISSION FLOWERS & GIFTS
	MSP WIRELESS NO II
	TAQUERIA Y TORTILLERIA EL CAMPEON
	TIMBER, KIMBERLY J
	TRAU, CANDIS C
	VANNI, MICHAEL A
31931	BRODER MARVIN L DDS INC
	BRODER, CARRIE R
	DIEGOS VIDEO
	DISVEL CENTER TRAVEL
	FARMERS AGENCY JUAN HERNANDEZ
	FARMERS INSURANCE GROUP
	L A BRIDAL & KIDS
	REMAX ENCORE
	ROSALINDA HERNANDEZ REALTOR
31952	CAFE MOZART
	COASTAL CONSIGNMENT
	GRAY JOHN PAUL PHD
	ICA COMMUNICATIONS ARTS LLC
	INTERNATIONAL CREATIVE ALLIANCES L
	MASSAGE ASSOCIATES THE
	MEHRVARZI MARY DR
	RELATIONSHIP VISIONS
	SAN JUAN FAMILY DENTISTRY
31971	UNION BANK
31972	CHASE
	CHASE BANK
32001	CHEVRON
	CHEVRON STATION SAN JUAN CAPISTRANO
	SMOG CHECK STATIONS

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LOS RIOS ST 2014

31601	DAGAN, RAN
31602	MILLAN, SYLVIA M
	ROSALES, SYLVIA
	SORIANO, PEDRO
31604	FIGUEROA, SERGIO
31606	GARCIA, MIGUEL
31608	IBARRA, OLIVIA
	MCCRACKEN, JERRY L
31611	GARCIA, FILIBERTO M
31631	OCCUPANT UNKNOWN,
31665	PEREZ, RICHARD J
31711	LUCCA FOUNTAINS & STATUARY
	NEST
31712	TAMARA MAZZEI SALON
31720	COTTAGE HOME & GARDEN
31731	TEA HOUSE ON LOS RIOS
31745	MONTANEZ ADOBE
31752	RAMOS HOUSE CAFE
31771	JUAN, CAPISTRANO S
31791	HIDDEN HOUSE COFFEE LLC
	ZOOMARS
31825	ITO NURSERY INC
31831	SAN JUAN CAPISTRANO HISTORICAL SOCIE
31865	ARLEY LECK HOUSE
31871	FELLI, JULIO
31875	JOSIES ON LOS RIOS HAIR SALON & SUP
31881	OCCUPANT UNKNOWN,
31891	VASQUEZ & ASSOCIATES
	VASQUEZ STUDIOS
31901	SANDHAUS, STUART H
31911	OCCUPANT UNKNOWN,
31921	YORBA, ALICE F

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

CAMINO CAPISTRANO 2010

31681	CARLOS REYNALDO CO
	CENTERCREATIVE PHOTOGRAPHY
	PRESCOTT TAX & WEALTH MGMT
	PRESCOTT, PETER D
	ROBERT HANSEN PHOTOGRAPHY
	WILLIAM COOK ARCHITECTS
31721	PEDROS TACOS
31741	ORTEGAS CAPISTRANO TRADING
31760	MISSION FINE ART GALLERYANTQS
	OOH LA LA
	STARBUCKS
31761	CRUSADE CATHOLIC STORES
	EARTH ACCENTS
	GIFT GODDESS
	INSIDE OUT INTERIORS
	NEWCOM OFFICE SUPPLY
	SIMPLY FONDUE
	SJC PILATES
	VILLAS & VERANDAS
	ZIA JEWELRY
31770	MOORE, KIRK A
	TAYLOR HILL SALON
31781	A FINE AFFAIR
	ALOHA MAUI
	ANTIQUES OF LAGUNA
	KLARA MACCIOTTA
	MORENO, BRENDA
	PILATES BY THE SEADUAL DYNAMI
	ROBERTO BRUN GOLDSMITH
	ROBERTO, BRUN G
	RUBYS DINER
	SUNDRIED TOMATO
	TUSHITA HEAVEN
	YURIS JEWELRY DESIGN
31786	HAIR OF THE DOG BARBERSHOP
	SWALLOWS INN
31792	OLD BARN ANTIQUE MALL INC
31802	MATHIS ACCOUNTANCY
31815	ALLIANCE CO
	BROCCARDO PHOTOGRAPHY
	CREATIVE SPARK GRAPHIC DESIGN
	HEALTH INSURANCE OPTIONS INC
	JUST PERFECT DOLLS & ANTIQUES
	PALM TOP MANAGEMENT CORP
	SAN JUAN KITCHENS
	SHINE MARKETING
	YESTERDAYS PAPER
31831	BOB COVIELLO LAW OFFICES
	CAPITAL MEDIA
	CRITTENDEN GOLF INC

CAMINO CAPISTRANO 2010 (Cont'd)

31831	FIRST ONE LENDING CORP
	FRONTGAGE CREATIVE INC
	I P ACCESS INTL
	MISSION HOME & GARDEN
	WHIM FURNITURE & INTERIOR
31866	OCREO TEAM INC
	RIVENDELL LAND CO
	SYMBION MARKETING LLC
31871	OYHARZABAL, CARMEN C
31878	MARKET WATCH REAL EST ADVISORS
	O ENTERTAINMENT
31882	ABLE TO CHANGE RECOVERY INC
	CAPISTRANO VALLEY FAMILY
	COASTAL MOUNTAIN YOUTH ACAD
	FUTURE FOCUSED
	HENKEN EDMOND H DDS
	HENKEN ORTHODONIC DENTAL GROUP
	JOHNSON FREDERICK A DDS
	SOUTHWEST BARBERS
	STATE FARM INSURANCE
	USO, MADRID
	WEBB & ASSOC
	WESTERN YOUTH SVC
31891	EL ADOBE
31901	CHURCHILLS WINE & SPIRITS
	FASHION TAILORS
	JIMENEZ BEAUTY SALON
	MISSION BARBER SHOP
	SAN JUAN PHARMACY
31921	A & S AUTO PARTS
	ADOBE MEDICAL GROUP INC
	BLACK BELT TAE KWON DO ACADEMY
	CAPISTRANO JEANS ROPA PARA
	CARNICERIA EL CAMPEON
	DON ROBETRO JEWELERS
	GHODSIAN MAZIAR
	GHODSIAN, MAZIAR
	LA MISSION FLOWERS & GIFTS
	SAN JUAN AUTO SUPPLY
	TAQUERIA Y TORTILLERIA EL CMPN
	ZALAY, MARY E
31931	DIEGOS VIDEO
	DISVEL CENTER TRAVEL
	FARMERS INSURANCE GROUP
	L A BRIDAL SHOP
	PAOLAS ART FROM THE HEART
	ROBERT K FABER INC
	ROSALINDA HERNANDEZ & ASSOC
	SAN JUAN FINANCIAL WEST
31952	A DIVORCE PREVENTION PHONE

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

CAMINO CAPISTRANO 2010 (Cont'd)

31952	AHRAR MITRA DDS
	CAFE MOZART
	CARVED HORSE
	GARY BURK CONSTRUCTION
	GRAY JOHN PAUL PHD
	HOME LOAN MOD USA
	HPE AMERICA
	ICA COMMUNICATIONS ARTS LLC
	INTERNATIONAL CREATIVE ALLNCS
	JO ANNE KING MASSAGE THERAPY
	MASSAGE ASSOCIATES
	MOHLER JENNIFER R DDS
	PARVIZ SALON
	SAN JUAN FAMILY DENTISTRY
	SLATER & SLOANE INC
	TOM ANGELL MED
31972	CHASE
32001	SAN JUAN CHEVRON SVC STATION

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

LOS RIOS ST 2010

31601	DAGAN, RAN
31602	BARRAGAN, JESUS M
	BARRERA, R J
	LEYVA, ALONDRA
	MILLAN, SYLVIA M
	ROSALES, SYLVIA
	SORIANO, PEDRO
31604	FIGUEROA, SERGIO
	LOPEZ, OLIVA
31606	FLORES, LEVI
	PEREZ, ROBERTO
31608	PARRA, JAIME
31611	RAMIREZ, JOSE L
31631	BACHELDER ASSOCIATES
	BACHELDER, DAVE G
31661	TAYLOR, JOHN S
31665	CALDERON, ELIZABETH
31701	BOHEMIAN RHAPSODY
	DOURAGHI, IRAJ
31712	TAMARA MAZZEI SALON
31720	COTTAGE HOME & GARDEN
	YALE, BURTON A
31721	NICCOLA, ALLAN A
31731	TEA HOUSE ON LOS RIOS
31742	BEACH HOUSE APPAREL CO
31745	MONTANEZ ADOBE
	WHITTINGTON, DAVID T
31752	WAGONER, ERIC E
31766	MI TESORO
31771	JUAN, CAPISTRANO S
31781	KING, PAM
31791	ZOO MARS
31801	STUART SANDHAUS LAW OFFICES
31825	ITO NURSERY INC
31831	ONEILL MUSEUM
	SAN JUAN CAPISTRANO HISTORICAL
31871	PALMER, MICHAEL P
31875	JOSIES ON LOS RIOS HAIR SALON
	OCCUPANT UNKNOWN,
31891	VASQUEZ STUDIOS
31901	SANDHAUS, STUART H
31911	LEONE, KIM D
31921	FERNANDEZ, GEORGE J

Target Street	Cross Street	Source
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CAMINO CAPISTRANO 2005

31681	BUCHAN ENGINEERING STRUCTURES
	CALIFORNIA JEWELRY
	CENTER FOR CREATIVE PHOTOGRAPHY OF S
	COOK, WILLIAM
	HANSEN, R A
	KAECH DAVID A & ASSOCIATES
	LOHRBACH ASSOCIATES
	MARCHI & ASSOCIATES
	MICHAEL LUNA & ASSOCIATES INC
	WILLIAM COOK ARCHITECT
31755	BUSK DEVELOPMENT
31760	OOH LA LA NO 2
31761	ART GALLERY OF LOVE
	CATHOLIC BOOKS & GIFT
	EARTH ACCENTS
	GIFT GODDESS THE
	INITIAL CONCEPT
	LADY DEBERAHS
	VILLAS & VERANDAS
	ZIA JEWELRY
31770	HANNAH BANANAS
	WWW HANNAHBANANA COM
31781	A ACCIDENT & WHPLSH TRTMNT CE
	A ACCIDENT AND WHIPLASH TREATMENT CE
	ALOHA MAUI
	BIG BANGS HAIR CO & BEAUTY SUPPLY
	BLACK CAT GALLERY THE
	CASA BELLA AT THE MISSION
	CELEBRITY THEATRES
	CHI LIN SUN PHOTOGRAPHY
	GREAT NEWS GIFTS
	HERSON CHIROPRACTIC INC
	MISSION FINE ART GALLERY & ANTIQUES
	RUBYS DINER
	STRONG, KATHLEEN D
	SUNDRIED TOMATO CATERING CO
31786	SWALLOWS INN
31792	COLLECTIONS
	HAUTE INTERIORS
	THE OLD BARN ANTIQUE MALL INC
31802	JAMES G MATHIS CPA PC
	VH ASSOCIATES INC
31815	ALLIANCE CO THE
	BENCHMARK INVESTIGATIONS CO
	BLACK, CAT G
	COMO, ROSS P
	CREATIVE SPARK
	DANA TECHNOLOGIES 1 INC
	FRANCISCAN PLAZA
	GOMEZ, LISA M

CAMINO CAPISTRANO 2005 (Cont'd)

31815 IIGEMENI PRODUCTIONS
PRIMITIVE TOOLS
YESTERDAYS PAPER
31831 A TEAR AND A SMILE
DMS MARKETING INC
DRAGONS DEN ACPNCTR & HERBS
DRAGONS DEN ACUPUNCTURE
DRAGONS DEN ACUPUNCTURE AND HERBS T
DREW, JOHN P
ELITE GOLF SALES INC
IP ACCESS INTERNATIONAL
MERRILL LYNCH PIERCE ET AL
SKIN CARE AESTHETICS
WHIM FURNITURE
WHIM FURNITURE & INTERIOR DESIGN
31866 CHINO HILLS CORP
CHINO HILLS CORPORATE PARK L P
RIVENDELL LAND CO
31871 OYHARZABAL, CARMEN C
31878 O ENTERTAINMENT INC
RCH CONSTRUCTION
31882 A 1 CHIROPRACTIC
ABLE TO CHANGE RECOVERY
ALPHA HEALING ARTS CENTER
GREENFIELD COMMUNICATIONS
JARAMILLO, MICHAEL J
LOAN STAR FUNDING INC
MIKE MILLER STATE FARM INS
THE CULLEN CO
USO LONDRES DDS
USO, LON
WESTERN YOUTH SERVICES
31891 EL ADOBE DE CAPISTRANO
31892 SEASONS
31901 CHURCHILLS WINE & SPIRITS
EL CAMPEON DISCOTECA
FASHION TAILORS
JIMENEZ BEAUTY SALON
MISSION BARBER SHOP
SAN JUAN PHARMACY
SAN JUAN PHARMACY AND HOME HEALTH CA
SHAHAN, REBECCA
STURKIE, CHOM O
31921 ADOBE MEDICAL GROUP
BLACK BELT TAE KWON DO ACADEMY
CAPISTRANO JEANS ROPA PARA HOMBRES Y
COX, CHARLES H
EL CAMPEON CARNICERIA
EL CAMPEON TAQUERIA
EMERY, PAUL S

CAMINO CAPISTRANO 2005 (Cont'd)

31921	GARRISON, DONALD L
	HARPER, LINDALE
	LA MISSION FLOWERS & GIFTS
	LOS, REYES
	MOORE, HILARIE M
	SAN JUAN AUTO SUPPLY
	SMITH, MARVIN P
	ZALAY, MARY E
31931	BRODER MARVIN L DDS INC
	COASTLINE INSURANCE AGENCY
	FABER ROBERT K DDS
	FABER, ROBERT K
	ZAPATERIA EL COYOTITO
31952	BACON CITIES COUNSELING
	CARVED HORSE THE
	GRAY JOHN PAUL PHD
	ICA CREATIVE
	IMAGO WEST
	INTERNATIONAL CREATIVE ALLIANCES
	LAUREN PORTER AT THE MISSION
	MITCHELL CO
	SAN JUAN FAMILY DENTISTRY
	THE HIGHLANDER SHOPPES INC
31971	UNION BANK OF CALIFORNIA
31972	WASHINGTON MUTUAL BANK
32001	SAN JUAN CHEVRON

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LOS RIOS ST 2005

31600 HOLIDAY, CRAIG S
OUR HO OUTH COUNTY
31601 FERNANDEZ, WILLIAM
31602 ROMERO, MARIO
31604 FLORES, FERNANDO A
31606 PEREZ, SEVERIANO
31608 PARRA, JAIME
31611 RAMIREZ, JOSE L
31631 BACHELDER ASSOCS
BACHELDER, DAVE G
31661 TAYLOR, JOHN S
31665 CALDERON, ELIZABETH
31701 MEYER, GERHARDT L
31711 OCCUPANT UNKNOWN,
PINK HOUSE ON LOS RIOS
PINK HOUSE ON LOS RIOS THE
SAN JUAN KITCHENS
31720 BOHEMIAN RHAPSODY
HOOPER, ANTHONY
PACIFIC ASIAN E
31721 DIAZ, M
31731 CLAUDIA K NICCOLA
NICCOLA, ALLAN A
TEA HOUSE ON LOS RIOS
31742 THE BEACH HO
31745 WHITTINGTON, DAVID T
31752 ELIZONDO, MELANIE J
RAMOS HO AFE
31771 SHAW, KATHERINE
31781 RIOS, STEPHEN M
31782 OCCUPANT UNKNOWN,
31791 DOG GONE RIGHT
OMARS EXOTIC BIRDS
ZOOMARS
31825 ITO NURSERY INC
31831 ONEILL MUSEUM SAN JUAN CAPISTR
SAN JUAN CAPISTRANO HISTORICAL SOCIE
31861 OCCUPANT UNKNOWN,
31871 GONZALEZ, JULIO L
VILLAGE FAIR
31875 OCCUPANT UNKNOWN,
31891 VASQUZ / SMITHSON COMMUNICATIONS
31901 SANDHAUS, STUART H
31911 LEDRI, CLAUDIA
31921 FERNANDEZ, GEORGE

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

LOS RIOS ST 2000

31600	HELMICK, DONA A
31601	OCCUPANT UNKNOWN,
31602	MCCOY, JAY
31604	FLORES, C F
31606	LIM, ANTHONY
31608	PARRA, JAIME
31611	RIVAS, CLEOFAS L
31631	BLANK, SHELLEY N
31661	OCCUPANT UNKNOWN,
31665	PEREZ, V
31711	JAUREGUI, S D
31712	ENGSTROM, REID W
31720	OCCUPANT UNKNOWN,
31721	OCCUPANT UNKNOWN,
31742	WRIGHT, SHERRI
31752	SCODELLER, DAVID P
31771	MEADOWS, WILLIAM
	SHAW, FULTON
31781	RIOS, STEPHEN M
31782	OCCUPANT UNKNOWN,
31861	OCCUPANT UNKNOWN,
31871	PALMER, MICHAEL
31891	VASQUEZ, BRIAN J
31901	SANDHAUS, ESTELLE A
31911	LEDRI, CLAUDIA M
31921	OLIVARES, JOHN

Target Street	Cross Street	Source
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CAMINO CAPISTRANO 1995

31681	CALIFORNIA JEWELRY SCHOOL
	CENTER FOR CREATIVE PHOTOGRAPH
	DEPOT POURRI
	R A HANSEN PHOTOGRAPHY
	SOUTHWEST PASSAGE
31741	ORTEGAS CAPISTRANO TRADING
31751	FOUR SEASONS OPTICAL
	HOUSE OF TUDOR
	SARDUCCIS CAFE
31752	CAFE CAPISTRANO
31754	M & M JEWELERS
31761	BEAD STATION
	HERITAGE & HERALDRY SHOP
	ST NICHOLAS
	ZIA JEWELRY CO
31762	CATS MEOW
	MISSION PHOTOGRAPHY
31766	MOONROSE CANDLES
31768	SAN JAUN CAPISTRANO ANTIQUES
31781	B JS CHICAGO PIZZERIA
	BYNUM & ASSOC CORP
	CHASES OLIVE BARREL
	CHASES OLIVE BARREL ICE CREAM
	CRYSTAL ORCHID
	EATA PITA
	FOOTPRINTS SHOES
	GREEN DOOR
	HORIZON PLUMBING CORP
	JAMES GOODMAN ARCHITECTURE
	JAZZD
	LOR GALLERY
	RUBYS DINER FRANCISCAN PLAZA
	SLOAN & KATCEF INC
	ZEE FOR HAIR
31786	SWALLOWS INN
31792	OLD BARN
31802	ACCOUNTANCY PLUS
	THOMAS A RENKAL
31815	BENCHMARK INVESTIGATIONS
	BERTRAM INSURANCE
	CAPO VALLEY MODEL RAILROAD CLB
	EARTHLOGICS CONSULTANT GROUP
	ENCORE ANTIQUES
	JOHN MC INNES & ASSOC INC
	JUST PERFECT GIFTS & ANTIQUES
	MAJORCA OF SAN JUAN
	MANSOORS IMPORTS
	YESTERDAYS PAPER
31831	SAN JUAN EXECUTIVE SUITES
31841	TIME OUT

CAMINO CAPISTRANO 1995 (Cont'd)

31843 RUTHS BOUTIQUE
31866 E D LOHRBACH ASSOC
ED LOHRBACH ASSOC
METRO NATURAL & PRECAST STONE
31872 SAN JUAN CAPISTRANO RESEARCH
31878 AARDVARK APPLIANCE SVC
BMA INSURANCE
COLLEGE & CAREER PLANNING CTR
GARY L VOGT & ASSOC
HANSCH FINANCIAL GROUP
MARBLEHEAD REALTY ADVISORS INC
MODERN PILGRIMAGES
SOBOBA MEDICAL GROUP
31882 BIRTCHER PLAZA CHIROPRACTIC
BIRTHRIGHT
BRUCE W MOORE
DAVID P SKERSICK INC
DENTAL SHOPPER
ECONOMETRIX INC
GLEN HELLINGS INSURANCE SVC
INTEGRATED RESOURCES
LEONE & LEONE LTD
MADRID USO JR DDS
MC INERNEY COMMUNICATIONS
MERRILL LYNCH PIERCE FENNER
SOUTHWEST BARBERS
STATE FARM INSURANCE
WILLIAM COOK
31891 EL ADOBE DE CAPISTRANO
31892 GALERIA CAPISTRANO
31901 CHURCHILLS WINE & SPIRITS
FASHION TAILORS
MASTER STYLISTS
MISSION BARBERS
PHOTO EXPRESS
SAN JUAN HOME HEALTH CARE CTR
31921 A TOY FACTORY
BEACH CITIES PACKAGING
BOTA CO
BRADLEYS BEACH JERKY
CALIFORNIA REGISTRY
CAPISTRANO TRAVEL
GATEWAYS COMPU COMM
HARLAN ART GLASS
IMPACT PRODUCTS CORP
JOHN P OCONNELL
MAGNETIC SIGNS
MARRINERS STATIONERS BKSLLRS
MISSION WRAP & MAIL
PACIFIC CLEANING

CAMINO CAPISTRANO 1995 (Cont'd)

31921	PLAZA ART CTR
	ROSANNE INTERIORS
	SAN JUAN BEAUTY CTR
	SAN JUAN BEAUTY SUPPLY & SALON
	SWALLOWS CLEANERS
31931	ANDREES FLOWERS
	INTERCHRON FINE JEWELRY
	MARVIN L BRODER DDS
	MISS MUFFET CHILDRENS SHOPPES
	OSBORNE MARKS & ASSOC
31952	A DOMESTIC CONNECTION
	CAFE MOZART
	CARVED HORSE
	DREAMS IN THE ATTIC
	EUROPEAN SKIN CARE BY ZIBA
	EYE APPEAL OPTICIANS
	JOHN PAUL GRAY PHD
	PARVIZ SALON
	PREFERRED REAL ESTATE INVSTMNT
	SLATER & SLOANE INC
	SWALLOWS NEEDLE NEST
	YVES DELESSERT DDS
31972	HOME FED BANK
32001	SAN JUAN CHEVRON

Target Street	Cross Street	Source
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LOS RIOS ST 1995

31602 SALAZAR, JUAN J
31604 OCCUPANT UNKNOWNN
31606 GOMEZ, RAMIREZ J
31608 BAHENA, ANGEL
31611 OCCUPANT UNKNOWNN
31631 BLANK, SHELLEY N
31661 OCCUPANT UNKNOWNN
31665 MEDRANO, BYRON
31711 OCCUPANT UNKNOWNN
31712 LINSCOTT, C L
31720 CHORAK, DAVID
31752 WATERMAN, LISA
31771 SAN JUAN CAPISTRANO CRA
SHAW, FULTON
31781 RIOS, STEPHEN M
31782 OCCUPANT UNKNOWNN
31791 JONES FAMILY MINI FARM
PORCELAIN ART CREATIONS
31825 ITO NURSERY INC
31831 GONZALEZ, ARMANDO M
ONEILL MUSEUM
SAN JUAN CAPISTRANO SOCIETY
31851 COMPARAN, OSCAR V
31871 BUTZER, CAROL
31872 RANCHO MISSION VIEJO LAND
31891 VASQUEZ STUDIO
31901 ROBERTS, BRIAN C
31921 OLIVARES, JOHN

Target Street	Cross Street	Source
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CAMINO CAPISTRANO 1992

31681	CA JEWELRY SCHOOL
	CROW, PHYLLIS
	DEPOT POURRI THE
	HASSON PHYLLIS MFCC
	HASSON, PHYLLIS
	MOONROSE BOOKS
	SOUTHWEST PASSAGE
31721	GREEN BURRITO THE
31741	ORTEGAS TRADING PST
31751	HOUSE OF TUDOR&TRTN
	SARDUCCIS CAFE
31752	CAFE CAPISTRANO
31754	M&M JEWELERS
31761	BEAD STATION
	HERITAGE&HERALDRY
	KARENS DOLLS&BEARS
	SAINT, N
	ST NICHOLAS FANTASY
	ZIA JEWELRY CO
31762	CATS MEOW THE
	DON JULIAN IMPORTS
	MISSION PHOTOGRAPHY
	SWERDLIN, DAVID
31766	MOONROSE
31768	SAN JUAN ANTIQUES
31781	AND THYME
	B JS CHICAGO PZZRIA
	BYNUM&ASSOCIATES
	CAFE FRANCESCO
	CRYSTAL ORCHID THE
	DESIGN MASTERS
	FOOTPRINTS B
	FRANCISCAN PLAZA
	FRITZELS EATERY
	GOODMAN JAMES ARCH
	GREEN DOOR THE
	HORIZON PLUMBING
	JAZZD
	LOR GALLERY
	RUBYS DINER
	SLOAN&KATCES INC
	WISH UPON A STAR
31782	PAISLEY PENGUIN THE
31786	SWALLOWS INN
31792	THE OLD BARN
31802	ACCOUNTANCY PLUS
	RENKAL THOMAS A CPA
	RENKAL, THOAS A
31811	GENL STORE
31815	CAPO VLY MDL RR CLB

CAMINO CAPISTRANO 1992 (Cont'd)

31815	ENCORE ANTIQUES
	JOYS
	MAJORCA OF SAN JUAN
	MANSOORS IMPORTS
	MCINERNEY COMMNCTN
	YATES BILL
	YATES, BILL
	YESTERDAYS PAPER
31831	SAN JUAN EXECUTIVE
31841	TIME OUT
31843	RUTHS BOUTIQUE
31866	HERNANDEZ, ROBERT M
	LOHRBACH E D ASSOC
31871	BROWN, DANIEL II
	OYHARZABAL, CARMEN
	SPANISH TREASURES
	VALDEBINOS, ADELINA D
31872	SAN JUAN INSTITUTE
31878	AARDVARK APPLNC SRV
	COLLEGE&CAREER PLNG
	HANSCH FNCL GROUP
	MODERN PILGRIMAGES
	SOBOBA MED GROUP
	VOGT GARY L
	VOGT, GARY L
31882	BIRTCHER PLZA CHIRO
	BRUCE W MOORE ARCH
	COOK WILLIAM ARCH
	DENTAL SHOPPER
	ECONOMETRIX INC
	HELLINGS GLEN INS
	INTGRTD RESOURCES
	KAYE, MARK A
	LEONE&LEONE LTD
	MILLER MIKE R
	MISSION SCHOOL
	PRESTON FORBES
	PRESTON, FORBES
	SKERSICK DAVID DDS
	SOUTHWEST BARBERS
	USO LONDRES DDS
	USO, MADRID JR
31891	ADOBE DE CAPISTRANO
31892	GALERIA CAPISTRANO
	GARERIA, C
31901	CHURCHILLS WINE
	FASHION TAILORS
	MASTER STYLISTS
	MISSION BARBERS
	PHOTO EXPRESS

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CAMINO CAPISTRANO 1992 (Cont'd)

31901	SAN JUAN HM HLTH CR
31921	BEACH CITIES PCKGNG
	BRADLEYS BEACH JRKY
	CAPSTRNO BRIDAL
	MAGNETIC SIGNS
	MARINERS STATIONERS
	MISSION WRAP&MAIL
	OCONNELL JOHN ATTY
	PLAZA ART CENTER
	ROSANNE INTERIORS
	RUNDQUIST TAX PLANG
	SAN JUAN BEAUTY CTR
	TOY FACTORY
31931	ANDREES FLOWERS
	BRODER MARVIN DDS
	INTERCHRON FN JWLRY
	MISS MUFFET SHOPPE
	OSBORNE MARKS&ASCTS
	ROBERTAS AT BEACH
	TUX&TAILS SWALLOWS
31952	CAFE MOZART
	CAPSTRNO ENGR ASCTS
	CARVED HORSE THE
	DANIELSON D A AIA
	DANIELSON, DOUGLAS A
	DELESSERT YVES DMD
	DREAMS IN THE ATTIC
	EYE APPEAL OPTICNS
	FLYING NURSES INC
	GRAY JOHN PAUL PHD
	GRAY, JOHN P
	JACOMELLA&ASSOCTS
	PARVIZ SALON
	PREFERRED RE INVST
	SLATER&SLOANE INC
	SWALLOWS NEEDLE NST
	TIME SHARE VCTN STR
31971	UNION BANK OFFICE
31972	HOMEFED BANK
32001	SAN JUAN CHEVRON SS

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LOS RIOS ST 1992

31602 MCCOY, MARY A
31631 BLANK, SHELLEY N
31711 GONZALES, LUIS
31720 CHORAK, DAVID
31752 JONES, ROBERT L
31771 SAN JUAN CRA
SHAW, FULTON
31782 RIOS, STEPHEN M
31791 JONES FMLY MINI FRM
31825 ITO NURSERY INC
31831 ONEILL MUSEUM
31872 RANCHO LND CNSRVNCY
31921 OLIVARES, JOHN

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CAMINO CAPISTRANO 1987

31681	★BEACH TOWN MARKETNG	661-0300	6
	★FANTASY FAIR	493-1408	6
	★GALAXY OF GIFTS	661-7007	9
	★GALERIA CAPISTRANO	661-1781	0
31721	★O BOY BURGERS	496-9414	+7
31741	★CAPSTRNO TRDNG POST	493-9088	
31751	★CA FACTORY STORE	493-1586	
	★HOUSE OF TUDOR&TRTN	496-3974	
	★SARDUCCIS CAFE	493-9593	+7
31752	★CAFE CAPISTRANO	493-0607	2
31754	★M&M JEWELERS	496-0882	
	★M&M TRADING	496-0882	
31761	★ARMOIRE IMPRT FSHNS	661-0761	0
	★CAMINO RLTY&INVSTMT	493-7512	3
	★DOLLS&BEARS EXCLSVL	240-3561	6
	★KIDS CORNER	661-3755	6
	★SAINT NICHOLAS	661-2850	
	★ST NICHOLAS HNDCRFT	661-2850	
	★ZIA JEWELRY CO	493-1322	
31762	★CATS MEOW THE	661-6115	4
	★DON JULIAN IMPORTS	496-0698	+7
	★GAZEBO THE	661-6115	4
	★GREAT AMER STARS	496-6190	+7
	★MISSION MART PRPRTY	496-6199	
	★MISSION PHOTOGRAPHY	493-0526	3
	★SUPER PIX PRODUCTNS	496-6199	3
31766	★MOONROSE	493-8905	4
31768	★COUNTRY SHOPPE	493-0753	+7
31781	★SAN JUAN BAR&GRILL	493-6464	5
31782	★PAISLEY PENGUIN THE	661-9295	+7
31783	★AU BON CROISSANT	496-5322	6
	★JACQUES BAKERY	496-5322	+7
31786	★SWALLOWS INN	493-3188	9
31787	★DARLENE MONOGRAMER	493-8821	6
	★RANGER SALES	493-2992	+7
31789	★SOUTHWSTRN ANTIQUES	493-1023	5
31792	★OLD BARN ANTIQUES	493-9144	+7
	★THE OLD BARN ATQ	493-9144	6
31795	★ECKANKAR CENTER	661-9533	5
31802	★PENDLETON P ARCH	496-7213	+7
31804	XXXX	00	
31808	XXXX	00	
31811	★SANJUAN CAP GEN STR	493-2848	6
31812	★DORS MINI MALL	661-8879	5
31815	BUILDING		
	★ARMOR FENCE	493-0320	9
	★BRONGOS BACKHOE SRV	661-0278	+7
	★CLARK JOANNA ASC	661-7612	3
	★DANIEL LNDSCP ARCH	240-3407	+7
	★ELCOOUI GIFTS&SVNRS	661-3164	+7
	★ERIKSSON PETERS ASC	661-7127	0
	★J 2 C P INFO SERV	496-5227	+7
	★MAJORCA OF SAN JUAN	496-7465	+7
	★MANSOORS IMPORTS	240-6056	5
	★MCINNES JOHN&ASC	496-0847	5
	★MCINNIS JOHN&ASSOC	831-5034	6
	★MIKE MARKILLIE EQP	240-1529	6
	★NUSSER DANA DESIGNS	661-3771	6
	★ODELL CNSLNG ASSOC	493-6189	6
	★PETERS ERIKSSON&ASC	661-7127	0
	★SMITH VALERIE RE	240-2311	5
	★STEWART DANL LNDSCP	240-3407	+7
	★SWEET DRMS ICE CRM	661-3202	4
	★THOMS ERIKSSON&ASC	661-7127	0
	★VILLAGE RL EST ASCT	661-2412	3
	★VISUAL ARTS ENTPRS	661-1251	+7
	★WESTAR CONTRACTORS	240-0950	+7
	★WINE CELLAR	240-8878	+7
	★YATES BILL	496-9433	4
	★ZE ANTIQUES ZERVLLE	493-0222	
31815	.....		
31821	XXXX	00	
31831	★POLLAK JOHN D MD	493-1234	0
31841	★ROSEBUD BOUTIQUE	493-3353	3
31843	★RUTHS BOUTO&ANTQS	493-1114	
31866	★ARCHITCTRL ENTRPRS	831-6145	+7
	★ARCHITCTRL ENTRPRS	831-3666	+7

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CAMINO CAPISTRANO 1987



..CAMINO CAPISTRANO 92675 CONT..

	★COOK&TAYLOR ARCHTCT	831-5315	+7
	★IRWIN FERNE ASID	831-3666	4
	★M L A ARCHITCHS AIA	831-3666	4
	★M L A ARCHITECTS	831-3666	
31871	★BROWN DANL 2D	493-1791	
	OYHARZABAL E MRS	493-1762	
	★SPANISH TREASURS SH	493-1791	
	VALDEBINOS ADELINA	493-0638	
31872	XXXX	00	
31877	XXXX	00	
31878	★ALLENS DAVID	493-3152	9
	★BOWMAN ROBBINS	661-0964	5
	★DAVID ALLENS	493-3152	8
	★GORMAN COMPANY	240-2055	5
	★HECKSCHER YVON O	493-5351	2
	★ROBBINS V INS BROKR	493-1833	5
	★SOBOBA MED GROUP	496-1101	
	★SUTTON INTR DESIGN	493-3737	
	★TRAC WEST	240-1342	6
	★WESTWAY PRODUCTS	240-1311	5
31882	BUILDING		
	★A S E A PRESSRE SYS	493-9299	+7
	★CA REGISTRY	493-0300	+7
	★COFFEE GARDEN	493-4919	
	★DENTAL SHOPPER	661-4176	5
	★FIRST FINANCIAL SV	831-8515	6
	★FIRST FINANCIAL SVS	661-9768	5
	★K H K INTL TRADE	496-0863	+7
	★LEONE&LEONE LTD	493-7988	+7
	★MILLER MIKE R	493-3888	
	★OCONNOR LOREN PHD	661-1407	9
	★SKERSICK DAVID DDS	493-7661	
	★STATE FARM INS AGNT	493-3888	9
	★SYSTEM CONNECTION	661-0105	6
	★TIERRA PLANNG&DESGN	661-6212	5
	★USO LONDRES DDS	493-7007	
	★USO MADRID JR DDS	493-7007	
	★VANGUARD DVLP&MRKTG	496-3926	+7
	★WEST VERH W CPA	240-8000	6
31882			
31891	★ADOBE DE CAPISTRANO	493-1163	
	★EL ADOBE WDDNG CHPL	493-1163	
	★ELADOBE DE CAPSTRNO	493-1163	
	★ELADOBE DE CAPSTRNO	830-8620	
31892	PAPEL BERNARD	661-3573	9
31901	★CHURCHILLS WINE	493-4181	
	★FANCHINS GOURMT LQR	493-4181	
	★FASHION TAILORS	661-8538	4
	★LIQUOR FANCHIN GRMT	493-4181	
	★LORRIES NAILS UNLTD	493-1327	6
	★MASTER STYLISTS	493-1272	8
	★PLAZA ART CENTER	493-1950	
	★SAN JUAN PHARMACY	493-4559	
	★SANJUAN HM HLTH CTR	493-4559	
31921	BUILDING		
	★AYE DANNY	661-7173	2
	★CAPSTRNO FURNITURE	661-0574	4
	★CAPSTRNO NRS RGSTRY	661-0506	+7
	★CAPSTRNO TRAVEL	493-4555	
	★COFFEES ET CETERA	496-3334	5
	★DATA ENTRY ALTRNTVS	240-9435	6
	★FARMERS INS	831-8824	4
	★FARMERS INS AGENT	661-7173	3
	★JANETTES DRESSES	661-3113	9
	★KIDDIE CARE	661-1114	+7
	★MARINERS STATIONERS	493-0190	
	★MARRINERS STATIONRS	493-0190	
	★MISSION WRAP&MAIL	493-5295	5
	★ROSANNE INTERIORS	493-3777	6
	★SAN JUAN STAMP&COIN	493-2419	4
	★SOFFA INDUSTRIES	661-4981	+7
	★TOY FACTORY	496-3383	
	★WESTRN UNION AGENTS	493-5295	4
31921			
31931	★BECKER DONALD R DR	493-4467	
	★BRODER MARVIN L DDS	493-3376	3
	★CENTURY 21 OSBORNE	493-1126	9
	★INTERCHRON FN JWLRY	493-3247	9
	★MISS MUFFET SHOPPE	493-4704	
	★OSBORNE MARKS&ASCTS	493-1126	0
	★ROBERTAS DISCOUNT	493-3464	0
	★SWALLOWS CLEANERS	493-1807	
	★TUX&TAILS SWALLOWS	493-1807	3
31952	BUILDING		
	★AILEENS ATTIC	493-0655	6
	★CAFE MOZART	496-0212	3
	★CARVED HORSE THE	661-9780	3
	★DREAMS IN THE ATTIC	240-6220	4
	★EYE APPEAL OPTICNS	496-6458	4
	★JEFFREY GROUP	661-4103	+7
	★LANKFORD DALE TAX	496-4477	+7
	★LASHES&MUSTACHES	661-0603	6
	★LEONARD GERALD L	496-0453	+7
	★LEONARD GROUP INC	496-0453	
	★MOZART CAFE	496-0212	5
	★SLATER&SLOANE INC	661-6150	+7
	★SWALLOWS NEEDLE NST	496-8336	6
31952			
31971	★CA FIRST BNK BRANCH	493-1141	
31972	★HOME FEDERAL	493-0601	3
	★HOME FEDERAL ESCROW	661-2854	6
32001	★SAN JUAN CHEVRON SV	493-9511	4

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LOS RIOS ST 1987

31600	XXXX	00	
31601	ORNELAS RAYMOND R	240-1192	4
31604	XXXX	00	
31606	CAPPELLO STEVEN	493-9497	+7
31611	MOOLENAAR BRUCE	493-5562	4
31631	CONROY ANA	240-6369	
	CONROY BILL	240-6369	
31661	XXXX	00	
31665	OLIVARES ELOISA	493-7994	
31720	CHORAK DAVID	661-1463	2
31730	XXXX	00	
31742	BOYLE C	496-9444	+7
31752	JONES ROBT LEROY	661-2269	9
31771	★SANJUAN CAP CRA	661-3848	+7
	SHAW FULTON	496-3423	6
31782	RIOS STEPHEN M	493-1166	6
31791	★PORCELAIN ART CRTNS	831-6550	2
31825	★ITO NURSERY INC	661-7291	6
31831	★ONIEL MSM HSTRC SOC	493-8444	3
	★SANJUAN CAP HSTRCL	493-8444	0
31851	XXXX	00	
31861	XXXX	00	
31872	XXXX	00	
31891	XXXX	00	
31901	REYES BELLE	493-4419	
31921	OLIVARES JOHN	493-1683	
★	7 BUS 130 RES	31 NEW	

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CAMINO CAPISTRANO 1982

31681	CAPISTRANO BACKSNPS	661-6766	0
	CEE LOU DESIGNS	661-6857	0
	GALAXY OF GIFTS	661-7007	9
	GALERIA CAPISTRANO	661-1781	0
31721	PINATA CAFE	496-9414	+2
31741	CAPISTRNO TRDNG PST	493-9088	
31751	CALIF FACTORY STORE	493-1586	4
	HOFFIES RESTAURANT	493-1948	0
	HOUSE OF TUDOR	496-3974	6
31752	CAFE CAPISTRANO	493-0607	+2
31754	M&M TRADING	496-0882	7
31761	ARMOIRE JR FASHIONS	661-0761	0
	BUSY BEE NEEDLECRFT	661-B157	+2
	CATS MEOW THE	661-6115	+2
	CONSOLIDATED SUPPLY	493-1022	4
	MANNINGS COLLECTORS	496-7551	8
	MERRIE LYNNE FASHNS	496-B93B	+2
	SAINT NICHOLAS	681-2850	0
	ZIA	493-1322	6
31762	A&A TRADING CO	496-6199	7
	ELKINS GEORGE CO	496-4800	0
	GEORGE ELKINS CO	B31-6111	0
	IDEAS UNLIMITED SHP	493-9321	7
	MISSN MART	498-8199	7
31766	XXXX	00	
31768	SCARNECCNIA RICHARD	493-2921	+2
31781	MARIES COUNTRY STRE	493-515S	+2
31782	SWALLOWS WEST WSTR	661-D10S	0
31786	SWALLOWS INN	493-3188	9

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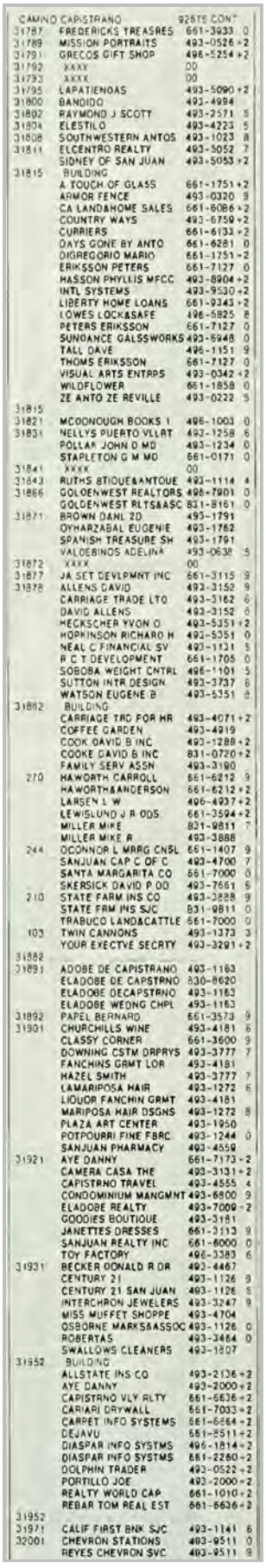
CAMINO CAPISTRANO 1982



CAMINO CAPISTRANO		92STS CONT	
31787	FREDERICKS TREASRES	661-3933	0
31789	MISSION PORTRAITS	493-0526	+2
31791	GRECOS GIFT SHOP	496-5254	+2
31792	XXXX	00	
31793	XXXX	00	
31795	LAPATIENOAS	493-5090	+2
31800	BANDIDO	493-4994	
31802	RAYMOND J SCOTT	493-2571	5
31804	ELESTILO	493-4223	5
31808	SOUTHWESTERN ANTOS	493-1023	8
31811	ELCENTRO REALTY	493-5052	7
	SIDNEY OF SAN JUAN	493-5053	+2
31815	BUILDING		
	A TOUCH OF GLASS	661-1751	+2
	ARMOR FENCE	493-0320	9
	CA LAND&HOME SALES	661-6086	+2
	COUNTRY WAYS	493-6759	+2
	CURRIERS	661-6133	+2
	DAYS GONE BY ANTO	661-6281	0
	DIGREGORIO MARIO	661-1751	+2
	ERIKSSON PETERS	661-7127	0
	HASSON PHYLLIS MFCC	493-6904	+2
	INTL SYSTEMS	493-9530	+2
	LIBERTY HOME LOANS	661-9343	+2
	LOWES LOCK&SAFE	496-5825	8
	PETERS ERIKSSON	661-7127	0
	SUNDANCE GALSSWORKS	493-6948	0
	TALL DAVE	496-1151	9
	THOMS ERIKSSON	661-7127	0
	VISUAL ARTS ENTRPS	493-0342	+2
	WILDFLOWER	661-1858	0
	ZE ANTO ZE REVILLE	493-0222	5
31815			
31821	MCDONOUGH BOOKS 1	496-1003	0
31831	NELLYS PUERTO VLLRT	493-1258	6
	POLLAK JOHN D MD	493-1234	0
	STAPLETON G M MD	661-0171	0
31841	XXXX	00	
31843	RUTHS BTIQUE&ANTQUE	493-1114	4
31866	GOLDENWEST REALTORS	496-7901	0
	GOLDENWEST RLTS&ASC	831-8161	0
31871	BROWN DANL 2D	493-1791	
	OYHARZABAL EUGENIE	493-1762	
	SPANISH TREASURE SH	493-1791	
	VALDEBINOS ADELINA	493-0638	5
31872	XXXX	00	
31877	JA SET DEVLPMNT INC	661-3115	9
31878	ALLENS DAVID	493-3152	9
	CARRIAGE TRADE LTD	493-3162	6
	DAVID ALLENS	493-3152	6
	HECKSCHER YVON O	493-5351	+2
	HOPKINSON RICHARD H	493-5351	0
	NEAL C FINANCIAL SV	493-1131	5
	P C T DEVELOPMENT	661-1705	0
	SOBOBA WEIGHT CNTRL	496-1101	5
	SUTTON INTR DESIGN	493-3737	6
	WATSON EUGENE B	493-5351	8
31882	BUILDING		
	CARRIAGE TRD FOR HR	493-4071	+2
	COFFEE GARDEN	493-4919	
	COOK DAVID B INC	493-1288	+2
	COOKE DAVID B INC	831-0720	+2
	FAMILY SERV ASSN	493-3190	
270	HAWORTH CARROLL	661-6212	9
	HAWORTH&ANDERSON	661-6212	+2
	LARSEN L W	496-4937	+2
	LEWISLUND J R DDS	661-3594	+2
	MILLER MIKE	831-9811	7
	MILLER MIKE R	493-3888	
244	OCONNOR L MRG CNSL	661-1407	9
	SANJUAN CAP C OF C	493-4700	7
	SANTA MARGARITA CO	661-7000	0
	SKERSICK DAVID P DD	493-7661	5
210	STATE FARM INS CO	493-3888	9
	STATE FRM INS SJC	831-9811	0
	TRABUCO LAND&CATTLE	661-7000	0
103	TWIN CANNONS	493-1373	3
	YOUR EXECTVE SECRTY	493-3291	+2
31882			
31891	ADOBE DE CAPISTRANO	493-1163	
	ELADOBE DE CAPSTRNO	830-8620	
	ELADOBE DECAPSTRNO	493-1163	
	ELADOBE WEDNG CHPL	493-1163	
31892	PAPEL BERNARD	661-3573	9
31901	CHURCHILLS WINE	493-4181	6
	CLASSY CORNER	661-3600	9
	DOWNING CSTM DRPRYS	493-3777	7
	FANCHINS GRMT LOR	493-4181	
	HAZEL SMITH	493-3777	7
	LAMARIPOSA HAIR	493-1272	6
	LIQUOR FANCHIN GRMT	493-4181	
	MARIPOSA HAIR DSGNS	493-1272	8
	PLAZA ART CENTER	493-1950	
	POTPOURRI FINE FBRC	493-1244	0
	SANJUAN PHARMACY	493-4559	
31921	AYE DANNY	661-7173	+2
	CAMERA CASA THE	493-3131	+2
	CAPISTRNO TRAVEL	493-4555	4
	CONDOMINIUM MANGMNT	493-6800	9
	ELADOBE REALTY	493-7009	+2
	GOODIES BOUTIQUE	493-3181	
	JANETTES DRESSES	661-3113	9
	SANJUAN REALTY INC	661-6000	0
	TOY FACTORY	496-3383	6
31931	BECKER DONALD R DR	493-4467	
	CENTURY 21	493-1126	9
	CENTURY 21 SAN JUAN	493-1126	5
	INTERCHRON JEWELERS	493-3247	9
	MISS MUFFET SHOPPE	493-4704	
	OSBORNE MARKS&ASSOC	493-1126	0
	ROBERTAS	493-3464	0
	SWALLOWS CLEANERS	493-1307	
31952	BUILDING		
	ALLSTATE INS CO	493-2136	+2
	AYE DANNY	493-2000	+2
	CAPISTRNO VLY RLTY	661-6636	+2
	CARIARI DRYWALL	661-7033	+2
	CARPET INFO SYSTEMS	661-6664	+2
	DEJAVU	661-8511	+2
	DIASPAR INFO SYSTMS	496-1814	+2
	DIASPAR INFO SYSTMS	661-2260	+2
	DOLPHIN TRADER	493-0522	+2
	PORTILLO JOE	493-2000	+2
	REALTY WORLD CAP	661-1010	+2
	REBAR TOM REAL EST	661-6636	+2
31952			
31971	CALIF FIRST BNK SJC	493-1141	6
32001	CHEVRON STATIONS	493-9511	0
	REYES CHEVRON SVC	493-9511	9

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LOS RIOS ST 1982

31600	XXXX	00	
31601	WILLIAMS ROBT H	661-0174	0
31602	MASON W S	493-0395	0
	MCKENZIE R W	496-8412	+2
31604	XXXX	00	
31606	PENNINGTON M	496-8075	0
31608	HATLEBERG WAYNE	496-7264	+2
31611	XXXX	00	
31631	XXXX	00	
31661	BARKER KENNETH	661-9437	+2
31665	OLIVARES ELOISA	493-7994	7
31711	XXXX	00	
31712	GREENLEE MARY L	661-3439	+2
31720	CHORAK DAVID	661-1463	+2
31730	XXXX	00	
31752	JONES ROBT L	661-2269	9
31771	CHEVRON STATION	493-3091	+2
	DUNIVINS TOWNG&STRG	493-3091	+2
31782	RIOS STEPHEN M	496-4718	0
31791	PORCELAIN ART CREA	831-555D	+2
31831	SANJUAN CAP HSTRCL	493-8444	0
31851	XXXX	00	
31861	XXXX	00	
31872	XXXX	00	
31881	BECERRA JESUS	493-6872	9
31891	BECERRA MIGUEL	496-7186	5
31901	REYES BELLE	493-4419	
31921	OLIVARES JOHN	493-1683	
*	5 BUS 142 RES	44 NEW	

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CAMINO CAPISTRANO 1976



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31663  XXXX                 00
31721*PITTS ELBOCOD DR IN493-4314 4
31741*CAPISTRNO TRAOG PST493-9088
31751*CAL FACTORY STORE  493-1586 4
      *HOUSE TUDDR&TARTAN 496-3974+6
      *LINDY LDU COFFEE SH493-1948
31752*FLAMING PIT BAR8ECU493-4001 2
31754*SOL CASA           493-98B1 5
31761*CONSOLIOATED SUPPLY493-1022 4
      *EXOTIC LEATHER IMP 496-6444+6
      *IDEAS UNLIMITEO SH 493-9321 4
      *MENOOZAS SILVERSMTH493-2D41+6
      *OLOE OEPOT GALLERY 493-08B1+6
      *POSTERHOUSE        496-2522 4
      *SPARKLE PLENTY SHOP496-D343+6
      *WHISTLE STOP       496-7373 5
      *Z I A SILVER CO    493-1322+6
31762*8ABS STUFF          493-0161+6
      *THEOS INTERIORS    493-1900 2
31766*CASA LORENZOS       493-1DBD
31768*DYAL PATRICIA JANE 496-5357
      *JANE DYALS ANTIQUES496-5357
31781*FRANCISCAN RSTRNT  493-6464+6
      *MAGGIS COUNTRY STR 493-5155 4
317B2*CAVERLEY JACK RLTR 493-1137
      *SAN JUAN REALTY    493-1137 2
31786*SWALLOWS INN        493-9D67
317B7*CASA DE VINO       493-677D 4
317B9*SANOPIPER TRAVEL SVB31-2550 5
      SANDPIPER TRAVEL SV493-2313+6
31791*ELGRECO GLASS 8LOWG496-5254+6
31792*PATTERSON W HDWR SH493-1B11
31793*SAN JN CPSTRND C C 493-4700 4
31795*NEW HDRIZONS        493-2321+6
31B0D*8ANOI00            493-4994
      MOISO JAS ROBT      493-4994
31802 RAYMONO J SCOTT     493-2571 5
      RAYMONO SCOTT J     831-0670 5
31804*ELESTILD           493-4223 5
      *HARTMANN RUPERT    493-4223 2
31B0B*HIATTS INDIAN CRAFT493-4425
31811*8LUM LED REALTY    493-6022+6
      *REO GERANIUM THE   493-10DD 2
31B12*HUNTERS BOOKS      493-7272 5
31813 POLLAK JDHN O MD   493-1234
31B15*CAPSTRNO OEVELDPMNT493-1153 5
      GUTIERREZ MAXIMINO 496-D644+6
      *PROVINCIAL PRPRTS  493-1153 5
      *TUSTIN LAND&CATTLE 493-1153+6
      *US FLYWHEELS INC   831-9282+6
      *ZE ANTQ ZE REVILLE 493-D222 5
    A*THINGS DLO ANO NOT 493-3523 2
    D*BOYOS ACE KEY      493-966D 3
    J*ZALI LILA BALLET   493-0066 4
31831*NELLYS PUERTD VLLRT493-125B+6
31841*ELCHARRO           493-4882
31843*RUTHS BTIQUE&ANTQUE493-1114 4
31B66 ESSLINGER PAUL H MO493-1818
31B71*8RDWN OANL 20      493-1791
      OYHARZABAL EUGENIE 493-1762
      *SPANISH TREASURE SH493-1791
      VALDEBINDS AOELINA 493-0638 5
31872*8ANK DF AM N T&S A 493-4567
31878...BUILOING
      *BEISNER JDHN R     B31-1121+6
      *CARRIAGE TRAOE BRBR493-3152+6
      *CARRIAGE TRO CLTHRS493-3162+6
      *CONN ORGANS        496-3661 5
      *HECKSCHER YVON O   493-5351 5
      *JEANIES INTERIORS  496-3661 5
2D3U *LOS SWALLOWS REALTY493-7741 4
      *MCMECHAN RICHARO L 493-5351+6
 270 *MCMECHAN RICHARO L 831-1121 5
 276 *NEAL CHARLES FNC SV493-1131 5
 1D3 *ROBERSON GENE STOO 496-3661 5
      *SO8O8A MEOICAL GRP 496-11D1 5
      *STATE&FEORL INCM TX493-7741 4
      *STRONG INOUSTRIES  493-33DD 4
      *SUTTON INTR OESIGN 493-3737+6
 282 *THOMPSON BEN 8 MO   496-11D1 5
      *WATSON EUGENE 8     B31-1121+6
31878.....................
```

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

CAMINO CAPISTRANO 1976



```
..CAMINO CAPISTRANO   92675 CONT..
31882...BUILDING
 270 *BANNAN THOMAS J     493-1331 2
 106 *CHRISTIANSEN&ASSOC 837-3321 5
 107 *CHRISTIANSEN&ASSOCS493-3321 4
 101 *COFFEE GAROEN       493-4919 2
1D6A *FAMLY SV ASN ORG CD493-3190 2
 244 *FOSTER MARK EQUIPMT837-8800 2
 102 *MARY BARRYS         493-4451 2
 24D *MILLER MIKE R       493-3888
     *SKERSICK DAVID DDS 493-7661+6
     *STATE FARM INS CO  831-9811+6
 240 *STATE FRM INSURANCE493-3888
 104 *TRUMBAUERS          493-3771 4
 103 *TWIN CANNONS        493-1373 3
 102 *WILT M B            493-4451 2
31882.....................
31891*ADOBE DECAPISTRANO 493-1163
     *EL ADOBE DE CAPSTRO830-8620 4
     *EL ADOBE WDDNG CHPL493-1163+6
     *ELADDBE DECAPISTRNO493-1163
319D1*CAPRICE            493-1927
     *CHURCHILLS WNE&SPRT493-4181+6
     *FANCHINS GOURMT LQR493-4181
     *LA POTPOURRI       493-1244
     *LAMARIPOSA STYLING 493-1272+6
     *LIQR FANCHINS GRMT 493-41B1
     *ORANGE CNTY LIBRARY493-1752
     *PLAZA ART CENTER   493-1950
     *SAN JUAN PHARMACY  493-4559
31921...BUILDING
     *BLOCK H&R          493-3323+6
     *CAMERA CASA THE    493-3131
     *CAPSTRNO HARDWARE  493-1031 5
  21 *CAPSTRNO TRAVEL    493-4555 4
     *DENAULTS HARDWARE  493-1031 3
     *DOWNING CSTM DRAPES493-3777 5
   9 *GOODIES BOUTIQUES  493-3181
     *H&R BLOCK          493-3323+6
     *HAZEL SMITH ORPRS  493-3777 5
  10 *JORDAN HUBY W      493-4521 2
  14 *KOS FOOTWEAR       493-3474 5
  10 *PERSONAL BUSINSS SV493-3323 2
     *SCOFIELD EO        493-1551+6
     *TDY FACTORY        496-3383+6
31921.....................
31931...BUILDING
  22 *BECKER DONALD R OR 493-4467 2
     *CASTORFF WM G      493-1833
     *CENTURY 21         493-1126 5
     *FARMERS INS GROUP  493-4407+6
     *KASTORFF WM G&ASSOC493-1833
     *LEMON GLADO        493-42DD+6
     *MISS MUFFET SHOPPE 493-4704
     *PADEREWSKI ALLEN   493-4407+6
     *SWALLOW CLEANERS   493-18D7
   2 *TRASSARE JEWELERS  493-3247 2
     *WEBER DON          493-2000+6
    A*CENTURY 21 REAL EST493-1126 4
    A*SOUTH COAST REALTY 493-4346
    C*OSENBAUGH WATSON P 493-42DO
    G*ROBERTAS           493-3464
31931.....................
31966*CALIF CLOCK CO     493-4552
     *STORER CABLE TV    493-1800
     *TWIN WINTON CERAMIC493-4551
     *WINTON BRUCE       493-4551
31971*CALIF FIRST BANK   493-1141+6
32001*CHEVRON STANORO STN493-9511 5
     *MATTHEWS&REYES CHVN493-9511 4
```

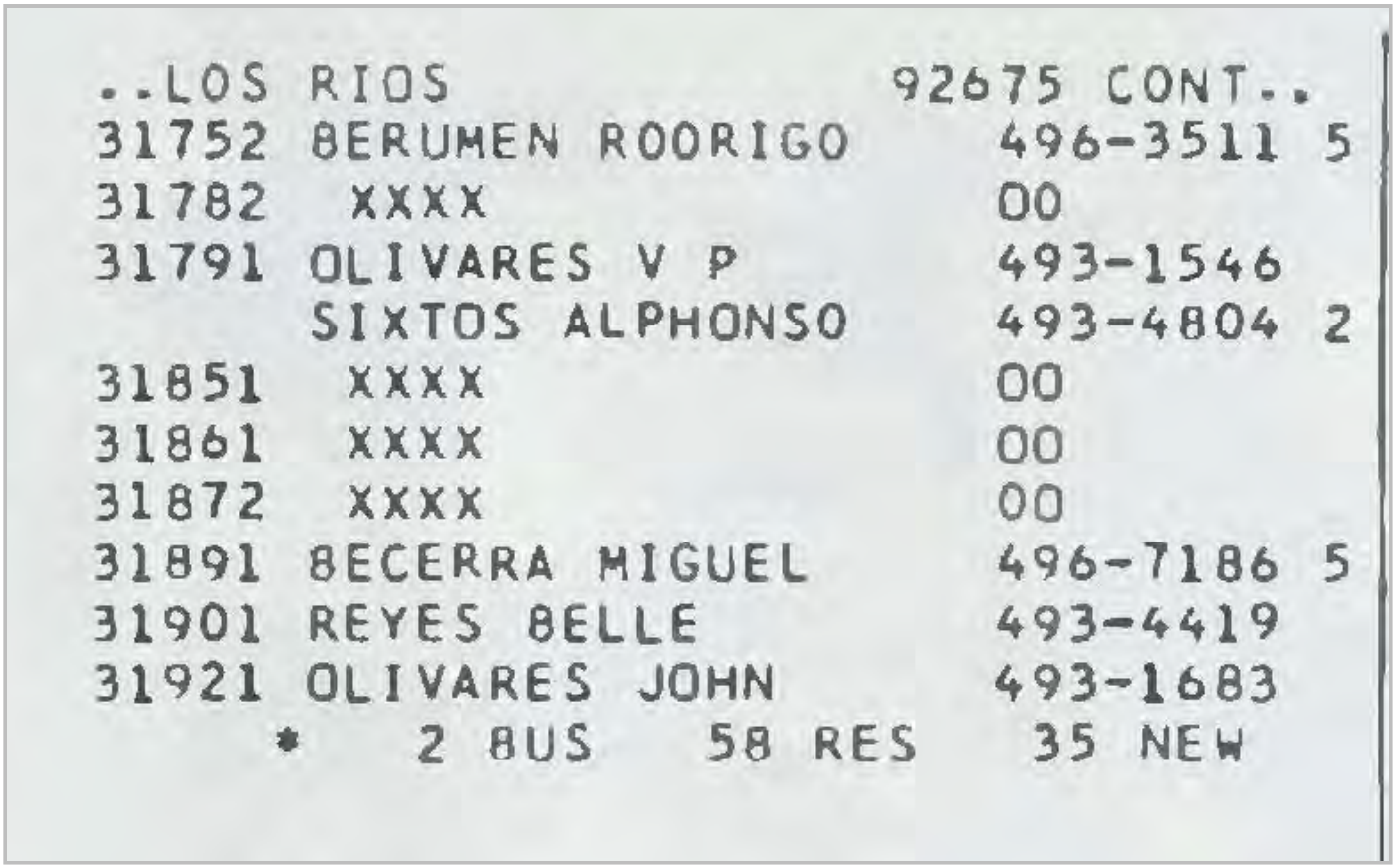
Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

LOS RIOS ST 1976

31600	XXXX	00
31631	GREENLEE ROBT	493-3120 3
31661	*PASSPORT	493-9903+6
31665	OLIVARES ELOISA	496-9428+6
31711	XXXX	00
31720	SANCHEZ ALFREO	493-1715
31730	XXXX	00

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

LOS RIOS ST 1976



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..LOS RIOS                    92675 CONT..
31752 BERUMEN ROORIGO          496-3511 5
31782  XXXX                    OO
31791 OLIVARES V P             493-1546
      SIXTOS ALPHONSO          493-4804 2
31851  XXXX                    OO
31861  XXXX                    OO
31872  XXXX                    OO
31891 BECERRA MIGUEL           496-7186 5
31901 REYES BELLE              493-4419
31921 OLIVARES JOHN            493-1683
      *   2 BUS   58 RES   35 NEW
```

Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

CAMINO CAPISTRANO 1973

```
31752*FLAMING PIT BARBECU493-4001 2
31754*NAROOS RESTAURANT  493-4060
31761*BABS STUFF         493-0161+3
      *CALIF FACTORY STORE493-1586+3
      *CONSOLIDATED SUPPLY493-1021+3
      *DELORME FASHN JWLRY493-0422+3
      *EL SOMBRERO       493-3227+3
      *PEPPER TREE THE   493-4930+3
      *TRANSCAP CO       493-1712+3
31762*THEOS INTERIORS    493-1900 2
31766*CASA LORENZOS      493-1080
31768*DYAL PATRICIA JANE 496-5357
      *JANE DYALS ANTIQUES496-5357
31781*FRANCISCAN THE     493-3235+3
      *SYFAN B F CORP     493-7771+3
31782*CAVERLEY JACK RLTR 493-1137
      *SAN JUAN REALTY    493-1137 2
31786*SWALLOWS INN       493-9067
31789*SANDPIPER TRAVEL SV493-2313+3
31791  XXXX               00
31792*PATTERSON W HOWR SH493-1811
31795*INTI CORI IMPORTS  493-2321+3
31800*BANDIDO            493-4994
       MOISO JAS ROBT    493-4994
31802*HORSE DEALINS      493-0343+3
31804*EL ESTILO          493-4223 2
      *HARTMANN RUPERT    493-4223 2
31808*HIATTS INDIAN CRAFT493-4425
31811*BROWN R S&CO RLTRS 493-4774
      *REO GERANIUM THE   493-1000 2
31812 HATFIELD W C J SR  493-1793
      *HATFIELDS MISSN TV 493-1793
      *MISSION TV&APPLNCS 493-1793
31813 POLLAK JOHN D MD   493-1234
31815...BUILDING
      *BOYDS ACE KEY      493-9660+3
      *CAPISTRANO DEVELPMT493-1154+3
      *CAPISTRANO TV ELECT493-0652+3
      *CHAPCO ENGINEERG CO493-2121+3
      *FIRST COMMERCL CORP831-1210+3
      *HARPERS BAZAR      493-2211+3
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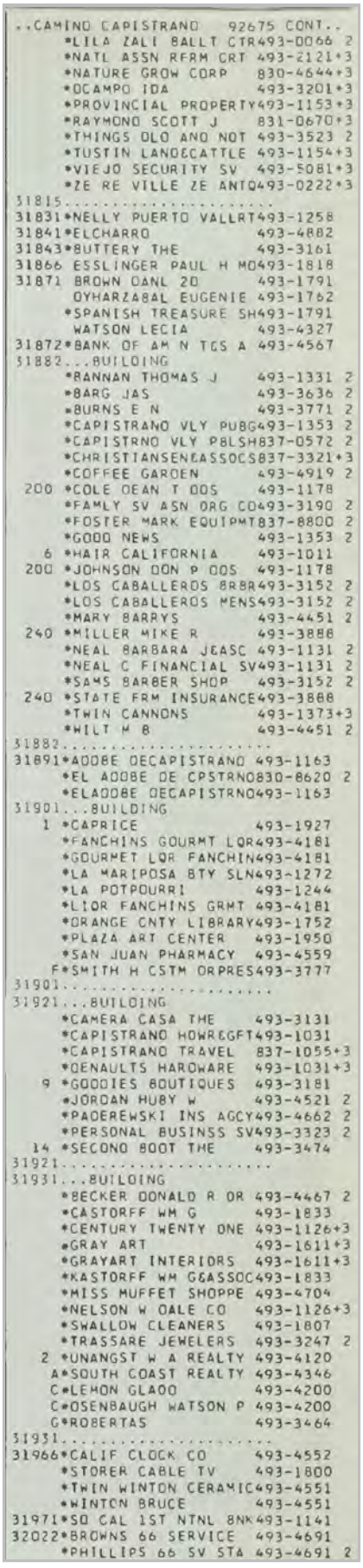
Target Street	Cross Street	Source
✓	-	Haines Criss-Cross Directory

CAMINO CAPISTRANO 1973



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..CAMINO CAPISTRANO   92675 CONT..
     *LILA ZALI BALLT CTR493-0066 2
     *NATL ASSN RFRM CRT 493-2121+3
     *NATURE GROW CORP   830-4644+3
     *OCAMPO IDA         493-3201+3
     *PROVINCIAL PROPERTY493-1153+3
     *RAYMOND SCOTT J    831-0670+3
     *THINGS OLD AND NOT 493-3523 2
     *TUSTIN LANDECATTLE 493-1154+3
     *VIEJO SECURITY SV  493-5081+3
     *ZE RE VILLE ZE ANTQ493-0222+3
31815.....................
31831*NELLY PUERTO VALLRT493-1258
31841*ELCHARRO           493-4882
31843*BUTTERY THE        493-3161
31866 ESSLINGER PAUL H MD493-1818
31871 BROWN DANL 2D      493-1791
      OYHARZABAL EUGENIE 493-1762
     *SPANISH TREASURE SH493-1791
      WATSON LECIA       493-4327
31872*BANK OF AM N TGS A 493-4567
31882...BUILDING
     *BANNAN THOMAS J    493-1331 2
     *BARG JAS           493-3636 2
     *BURNS E N          493-3771 2
     *CAPISTRANO VLY PUBG493-1353 2
     *CAPISTRNO VLY PBLSH837-0572 2
     *CHRISTIANSEN&ASSOCS837-3321+3
     *COFFEE GARDEN      493-4919 2
 200 *COLE DEAN T DDS    493-1178
     *FAMLY SV ASN ORG CO493-3190 2
     *FOSTER MARK EQUIPMT837-8800 2
     *GOOD NEWS          493-1353 2
   6 *HAIR CALIFORNIA    493-1011
 200 *JOHNSON DON P DDS  493-1178
     *LOS CABALLEROS BRBR493-3152 2
     *LOS CABALLEROS MENS493-3152 2
     *MARY BARRYS        493-4451 2
 240 *MILLER MIKE R      493-3888
     *NEAL BARBARA JEASC 493-1131 2
     *NEAL C FINANCIAL SV493-1131 2
     *SAMS BARBER SHOP   493-3152 2
 240 *STATE FRM INSURANCE493-3888
     *TWIN CANNONS       493-1373+3
     *WILT H B           493-4451 2
31882.....................
31891*ADOBE DECAPISTRANO 493-1163
     *EL ADOBE DE CPSTRNO830-8620 2
     *ELADOBE DECAPISTRNO493-1163
31901...BUILDING
   1 *CAPRICE            493-1927
     *FANCHINS GOURMT LOR493-4181
     *GOURMET LOR FANCHIN493-4181
     *LA MARIPOSA BTY SLN493-1272
     *LA POTPOURRI       493-1244
     *LIOR FANCHINS GRMT 493-4181
     *ORANGE CNTY LIBRARY493-1752
     *PLAZA ART CENTER   493-1950
     *SAN JUAN PHARMACY  493-4559
    F*SMITH H CSTM ORPRES493-3777
31901.....................
31921...BUILDING
     *CAMERA CASA THE    493-3131
     *CAPISTRANO HOWREGFT493-1031
     *CAPISTRANO TRAVEL  837-1055+3
     *DENAULTS HARDWARE  493-1031+3
   9 *GOODIES BOUTIQUES  493-3181
     *JORDAN HUBY W      493-4521 2
     *PADEREWSKI INS AGCY493-4662 2
     *PERSONAL BUSINSS SV493-3323 2
  14 *SECOND BOOT THE     493-3474
31921.....................
31931...BUILDING
     *BECKER DONALD R DR 493-4467 2
     *CASTORFF WM G      493-1833
     *CENTURY TWENTY ONE 493-1126+3
     *GRAY ART           493-1611+3
     *GRAYART INTERIORS  493-1611+3
     *KASTORFF WM G&ASSOC493-1833
     *MISS MUFFET SHOPPE 493-4704
     *NELSON W DALE CO   493-1126+3
     *SWALLOW CLEANERS   493-1807
     *TRASSARE JEWELERS  493-3247 2
   2 *UNANGST W A REALTY 493-4120
    A*SOUTH COAST REALTY 493-4346
    C*LEMON GLADD        493-4200
    C*OSENBAUGH WATSON P 493-4200
    G*ROBERTAS           493-3464
31931.....................
31966*CALIF CLOCK CO     493-4552
     *STORER CABLE TV    493-1800
     *TWIN WINTON CERAMIC493-4551
     *WINTON BRUCE       493-4551
31971*SO CAL 1ST NTNL BNK493-1141
32022*BROWNS 66 SERVICE  493-4691
     *PHILLIPS 66 SV STA 493-4691 2
```

Target Street	Cross Street	Source
-	✓	Haines Criss-Cross Directory

LOS RIOS ST 1973

LOS RIOS 92675 SAN JUAN CPSTRNO

31600	XXXX	OD
31631	GREENLEE ROBT	493-3120+3
31661	ORDE BRIAN	493-5973+3
31665	PEREZ JUAN R	493-1986
	PEREZ VICTORIA M	493-1986
31711	PRADO JESSIE C	493-9574+3
31712	LOBO CLARENCE JR	493-1085
31720	SANCHEZ ALFREO	493-1715
31730	ARREOLA RODOLFO L	493-3707 2
31782	XXXX	OO
31791	OLIVARES V P	493-1546
	SIXTOS ALPHONSO	493-4804 2
31851	XXXX	OO
31861	MENDEZ ANTONIA	493-4667
31872	LOPEZ PEDRO	493-4339 2
31901	REYES BELLE	493-4419
31921	OLIVARES JOHN	493-1683

* 0 BUS 17 RES 3 NEW

Commercial - Multi-Use SJC

31843 Camino Capistrano

San Juan Capistrano, CA 92675

Inquiry Number: 6668580.4

September 20, 2021

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

09/20/21

Site Name:

Commercial - Multi-Use SJC
31843 Camino Capistrano
San Juan Capistrano, CA 9267
EDR Inquiry # 6668580.4

Client Name:

Terrax Environmental
16541 Gothard Street, Suite 111
HUNTINGTON BEACH, CA 92647
Contact: Burke Walker

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Terrax Environmental were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# NA

Project: Commercial - Multi-Use SJC

Coordinates:

Latitude:	33.50016 33° 30' 1" North
Longitude:	-117.66311 -117° 39' 47" West
UTM Zone:	Zone 11 North
UTM X Meters:	438406.35
UTM Y Meters:	3706933.69
Elevation:	112.57' above sea level

Maps Provided:

2012
1981
1975
1968
1949
1948
1942, 1947
1906
1902

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2012 Source Sheets



Dana Point
2012
7.5-minute, 24000



San Juan Capistrano
2012
7.5-minute, 24000

1981 Source Sheets



San Juan Capistrano
1981
7.5-minute, 24000
Aerial Photo Revised 1977

1975 Source Sheets



Dana Point
1975
7.5-minute, 24000
Aerial Photo Revised 1967

1968 Source Sheets



San Juan Capistrano
1968
7.5-minute, 24000
Aerial Photo Revised 1967



Dana Point
1968
7.5-minute, 24000
Aerial Photo Revised 1967

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1949 Source Sheets



Dana Point
1949
7.5-minute, 24000
Aerial Photo Revised 1946



San Juan Capistrano
1949
7.5-minute, 24000
Aerial Photo Revised 1946

1948 Source Sheets



San Juan Capistrano
1948
7.5-minute, 24000
Aerial Photo Revised 1946



Dana Point
1948
7.5-minute, 24000
Aerial Photo Revised 1946

1942, 1947 Source Sheets



SANTIAGO PEAK
1942
15-minute, 50000



SAN JUAN CAPISTRANO
1947
15-minute, 50000

1906 Source Sheets



Capistrano
1906
30-minute, 125000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1902 Source Sheets



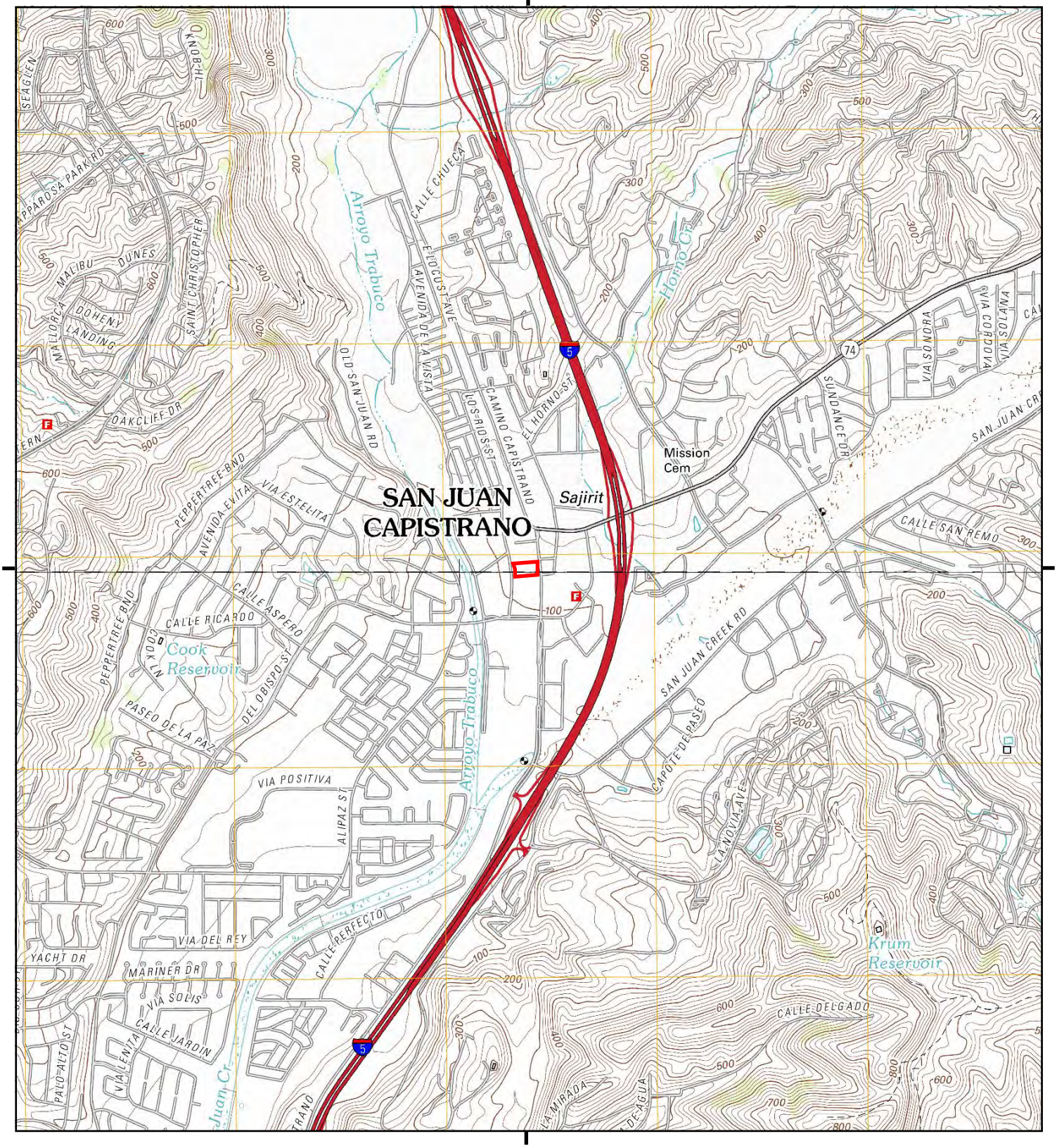
Corona
1902
30-minute, 125000



Capistrano
1902
30-minute, 125000

Historical Topo Map

2012



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

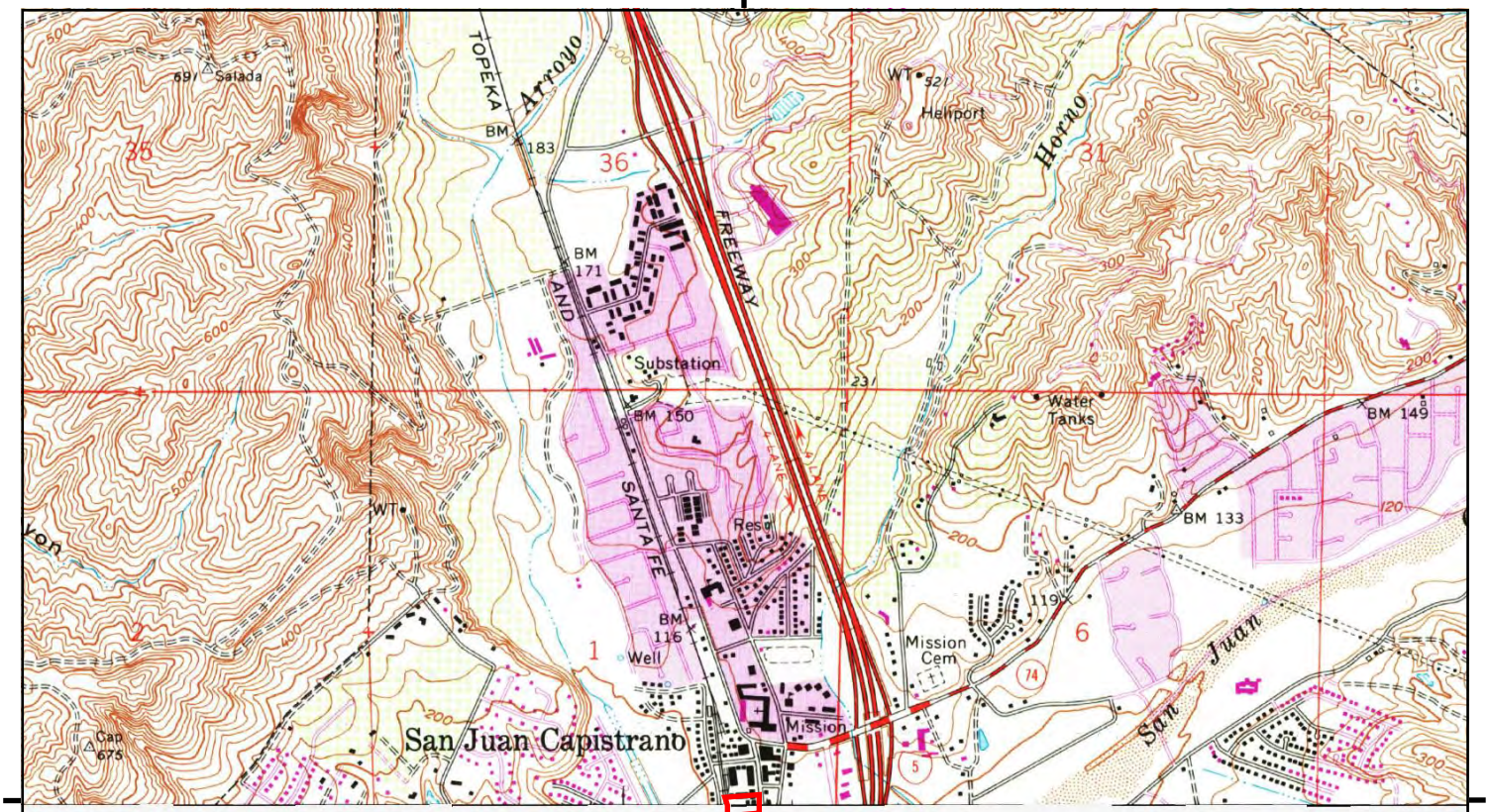
TP, San Juan Capistrano, 2012, 7.5-minute
S, Dana Point, 2012, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N

Historical Topo Map

1981



UNMAPPED

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

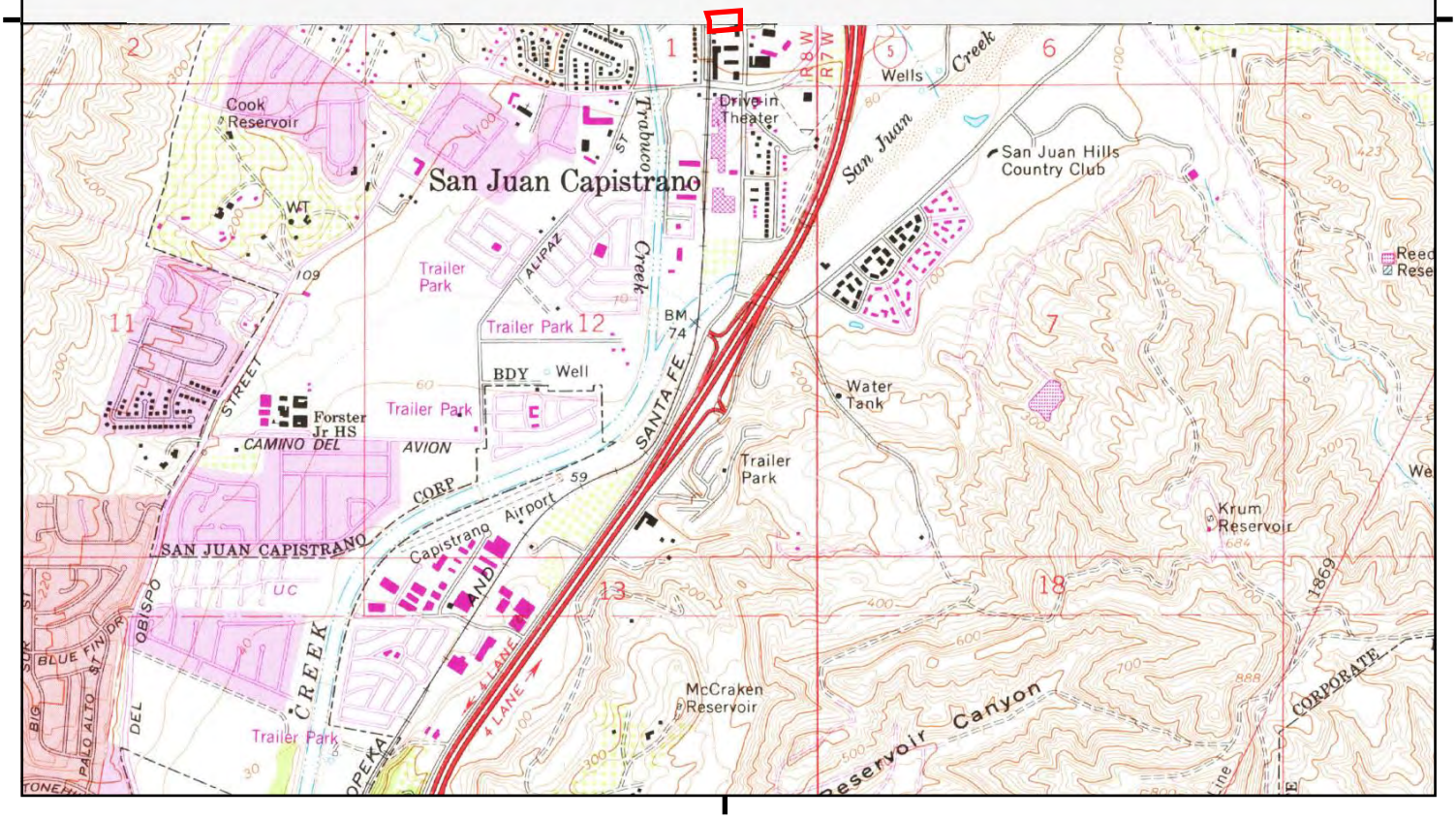
NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1981, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N

UNMAPPED



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

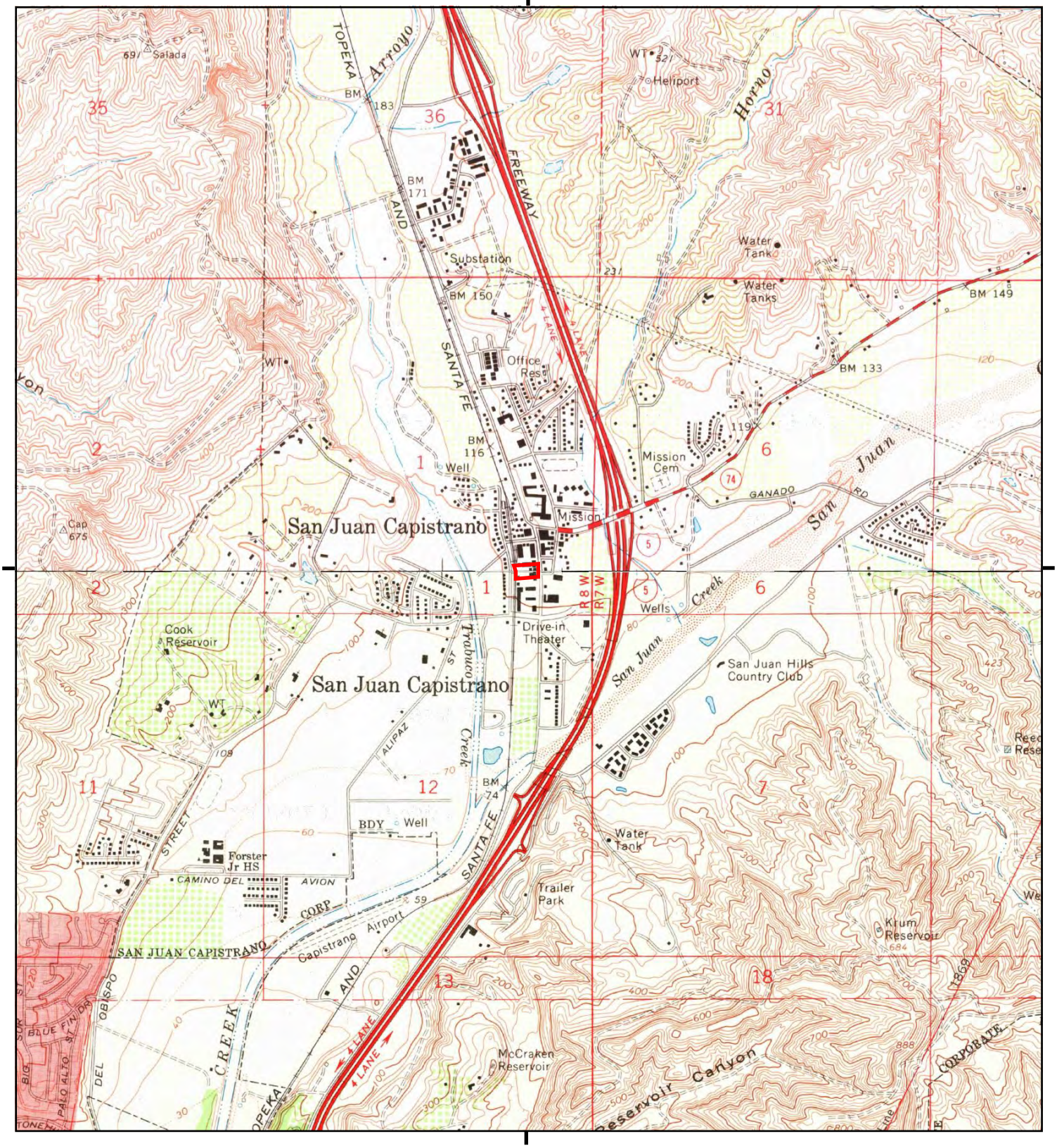
S, Dana Point, 1975, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N

Historical Topo Map

1968



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0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

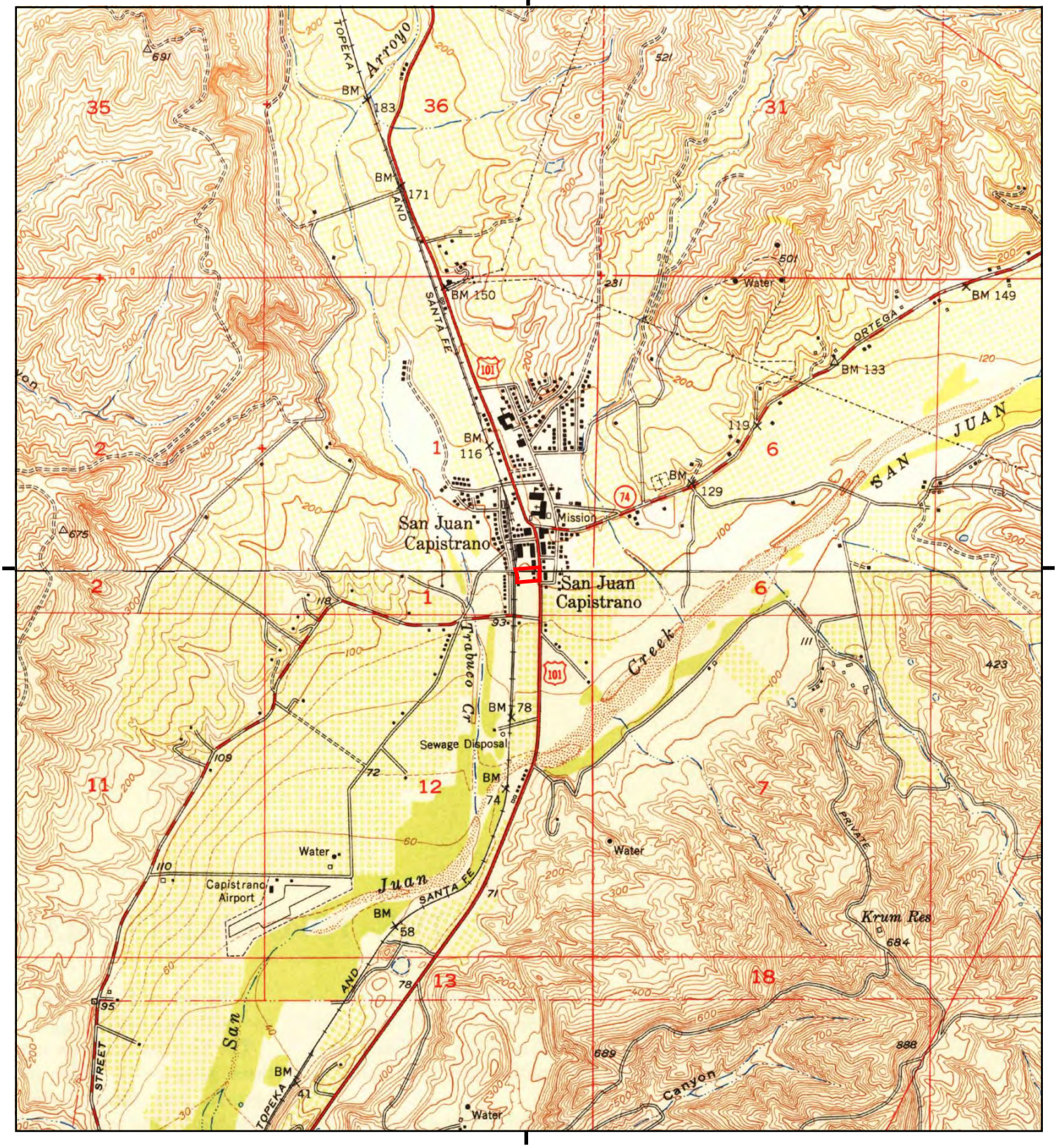
TP, San Juan Capistrano, 1968, 7.5-minute
S, Dana Point, 1968, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N

Historical Topo Map

1949



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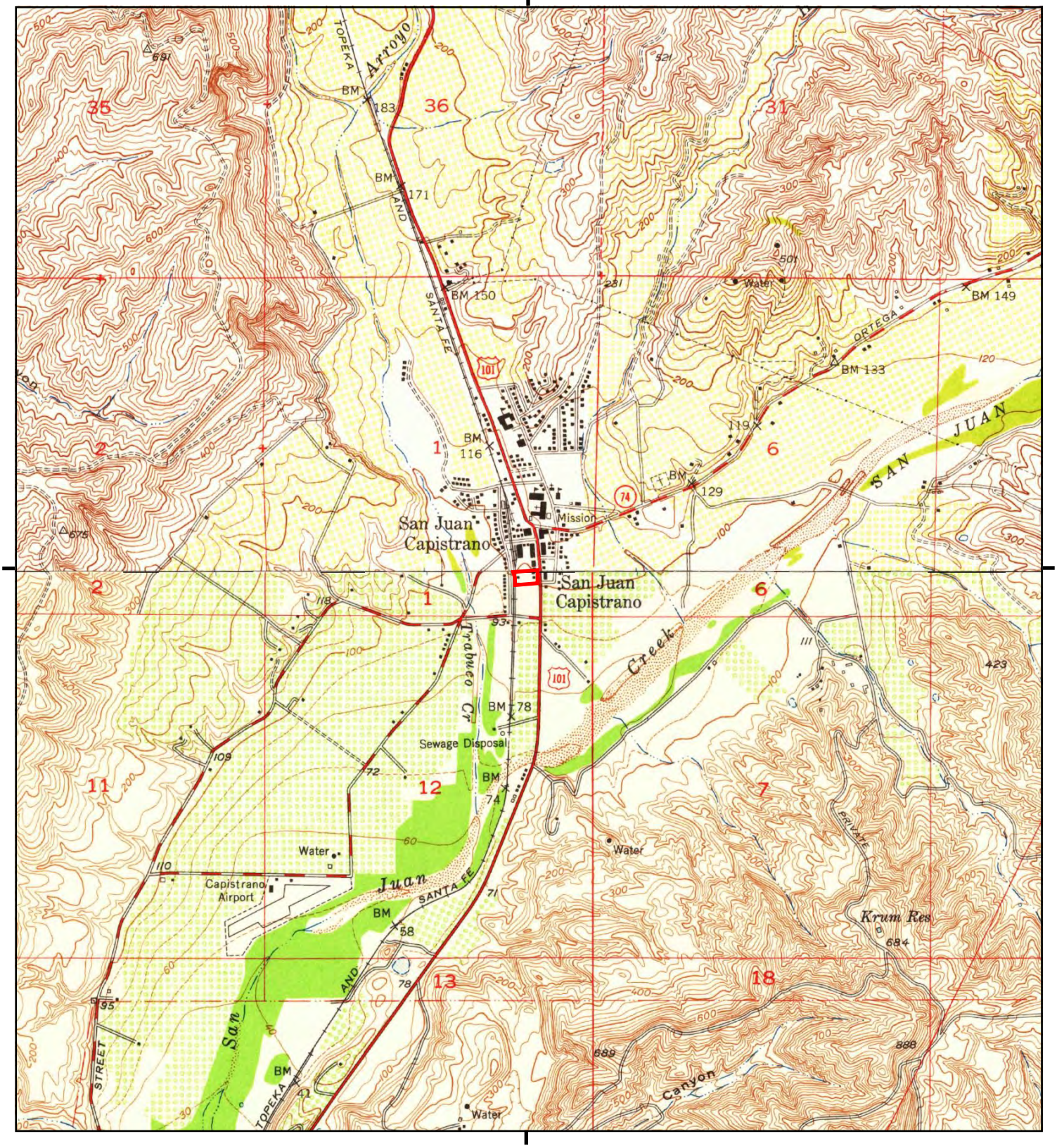
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1949, 7.5-minute
S, Dana Point, 1949, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N



This report includes information from the following map sheet(s).

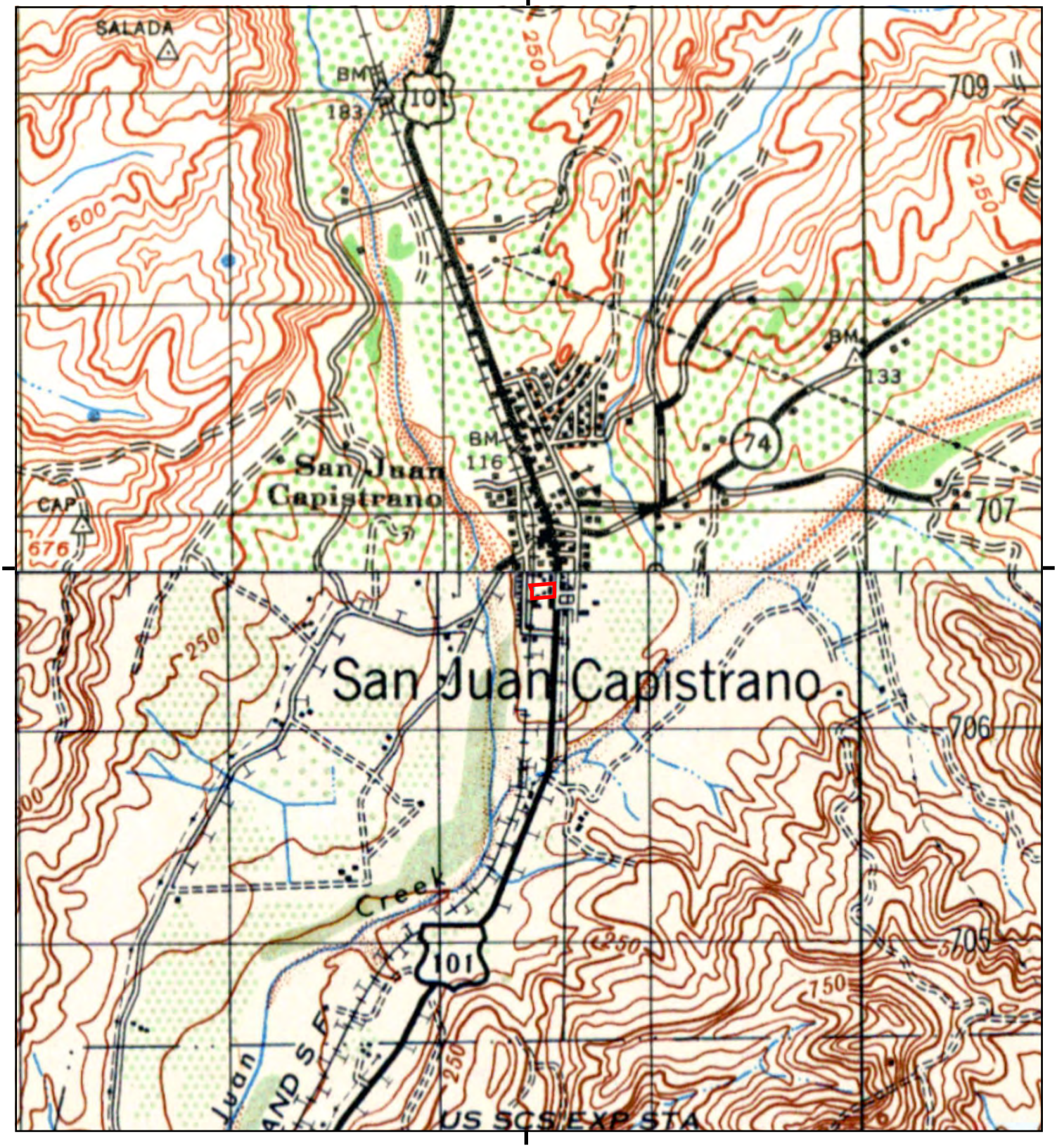
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, San Juan Capistrano, 1948, 7.5-minute
S, Dana Point, 1948, 7.5-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, SANTIAGO PEAK, 1942, 15-minute
S, SAN JUAN CAPISTRANO, 1947, 15-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
CLIENT: Terrax Environmental

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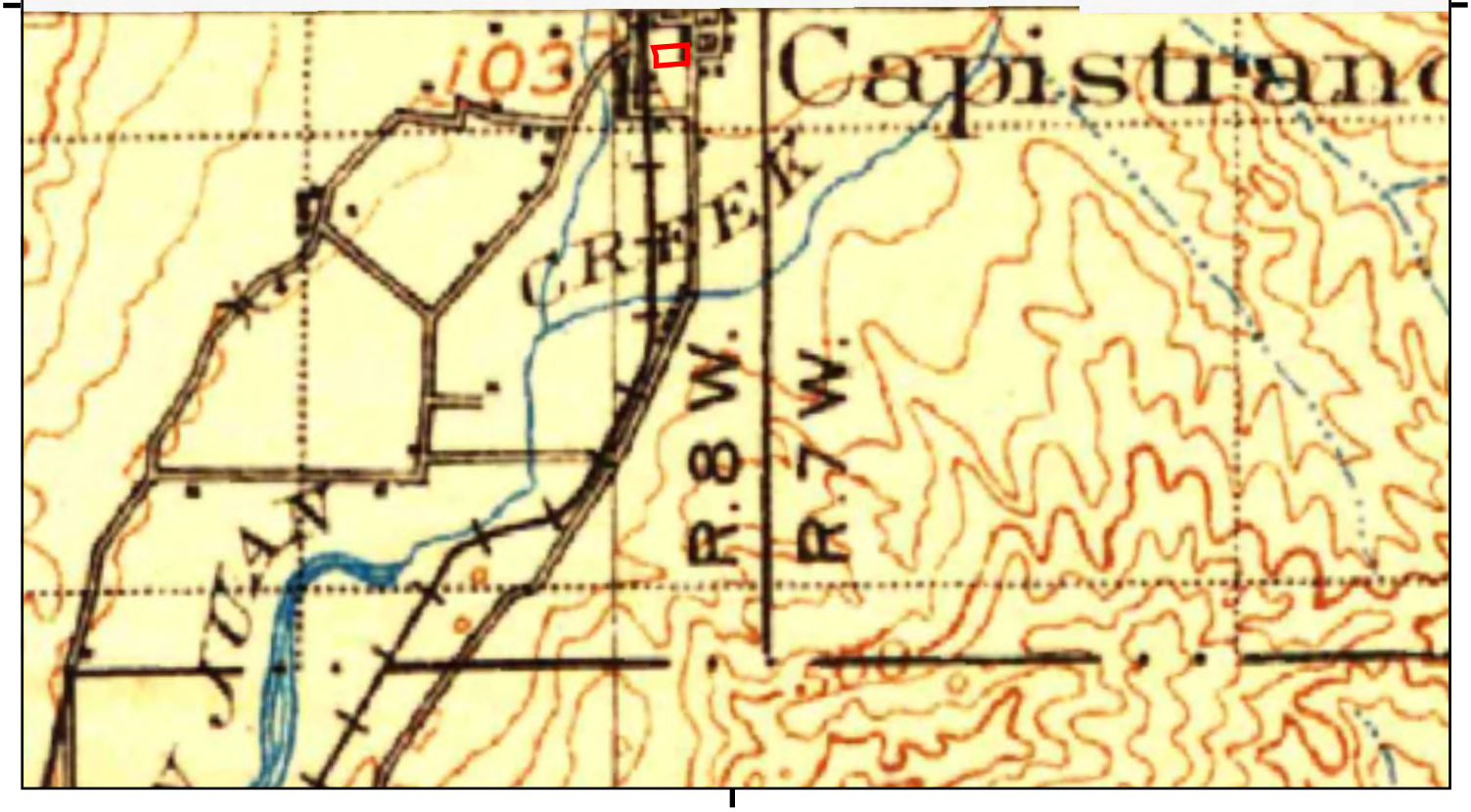
UNMAPPED



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

S, Capistrano, 1906, 30-minute

SITE NAME: Commercial - Multi-Use SJC
ADDRESS: 31843 Camino Capistrano
San Juan Capistrano, CA 92675
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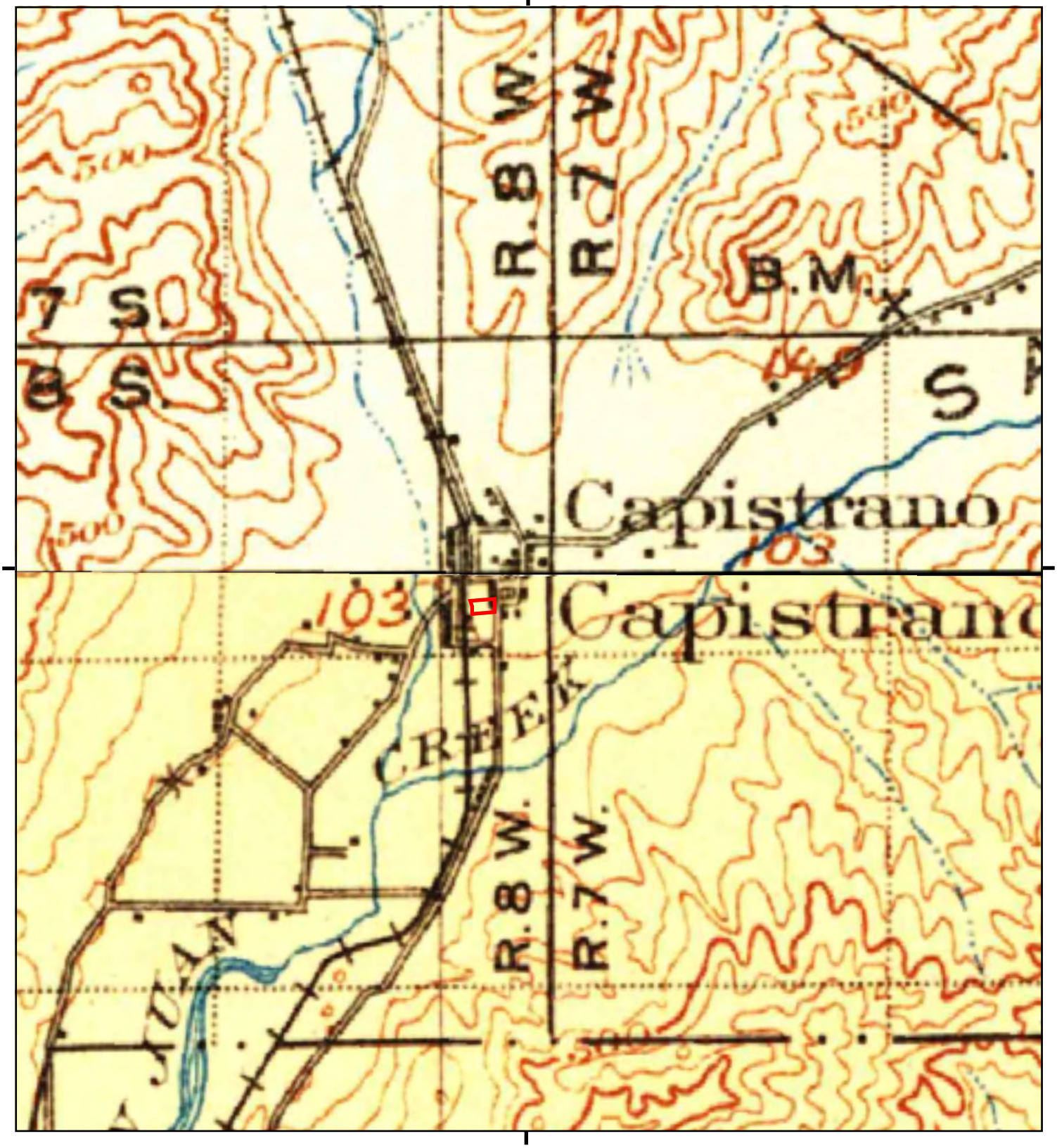

This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Corona, 1902, 30-minute
S, Capistrano, 1902, 30-minute

SITE NAME: Commercial - Multi-Use SJC
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San Juan Capistrano, CA 92675
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