ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-10115/2026-0858

202685001172

FILED

October 15, 2026

HUGH NGUYEN

CLERK - RECORDER

By _____

Deputy clerk

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

FRENCH HOTEL

Check Document being Filed:

- [x] Environmental Impact Report (EIR)
- [ ] Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- [ ] Notice of Exemption (NOE)
- [ ] Other (Please fill in type):

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON 10/15/2026
Posted 10/15/2026 **Removed** _____
Returned to agency on _____
DEPUTY 483

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Print Form

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Orange
Address: 601 N. Ross Street
Santa Ana, CA 92701

From:

Public Agency: City of San Juan Capistrano
Address: 32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Contact: Izzak Mireles, Senior Planner
Phone: (949) 443-6321

Lead Agency (if different from above):

Address:

Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2026030917

Project Title: French Hotel

Project Applicant: Almquist Development + Investment 31801 Paseo Adelanto, San Juan Capistrano, CA 92675

Project Location (include county): 31861–31871 Camino Capistrano, San Juan Capistrano, Orange Co.

Project Description:

The project applicant is requesting approval to rehabilitate and develop a hotel and ancillary uses on a 1.68-acre property located at 31861-31871 Camino Capistrano in the City of San Juan Capistrano, Orange County with a proposed 70-room boutique hotel consisting of six buildings with a restaurant, event spaces, fitness center, pool area, a public gathering space, and on-site valet parking.

This is to advise that the City of San Juan Capistrano has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on October 14, 2026 (date) and has made the following determinations regarding the above described project.

1. The project [☒ will ☐ will not] have a significant effect on the environment.
2. ☒ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☐ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☒ was ☐ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:
City of San Juan Capistrano, 32400 Paseo Adelanto, San Juan Capistrano, CA 92675

Signature (Public Agency): [signature] Title: MANAGER

Date: 10/14/26 Date Received for filing at OPR:

FILED
OCT 15 2026
HUGH NGUYEN, CLERK-RECORDER
BY: KD DEPUTY

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print | StartOver | Save

RECEIPT NUMBER:
30-10/15/2026-0858

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2026030917

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN JUAN CAPISTRANO		10/15/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202685001172

PROJECT TITLE

FRENCH HOTEL

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
ALMQUIST DEVELOPMENT + INVESTMENT		(949) 443-6321

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
31801 PASEO ADELANTO	SAN JUAN CAPISTRANO	CA	92675

PROJECT APPLICANT *(Check appropriate box)*

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$ 4,227.50	$ 4,227.50
☐ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$
☐ Exempt from fee		
☐ Notice of Exemption (attach)		
☐ CDFW No Effect Determination (attach)		
☐ Fee previously paid (attach previously issued cash receipt copy)		
☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other **TOTAL RECEIVED** $ 4,277.50

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Kalci Do	Kalci Do Deputy Clerk

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 01012026)