INITIAL STUDY

NORTHWEST OPEN SPACE LEGACY RANCH PROJECT

SAN JUAN CAPISTRANO, CALIFORNIA



LSA

November 2025

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NORTHWEST OPEN SPACE LEGACY RANCH PROJECT

SAN JUAN CAPISTRANO, CALIFORNIA

Prepared for:

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LIST OF ACRONYMS AND ABBREVIATIONS

A	Agri-Business District
AB	Assembly Bill
ACF	Assisted Care Facilities
ACM	asbestos-containing material
af	acre-feet
APN	Assessor's Parcel Number
ASAP	Associated Senior Action Program
AST	aboveground storage tank
Basin	South Coast Air Basin
Basin Plan	Water Quality Control Plan
bgs	below ground surface
BMP	Best Management Practice
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Division of Occupational Safety and Health
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
CARB	California Air Resources Board
CDFA	California Department of Food and Agriculture
CEQA	California Environmental Quality Act
City	City of San Juan Capistrano
CMP	Congestion Management Program
CO	carbon monoxide

CP	Community Park
CPUC	California Public Utilities Commission
CPUC Strategic Plan	CPUC's Energy Efficiency Strategic Plan
CUP	Conditional Use Permit
CUSD	Capistrano Unified School District
DDE	Dichlorodiphenyldichloroethylene
DTSC	California Department of Toxic Substances Control
EIR	Environmental Impact Report
EOP	Emergency Management Plan
ESA	Environmental Site Assessment
FEMA	Federal Emergency Management Agency
F.I.N.D	Facility INformation Detail
GOS	General Open Space
GHG	greenhouse gas
GPR	ground-penetrating radar
GSP	Groundwater Sustainability Plan
HR	Hillside Residential District
HVAC	heating, ventilation, and air conditioning
I-5	Interstate 5
IEPR	Integrated Energy Policy Report
IS	Initial Study
LBP	lead-based paint
LD	Low Density
LHMP	Local Hazard Mitigation Plan

LID	Low Impact Development
LOS	level(s) of service
mgd	million gallons per day
MHD	Medium High Density
MLD	Medium Low Density
MND	Mitigated Negative Declaration
MNWD	Moulton Niguel Water District
MS4	Municipal Separate Storm Sewer System
MWD	Metropolitan Water District of Southern California
MWDOC	Municipal Water District of Orange County
NCCP/HCP	Natural Community Conservation Plan and Habitat Conservation Plan
NAHC	Native American Heritage Commission
NALMA	North American Land Mammal Age
ND	Negative Declaration
NHMLAC	Natural History Museum of Los Angeles County
NO_2	nitrogen dioxide
NOI	Notice of Intent
NO_x	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
NWOS	Northwest Open Space
OC	Office Commercial District
OC	Orange County
OCFCD	Orange County Flood Control District

OCHCA	Orange County Health Care Agency
OCTA	Orange County Transportation Authority
OCTAM	Orange County Transportation Analysis Model
O/RP	Office/Research Park
Otra Mas	Otra Mas Horse Rescue and Equine Assisted Therapy
O_3	Ozone
PC	Planned Community District
PFAS	Per- and Polyfluoroalkyl Substances
P&I	Public and Institutional District
PM_{10}	particulate matter less than 10 microns in size
$PM_{2.5}$	particulate matter less than 2.5 microns in size
PRC	Public Resources Code
PRD	Permit Registration Document
PRIMP	Paleontological Resources Impact Mitigation Program
project/proposed project	Legacy Ranch Project
REC	recognized environmental condition
RFP	Request for Proposals
RS-4,000	Single-Family-4,000 District
RS-10,000	Single-Family-10,000 District
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	Regional Water Quality Control Board
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District

SDG&E	San Diego Gas & Electric Company
SGMA	Sustainable Groundwater Management Act
SLF	Sacred Lands File
SMARTS	Stormwater Multiple Application and Report Tracking System
SMWD	Santa Margarita Water District
SO_2	sulfur dioxide
SOCWA	South Orange County Wastewater Authority
SP	Specific Plan
SPS	Special Study
SR-74	Ortega Highway/State Route 75
State CEQA Guidelines	State of California *Guidelines for Implementation of the California Environmental Quality Act*
SVP	Society of Vertebrate Paleontology
Swanner House	Roger Y. Williams/Swanner House
SWIS	Solid Waste Information System
SWPPP	Storm Water Pollution Prevention Plan
SWP	State Water Project
SWRCB	State Water Resources Control Board
TCP	Traditional Cultural Property
TMDL	Total Maximum Daily Load
USDOT	United States Department of Transportation
USEPA	United States Environmental Protection Agency
UST	underground storage tank
UWMP	Urban Water Management Plan

VHD	Very High Density
VLD	Very Low Density
VMT	vehicle miles traveled
VOCs	volatile organic compounds
WDID	Waste Discharge Identification Number
WDR	Waste Discharge Requirement
WQMP	Water Quality Management Plan

1.0 INTRODUCTION AND PURPOSE

1.1 INTRODUCTION

Chapter 1.0 of this Initial Study (IS) describes the purpose for and the intended uses of the IS. Pursuant to Section 15367 of the State of California *Guidelines for Implementation of the California Environmental Quality Act* (*State CEQA Guidelines*), the City of San Juan Capistrano (City) is the Lead Agency under the California Environmental Quality Act (CEQA) for purposes of preparing this IS. The City has primary responsibility for compliance with CEQA and consideration of the Legacy Ranch Project (herein referred to as "project" or "proposed project").

The IS is organized as follows:

Chapter 1.0 *Introduction and Purpose* provides a discussion of the Initial Study's purpose, focus, and legal requirements.

Chapter 2.0 *Project Description* provides a detailed description of the proposed project.

Chapter 3.0 *Initial Study Checklist* includes a checklist and accompanying analyses of the project's effect on the environment. For each environmental issue, the analysis identifies the level of the project's environmental impact.

Chapter 4.0 *References* details the references cited throughout the document.

Appendices Include the technical materials prepared to support the analyses contained in the IS.

1.2 PURPOSE

CEQA requires that the proposed project be reviewed to determine the environmental effects that would result if the project were approved and implemented. The City is the Lead Agency and has the responsibility for preparing and adopting the associated environmental document prior to consideration of the approval of the proposed project. The City has the authority to make decisions regarding discretionary actions relating to implementation of the proposed project.

This IS has been prepared in accordance with the relevant provisions of CEQA (California Public Resources Code [PRC] Section 21000 *et seq*.), the *State CEQA Guidelines,*[1] and the rules, regulations, and procedures for implementing CEQA as adopted by the City. The objective of the IS is to inform City decision-makers, representatives of other affected/responsible agencies, the public, and interested parties of the potential environmental consequences of the project.

As established in *State CEQA Guidelines,* Section 15063(c), the purposes of an IS are to:

- Provide the Lead Agency (City of San Juan Capistrano) with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR), Negative Declaration (ND), or Mitigated Negative Declaration (MND);

[1] California Code of Regulations, Title 14, Chapter 3, Sections 15000 through 15387.

- Enable an applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby enabling the project to qualify for an ND or MND;
- Assist in the preparation of an EIR, if one is required;
- Facilitate environmental assessment early in the design of a project;
- Provide a factual basis for finding in an ND or MND that a project will not have a significant effect on the environment;
- Eliminate unnecessary EIRs; and
- Determine whether a previously prepared EIR could be used with the project.

1.3 INTENDED USE OF THIS INITIAL STUDY

The City formally initiated the environmental process for the proposed project with the preparation of this IS. The IS screens out those impacts that would be less than significant and do not warrant mitigation, while identifying those issues that require further mitigation to reduce impacts to a less than significant level or would be analyzed further in an EIR. As identified in the following analyses, project impacts related to various environmental issues either do not occur, are less than significant (when measured against established significance thresholds), have been rendered less than significant through implementation of mitigation measures, or require further analysis in an EIR. Based on these analytical conclusions, this IS supports the preparation of an EIR for the proposed project.

CEQA[2] permits the incorporation by reference of all or portions of other documents that are generally available to the public. The IS has been prepared utilizing information from City planning and environmental documents, technical studies specifically prepared for the project, and publicly available data. The documents utilized in the IS are identified in Chapter 3.0 and are hereby incorporated by reference.

[2] *State CEQA Guidelines* Section 15150.

2.0 PROJECT DESCRIPTION

This chapter describes the proposed Legacy Ranch Project (proposed project) that is evaluated in this Initial Study (IS). The proposed project would develop the Legacy Ranch, which would consist of equestrian facilities, farm stay units, a chapel, event space, agricultural uses, and active and passive recreational uses, within the Northwest Open Space (NWOS) Specific Plan Area in San Juan Capistrano, Orange County (Assessor's Parcel Numbers [APNs] 121-050-03, -04, -14, -17, -18, -19, -20, and -29). The City of San Juan Capistrano (City) is the lead agency for review of the proposed project under CEQA.

This chapter includes a description of the proposed project's location, background, objectives, and technical, economic, and environmental characteristics, as required by Section 15124(c) of the *State CEQA Guidelines*. It also summarizes the intended uses of the IS, lists required permits and approvals, and identifies related environmental review and consultation requirements required by federal, State, and local laws, regulations, or policies.

2.1 PROJECT SITE

This section describes the project site's location, boundaries, geographic context, and a brief overview of the existing land uses within and in the vicinity of the project site.

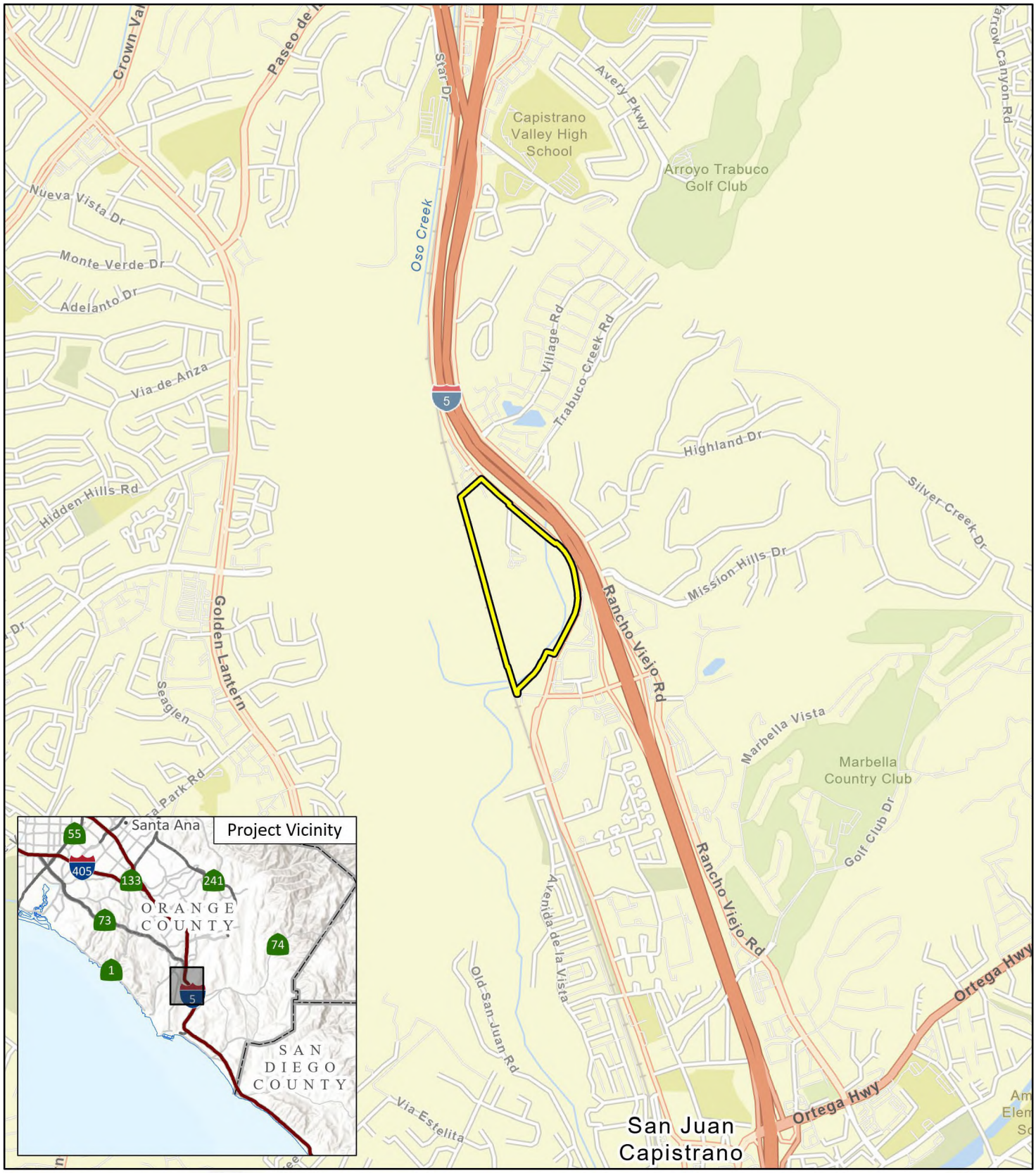
2.1.1 Project Location

The approximately 65.5-acre project site is located at 30291 Camino Capistrano, within the NWOS Specific Plan Area in San Juan Capistrano, Orange County. The project site is bounded by single-family residential uses to the north, Camino Capistrano to the east, The Groves Apartments (multi-family residential) to the south, and an Orange County Transportation Authority (OCTA)-owned rail line to the west utilized by Metrolink commuter rail and Amtrak's Pacific Surfliner route. Regional access is provided by Interstate 5 (I-5) east of the site, with direct access via Camino Capistrano, a Secondary Arterial roadway per the City's General Plan. **Figure 2-1: Regional Location and Project Vicinity** depicts the project site's location within the region.

2.1.2 Site Characteristics and Current Site Conditions

The irregularly shaped project site is currently developed with the historic Roger Y. Williams/ Swanner House (Swanner House), the Dr. Joe Cortese Dog Park, and the Putuidem Village, a partial reproduction of a local Native American village. In addition, a barn and associated storage containers are located on the eastern portion of the project site. Trabuco Creek and the Trabuco Creek Trail traverse the project site, parallel to Camino Capistrano with Oso Creek located to the west. Approximately 14 acres of the project site, encompassing Trabuco Creek and its banks, are covenanted with conservation easements. Vegetation includes grasses, shrubs, and mature trees and is densely vegetated with a variety of riparian species in the vicinity of Trabuco Creek. In addition, there are two wells owned and operated by the Santa Margarita Water District (SMWD) located in the northern portion of the project site.

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FIGURE 2-1

SOURCE: Esri (2025)

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Legacy Ranch Project

Project Location and Regional Vicinity

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2.1.2.1 Swanner House

In 1913, Judge Roger Y. Williams and his brother William Williams acquired 347 acres in north San Juan Capistrano from Judge Richard Egan, where they farmed walnuts. A 35-acre parcel was subdivided from the Williams property in 1923, and Roger Williams and his wife Lizzie Swanner Williams built the Swanner House. The Swanner House is a two-story Craftsman-style farmhouse with a matching garage and water tower that provides an example of early-20th-century ranch architecture. They landscaped the grounds with walnut and fruit trees. Around this time, Roger and William Williams shifted their focus from walnuts to citrus on the rest of the property and their orchards were credited with kicking off the City's citrus boom in the 1930s and 1940s.[3]

In 1992, the Williams/Swanner family descendants sold the home and several acres to the City as part of a 42-acre open space acquisition. The City explored various uses for the home, including use as rental housing, a museum, park ranger quarters, or an event venue. Beginning in 2010, the City began converting it into a public event space. The Swanner House now serves as a 2.5-acre event venue for weddings, fundraisers, mixers, and cultural gatherings. Features include citrus groves, bocce courts, a large oak tree, bridal suites, a grooms lounge, a barn bar, and a courtyard. [4] The Swanner House was listed on the National Register of Historic Places (NRHP) in January 2007 for its association with the development of citrus and walnut agriculture in San Juan Capistrano and as an excellent example of Craftsman-style architecture.

2.1.2.2 Putuidem Village

Putuidem ("Putuidem" meaning "belly" or "the navel") was an important village of the Acjachemen people for thousands of years. The village acted as a central hub, holding great cultural and spiritual importance and influencing the development of other nearby settlements. The establishment of the nearby Mission San Juan Capistrano in 1776 dramatically affected Putuidem, resulting in a steep population decline due to enslavement, starvation, and disease.

Following the Mission Era, much of the village site was built over. The 2003 development of the JSerra Catholic High School, located across Camino Capistrano from the southern end of the project site, unearthed many human remains and artifacts. In December 2021, the City opened an approximately 1.5-acre cultural park including the replica village within the project site to honor Putuidem's legacy. The replica village features a traditional amphitheater with stone and log seating, replica kiicha dwellings with interpretive displays, and a "Mother Tree" canopy for ceremonies and education. The park serves dual functions as a venue for tribal ceremonies and private prayer days and a public educational resource to teach local history and Acjachemen traditions. Putuidem Village is listed on California's Native American Heritage Commission (NAHC) Sacred Lands File (SLF) and has been determined eligible for listing in the NRHP as a Traditional Cultural Property (TCP) due to its significance in the historic and ongoing cultural practices of the Acjachemen people, including ceremonies, storytelling, and communal gatherings, and its direct association with living tribal

[3] The Swanner House. n.d. The Historic Swanner House. <https://swannerhouse.com/about> (accessed June 2025).

[4] Ibid.

groups. TCPs are places "associated with cultural practices or beliefs of a living community" that are integral to their identity and rooted in history.[5]

2.1.3 Regulatory Setting

The project site zoned Specific Plan/Precise Plan, governed by NWOS Specific Plan (SP) 2020-01, and is designated for Community Park land use in the City's General Plan. This designation supports major active recreation sites which serve a larger population and geographic area.[6] The NWOS SP 2020-01, adopted October 2020, established the development standards and the currently permitted uses for the project site including farming, orchards, dog parks, picnic areas, multi-use trails, restroom facilities, equestrian facilities, maintenance facilities, habitat conservation areas, the Putuidem Village and related events, and Swanner House event facilities. Wedding venues and the sale and service of alcohol is permitted at the Swanner House; however, wineries, wedding venues, and the sale and service of alcohol elsewhere within the NWOS SP area require a conditional use permit.

2.1.4 Surrounding Land Uses

As provided above, the project site is bounded by eight single-family residential units to the north, Camino Capistrano to the east, multi-family residential (The Groves Apartments) to the south, and an OCTA owned rail line to the west. West of I-5 and east of Camino Capistrano bounding the project site are a Christmas tree farm and farmer's market, healthcare facilities (Camino Health Center and Kaiser Permanente), JSerra Catholic High School, and two gas stations with convenience markets. Further south of the site is an assisted living community (Silverado San Juan Capistrano Memory Care). The east side of the I-5 freeway east of the project site is predominantly single-family residential uses, with office commercial uses generally southeast of the site, and a firewood retail use directly east of the Swanner house. Undeveloped open space lies west of the site, followed by additional single-family residences within the City of Laguna Niguel jurisdiction.

Table 2.A: Surrounding Land Uses and Setting summarizes existing land use, General Plan land use, and zoning for the project site and the surrounding areas. **Figure 2-2: Aerial Photograph of the Project Site and Surrounding Land Uses**, depicts the project site and land use in the surrounding areas.

[5] California Cultural Resources Preservation Alliance Inc. Putiidhem. <https://ccrpa.net/putiidhem> (accessed June 2025).

[6] City of San Juan Capistrano. 2002. San Juan Capistrano General Plan, Land Use Element. May 7.



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Project Site

FIGURE 2-2

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SOURCE: Google Imagery (2025)

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Legacy Ranch Project

Aerial Photograph of the Project Site and Surrounding Land Uses

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Table 2.A: Surrounding Land Uses and Setting

Direction	Existing Land Use	General Plan Designation	Zoning District
Project Site	Open space, Roger Y. Williams/Swanner House, the Dr. Joe Cortese public dog park, and the Village of Putuidem	Community Park (CP)	Specific Plan/Precise Plan (NWOS Specific Plan)
North	Single-family residential	Medium Low Density (MLD)	Single-Family-10,000 District (RS-10,000)
	Undeveloped, vacant	General Open Space (GOS)	General Open Space (GOS)
	Single-family residential	Medium High Density (MHD)	Single-Family-4,000 District (RS-4,000)
			Planned Community District (PC)
East	Undeveloped, vacant	General Open Space (GOS)	General Open Space (GOS)
	Single-family residential	Low Density (LD)	Single-Family-10,000 District (RS-10,000)
		Very Low Density (VLD)	Hillside Residential District (HR)
	Christmas tree farm	General Open Space (GOS)	General Open Space (GOS)
West	Open space	General Open Space (GOS)	General Open Space (GOS)
		Special Study (SPS)	Agri-Business District (A)
South	Multi-family residential	Very High Density (VHD)	Very High Density (VHD)
	School	Office/Research Park (O/RP)	Office Commercial District (OC)
	Assisted living community	Assisted Care Facilities (ACF)	Public and Institutional District (P&I)

Sources: San Juan Capistrano General Plan Land Use Map (City of San Juan Capistrano, May 7, 2002);
City of San Juan Capistrano Zoning Map (City of San Juan Capistrano).

2.2 PROJECT OBJECTIVES

The purpose of the proposed project is to transform un-utilized City-owned land into a vibrant, multi-functional community hub that honors and enhances San Juan Capistrano's rich equestrian and agricultural heritage. By creating a welcoming space that includes event venues, equestrian facilities, farming, educational programming, and overnight stay units, the proposed project intends to foster a strong sense of community, provide opportunities for residents and visitors to engage with nature and the City's historical roots, and celebrate the unique character of the local equestrian culture. The proposed project would activate the property, offering inclusive spaces for special events, community gatherings, and hands-on learning experiences, thereby enriching the social, cultural, and recreational life of San Juan Capistrano.

The primary objectives of the proposed project are as follows:

1. Develop a mixed-use recreational and agricultural destination that enhances community access to active and passive recreational opportunities.

2. Preserve and integrate the historic Swanner House, Dr. Joe Cortese Dog Park, and Putuidem Village, respecting their cultural and historical significance.

3. Promote sustainable agricultural practices through orchards, row crops, and farm-related educational programs.

4. Provide diverse community amenities, including equestrian facilities, event spaces, and farm stay accommodations, to attract residents and visitors.

5. Enhance connectivity through trails and pedestrian infrastructure, integrating with the existing Trabuco Creek Trail.

6. Support local economic growth by introducing retail farm stands and conditional event-based uses, such as weddings and live entertainment.

7. Ensure compliance with environmental regulations, including preservation of the 14-acre Trabuco Creek conservation covenant.

2.3 PROJECT BACKGROUND

The project site was originally part of a 347-acre walnut and citrus orchard purchased by Judge Roger Y. Williams and his brother William in 1913, was subdivided in 1923 to build the Swanner House. The City acquired the 65.5-acre project site in 1992, and orchard operations ceased. Since the City's acquisition, a small portion of the project site has provided passive recreational activities through equestrian and hiking trails; however, the majority of the project site has not been utilized for recreational opportunities by local residents. In 2017, the City began seeking proactive stewardship of the existing facilities (Swanner House and Dr. Joe Cortese Dog Park) while exploring the development of the remaining area with new amenities to increase the property's appeal and provide recreational opportunities and use of the property.

In 2019, the City conducted a public survey as part of outreach efforts to identify the types of features and/or amenities the community would like to see on the project site. A total of 495 residents responded to the survey. The results indicated that the majority of people who responded preferred the property be developed with walking and/or nature trails, natural open space, and the "Putuidem Village" Community Park Project. In December 2021, the City formally opened the Putuidem Village Park on the project site to honor Putuidem's legacy.

On March 1, 2022, the City Council authorized the release of a Request for Proposals (RFP) to explore long-term uses for the project site. On May 17, 2022, the City Council and community members heard presentations from three selected groups, including Legacy Ranch Partners, LLC, detailing their proposals, relevant experience, and qualifications for developing the site. The proposal submitted by Legacy Ranch Partners, LLC, integrated all the top four requested recreational activities listed in the City's NWOS Recreational Survey and introduced additional uses and amenities to maximize the project site's appeal, not previously considered during the adoption of NWOS Specific Plan No. 2020-01.

2.4 PROPOSED PROJECT

2.4.1 Overall Development Concept

The proposed project would develop the project site with the Legacy Ranch, which would consist of nine cores: Equestrian Core, Farm Stay Core, Chapel Core, Swanner House Core, Agricultural Core,

Event Barn Core, Community Building Core, Natural Core, and Trail Core. Each core would incorporate community amenities, as described in more detail below.

Changes to permissible uses currently identified in the NWOS Specific Plan would include the following:

- Adding religious gatherings and removing caretaker quarters to the list of events at the Swanner House

In addition to the permissible uses currently identified in the NWOS Specific Plan the following proposed uses would be added as permitted uses:

- Farming-related retail stands and educational tours
- A maximum of 70 overnight farm stay units and accessory uses and structures, inclusive of eating and drinking establishments open to the general public
- Passive recreation amenities

Changes to the conditional uses currently identified in the NWOS Specific Plan would include the following:

- Changing the current conditional use pertaining to wedding venues to include all events venues, in addition to the Swanner House
- Changing the current conditional use to allow the sale and service of alcohol not involving the Swanner House

In addition to the conditional uses currently identified in the NWOS Specific Plan the following proposed conditional uses would be added as conditional uses:

- Eating and Drinking Establishments, other than those associated with the farm stay units.
- Group, social, public and private event activities with 499 or fewer participants so long as the use does not restrict public access to the public trails, dog park, and Putuidem Village. Events may include ancillary services such as shuttle services, bus and trailer parking, food and beverage services, and amplified sound.

The following uses would be added as accessory uses to permitted or conditionally permitted uses:

- A maximum of four Caretakers Residences
- Offices

In addition, the NWOS Specific Plan includes clarification that the allowed uses for the portion of the NWOS Specific Plan area owned by Orange County Flood Control District (OCFCD) shall be governed by its General Plan land use designation of Community Park (CP) and General Open Space (GOS).

The proposed project also includes an Amendment to the NWOS Specific Plan to allow for development of the Legacy Ranch on the project site. The amended NWOS Specific Plan would add the new land uses and activities identified above as permitted, conditionally permitted, and accessory uses of the NWOS Specific Plan.

In addition, the proposed project is pursuing a CUP for use of the project site as a venue for group activities and community events, such as organized gatherings with a shared purpose (e.g., recreational, educational, cultural, or social), occurring between 8:00 a.m. and 11:00 p.m. The CUP would also allow food and beverage services, including the service of alcoholic beverages in full compliance with all applicable permits and regulations of the California Department of Alcoholic Beverage Control (ABC) and the use of amplified sound equipment, provided it does not exceed the noise limits established in the City of San Juan Capistrano's Noise Ordinance. The CUP would permit a maximum of 500 combined on-site guests and participants at any one time, inclusive of individuals attending events at the Swanner House. Any single or combined activity/event exceeding 500 participants at any one time would require a separate Special Activities Permit pursuant to San Juan Capistrano Municipal Code Section 9-3.547.The Special Activities Permit would provide for an increased number of attendees/participants in excess of the CUP threshold for up to 32 days per calendar year.

The proposed project would also amend the development standards of the NWOS Specific Plan, including reducing the required setback from the railroad track from 50 feet to 20 feet, removing the required internal setbacks from the Swanner House and Dr. Joe Cortese Dog Park, reducing the required setback from the existing trails from 25 feet to 5 feet, and changing the Trabuco Creek setback to be 100 feet from the conservation covenant boundary instead of the creek edge. In addition, the following structures are permitted to be constructed within the required setbacks:

- Playgrounds
- Public restrooms up to 1,500 square feet
- Signage
- Shade structures with no more than 50 percent enclosed walls, 18 feet tall, and up to 500 square foot setbacks may be reduced to 5 feet

The proposed project also includes the preservation of the existing uses on the project site, including the Swanner House, Dr. John Cortese Dog Park, and Putuidem Village, and would provide greater access to each of these existing uses. **Figure 2-3: Conceptual Site Plan** depicts the nine proposed cores on the project site, and **Figure 2-4: Proposed Amenities** depicts the proposed amenities within each core.



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FIGURE 2-3

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SOURCE: Almquist 2025
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Legacy Ranch Project
Conceptual Site Plan

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FIGURE 2-4

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SOURCE: Almquist 2025

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Legacy Ranch Project

Proposed Amenities

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2.4.1.1 Equestrian Core

As shown in **Figure 2-4**, the Equestrian Core would be located in the center of the project site and consist of a main horse barn and veterinary barn containing up to 149 horse stalls for full time boarding; riding pen; covered western arena; warm-up arena; sorting pen; three, approximately 2,300-square-foot equestrian caretaker residences; equestrian trailer parking and loading area; and temporary or permanent stands accommodating a maximum capacity of 1,200 spectators on a regular basis and occasionally up to a maximum capacity of 2,500 spectators. In addition, southwest of the main equestrian facility, the Equestrian Core would include a barn, covered riding arena, and covered wash station for use by equine therapy programs provided by Otra Mas Horse Rescue and Equine Assisted Therapy (Otra Mas). Otra Mas is a non-profit organization in San Juan Capistrano that provides mental health and wellness programs and equine therapy for groups and individuals.

2.4.1.2 Farm Stay Core

The Farm Stay Core would be located in the southwest end of the project site, as shown in **Figure 2-4**, and consist of 70 ensuite "farm stay" units, including one-bedroom units that would be approximately 600 square feet and two-bedroom units that would be approximately 800 square feet; an approximately 5,880-square-foot farm stay center and amenities building; and outdoor recreation area featuring a swimming pool, amphitheater stage, and other community building uses/spaces. The farm stay center will have gathering spaces, a dining hall and bar, support offices, a sundries shop, and support spaces for restrooms, pool deck showers, and similar needs.

2.4.1.3 Chapel Core

As shown in **Figure 2-4**, the Chapel Core would be located northwest of the Equestrian Core and consists of an approximately 4,500-square-foot chapel and associated parking area. The chapel would provide a wedding venue at the project site in addition to the Swanner House. The Chapel Core would also include an approximately 5,475-square-foot Ranch House for dining and special activities, an approximately 400-square-foot shared restroom building for both the chapel and Ranch House, and a shared event lawn.

2.4.1.4 Swanner House Core

The Swanner House Core is centered around the existing historic Swanner House, as shown in **Figure 2-4**. As previously discussed, the proposed project would preserve the historic Swanner House, including the associated event space, lawn, and parking.

2.4.1.5 Agricultural Core

As shown in **Figure 2-4**, the Agricultural Core would be located at the northern end of the project site and consist of a farm shop, orchard, row crops, windrow (trees), an approximately 3,000-square-foot agricultural barn, and an approximately 5,000-square-foot catering facility. During events, the catering facility would operate from 6:00 a.m. to 11:00 p.m.

2.4.1.6 Event Barn Core

The Event Barn Core would be located within the Natural Core, east of the Equestrian and Farm Stay Cores, as shown in **Figure 2-4**. The Event Barn Core would consist of an 8,100-square-foot event

barn and patio, event space, and associated parking. The Event Barn Core would facilitate events at the project site, including weddings.

2.4.1.7 Community Building Core

As shown in **Figure 2-4**, the Community Building Core would be located east of Trabuco Creek and would be accessed by two driveways from Camino Capistrano and a pedestrian bridge over Trabuco Creek that connects to the Natural Core. The Community Building Core would consist of an approximately 10,000-square-foot building and a parking area between the proposed Community Building and the southernmost proposed driveway. In order to construct the proposed improvements within the Community Building Core, the existing approximately 1,600 square-foot barn would be demolished.

2.4.1.8 Natural Core

As shown in **Figure 2-4**, the Natural Core would be located between Trabuco Creek and the Equestrian and Farm Stay Cores and would consist of a fishing pond, nature playground, program area, and miniature train that would provide rides for children on a circular track on the west side of the Natural Core. The Natural Core would include the development of a pedestrian bridge across Trabuco Creek, connecting the Community Building Core with the Natural Core. As the proposed pedestrian bridge would be located over Trabuco Creek, which is mapped as a Regulatory Floodway,[7] construction of the proposed pedestrian bridge would be coordinated with applicable agencies, including the Federal Emergency Management Agency (FEMA) and the OCFCD.

2.4.1.9 Trail Core

As shown in **Figures 2-3** and **2-4**, the Trail Core would connect the various Legacy Ranch facilities across the project site, including the Swanner House, Dr. Joe Cortese Dog Park, and the Putuidem Village. The Trail Core would also include a parking lot located west of the Equestrian Core and south of the Chapel Core, the existing trail system and new trail connections, and preserved riparian habitat.

2.4.2 Access, Circulation, and Parking

As shown in **Figure 2-5: Proposed Circulation Plan**, access to the Legacy Ranch would be provided by three ingress/egress driveways from Camino Capistrano, including the existing access driveway south of the Swanner House and two proposed driveways that would provide access to the Community Building Core and entry road parking areas. Overall, the proposed project would provide a total of approximately 550 dedicated parking spaces. For large events, an additional approximately 1,225 temporary parking spaces could be provided by utilizing other areas throughout the project site. The location of temporary parking would be determined as part of securing a Conditional Use Permit, which may require the need for valet parking or a Special Activities Permit, which could further including additional temporary parking off-site and use of valet parking services.

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7 Federal Emergency Management Agency (FEMA). 2009. Flood Insurance Rate Map (FIRM) No. 06059C0443J. December 3.

As described above, the proposed project would also include a pedestrian bridge over Trabuco Creek that would connect the Community Building Core to the rest of the Legacy Ranch, internal decomposed granite roads, pedestrian paths, and new trail connections to the Trabuco Creek Trail throughout the project site.

2.4.3 Landscaping and Open Space

The proposed project would include active and passive recreational facilities and extensive open space. Some existing trees and vegetation on the project site would be maintained and the proposed project would include new landscaping throughout the project site. If present on the project site, existing trees that meet the criteria for designation as a Heritage Tree[8] would be integrated into the landscape plan for the proposed project. In addition, the removal of any existing mature tree (i.e., a tree with a trunk diameter of 6 inches or more measured at 3 feet above grade) would require a Tree Removal Permit pursuant to Section 9-3.557 of the City's Municipal Code. Tree removal would meet the City's Tree Removal Permit requirements and conditions, including those related to the replacement of a mature tree.

In addition, the approximately 14-acre existing conservation covenant encompassing Trabuco Creek and both its banks would be untouched. Development of proposed structures would be set back from the covenant boundary by an approximately 100-foot buffer, consistent with the NWOS Specific Plan Development Standards. Although the proposed pedestrian bridge over Trabuco Creek itself would traverse the 100-foot buffer and the Trabuco Creek conservation covenant, the footings for the proposed bridge are planned to be located outside of the jurisdictional boundary of the creek area.

2.4.4 Lighting

The proposed project would include on-site lighting for visibility and safety. All lighting would adhere to the City's Lighting Standards as provided in Chapter 9 of the City's Municipal Code and would be generally shielded to prevent light emissions from spilling onto adjacent properties and the adjacent conservation covenant area encompassing Trabuco Creek. In addition, the proposed project would comply with the requirements of the State Energy Code (Title 24, Part 6) and would include preparation of a photometric study as part of the conditions of approval.

2.4.5 Utilities and Infrastructure

The project site is currently served by existing utilities, including water, sanitary sewer, storm drainage, electricity, gas, and telecommunications infrastructure; however, it is expected that these utilities would need to be expanded and/or upgraded to accommodate the various land uses included in the proposed project.

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8 In the City, a tree is considered a heritage tree when the tree has a trunk diameter at breast height (dbh) of 36 inches or greater, and is a specimen of the following species: *Schinus molle* (California pepper); *Quercus* spp. (oak); *Cedar* spp. (cedar); *Eucalyptus globulus* (blue gum eucalyptus); *Juglans* spp. (walnut); *Olea europaea* (olive); *Platanus* spp. (sycamore); *Populus* spp. (cottonwood).

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LSA

FIGURE 2-5

0 190 380
FEET

SOURCE: Almquist 2025
I:\2025\20252445\G\Circulation_Plan.ai (6/30/2025)

Legacy Ranch Project
Proposed Circulation Plan

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Water service for the proposed project would be provided by Santa Margarita Water District (SMWD) via an existing water service line located in Camino Capistrano. Wastewater service would be provided by SMWD via an existing 8-inch sewer main that is connected to the Moulton Niguel Water District (MNWD) 12-inch trunk line located adjacent to the OCTA owned rail line. The existing 8-inch sewer line was installed in 2015 to serve the Swanner House and restrooms at the project site when the City and MNWD entered into an agreement for the capacity discharge from the Swanner House and two future restrooms. As the SMWD annexed the City's water utilities system into its service area in 2021, this agreement would require amendment to identify SMWD as the sole wastewater service provider. Electricity and natural gas would continue to be supplied by San Diego Gas & Electric Company (SDG&E) via extensions from existing electrical and natural gas transmission lines in the vicinity of the project site. Solar panels would be included in the design of the proposed equestrian arena in the Equestrian Core. The City also maintains storm drainage collection and conveyance facilities in the vicinity of the project site and regional flood control facilities in the area are maintained both by the City and the OCFCD. Two creeks traverse to the west (Oso Creek) and east (Trabuco Creek) of the project site and natural drainage at the project site is generally toward the southeast, conforming to the natural topography.

As previously discussed, there are two wells located in the northern portion of the project site. The northernmost well, located between the Equestrian Core and the Putuidem Village, would be integrated into the landscape plan as part of the proposed project. A future access easement would be incorporated into the circulation design for the proposed project in order to allow continued access to the northernmost well by the SMWD. The southernmost well, located in the Equestrian Core, would be abandoned and plugged as part of the proposed project.

2.4.6 Demolition and Construction

Construction of the proposed project would include the demolition of the existing 1,600 square-foot barn in the Community Building Core, site preparation, installation of utilities, paving, building construction, landscaping, and architectural coating activities. The proposed project would also abandon and plug the southernmost well on the project site in accordance will all applicable regulations. It is anticipated that the maximum depth of excavation for the proposed project would be approximately eight feet. In addition, it is anticipated that the project site would be balanced, and no import or export of soil would be required.

Construction of all proposed project phases is anticipated to be completed over approximately three years, beginning within three years of the Certification of the EIR. Construction activities are anticipated between the hours of 7:00 a.m. and 6:00 p.m. Monday through Friday and 8:30 a.m. and 4:30 p.m. on Saturday, consistent with the City's General Plan Noise Element and Section 9-3.531 of the City's Municipal Code (Noise Ordinance).

2.5 PROJECT APPROVALS

While the City is the CEQA Lead Agency for the proposed project, other agencies also have discretionary authority related to the project or serve as a responsible and/or trustee agency in connection with the proposed project. A list of these agencies and potential permits and approvals that may be required is provided in **Table 2.B, Potential Permits and Approvals.**

Table 2.B: Potential Permits and Approvals

Lead Agency	Permits/Approvals
City of San Juan Capistrano	• Approval of Amendment to the NWOS Specific Plan • Environmental Review
Other Agencies/Entities	
San Diego Regional Water Quality Control Board (RWQCB)	• NPDES Permits
U.S. Army Corps of Engineers	• TBD
Federal Emergency Management Agency (FEMA)	• Encroachment Permit
Orange County Flood Control District	• Encroachment Permit
U.S. Fish and Wildlife Service	• TBD
California Department of Fish and Wildlife	• TBD
California Department of Alcoholic Beverage Control	• On-site alcohol sales permit
Orange County Healthcare Agency	• Swimming pool permit
Santa Margarita Water District	• Encroachment Permit • Water and Sewer Connections
Moulton Niguel Water District	• Amendment to agreement between the City and the Moulton Niguel Water District for wastewater service

Source: Compiled by LSA (2025).

3.0 INITIAL STUDY CHECKLIST

1. **Project Title:**

   Legacy Ranch Project

2. **Lead Agency Name and Address:**

   City of San Juan Capistrano
   Planning Division
   32400 Paseo Adelanto
   San Juan Capistrano, California 92675

3. **Contact Person and Phone Number:**

   Laura Stokes
   Planning Manager
   City of San Juan Capistrano
   (949) 443-6313
   Lstokes@sanjuancapistrano.org

4. **Project Location:**

   30291 Camino Capistrano within the Northwest Open Space (NWOS) Specific Plan Area
   San Juan Capistrano, California 92675

5. **Project Sponsor's Name and Address:**

   Legacy Ranch Partners, LLC.
   Dan M. Almquist, Manager
   31801 Paseo Adelanto
   San Juan Capistrano, California 92675
   (949) 354-5600

6. **General Plan Designation:**

   The San Juan Capistrano General Plan designates the project site as Community Park.

7. **Zoning:**

   The San Juan Capistrano Zoning Map designates the project site as Specific Plan/Precise Plan zoning district (NWOS Specific Plan).

8. **Description of Property:**

   The approximately 65.5-acre project site is located at 30291 Camino Capistrano (APNs 121-050-03, -04, -14, -17, -18, -19, -20 and -29), within the NWOS Specific Plan Area in San Juan Capistrano, Orange County. Refer to **Figure 2-1**. The project site is bounded by single-family residential uses to the north, Camino Capistrano to the east, multi-family residential uses associated with The Groves Apartments to the south, and an Orange County Transportation Authority (OCTA) railroad line to the west. The irregularly shaped project site is currently

developed with the historic Roger Y. Williams/Swanner House (Swanner House), the Dr. Joe Cortese public dog park, and the Putuidem Village, a depiction of a local ancient Native American village. In addition, Trabuco Creek and the Trabuco Creek Trail traverse the project site, parallel to Camino Capistrano and Oso Creek, and are located along the western edge of the project site. Approximately 14 acres of the project site, encompassing Trabuco Creek and both its banks, are covenanted with conservation easements.

9. **Surrounding Land Uses and Setting:**

   As provided above, the project site is bounded by single-family residential uses to the north, Camino Capistrano to the east, multi-family residential uses associated with The Groves Apartments to the south, and an OCTA railroad line to the west. Single-family residential uses are located north and northeast of the project site, on either side of I-5, and commercial uses are located east of I-5. In addition, an assisted living community (Silverado San Juan Capistrano Memory Care Community) is located south of the project site, healthcare facilities are located east of the project site and Camino Capistrano, and JSerra Catholic High School is located southeast of the project site, east of Camino Capistrano. Undeveloped open space is located west of the project site, followed by additional single-family residential uses. Refer to **Figure 2-2: Aerial Photograph of the Project Site and Surrounding Land Uses.**

10. **Other Public Agencies whose Approval is Required:**

    Refer to **Table 2.B: Potential Permits and Approvals.**

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code Section 21080.3.1? If so, has consultation begun?**

    Yes. Please refer to Section 3.18.

    Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process (See Public Resources Code Section 21083.3.2.). Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code Section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code Section 21082.3(c) contains provisions specific to confidentiality.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☒ Aesthetics
- ☒ Biological Resources
- ☒ Geology/Soils
- ☒ Hydrology/Water Quality
- ☒ Noise
- ☐ Recreation
- ☒ Utilities/Service Systems
- ☐ Agricultural Resources
- ☒ Cultural Resources
- ☒ Greenhouse Gas Emissions
- ☐ Land Use/Planning
- ☐ Population/Housing
- ☒ Transportation
- ☐ Wildfire
- ☒ Air Quality
- ☒ Energy
- ☒ Hazards and Hazardous Materials
- ☐ Mineral Resources
- ☐ Public Services
- ☒ Tribal Cultural Resources
- ☒ Mandatory Findings of Significance

DETERMINATION (TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of the initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

11/12/2025
Date

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3.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099, would the project:				
a. Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☒	☐
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a. Would the project have a substantial adverse effect on a scenic vista?

Potentially Significant Impact

Discussion of Effects: The city is surrounded by several prominent hillside and ridgeline systems that define the city's scenic backdrop and natural character. The City's General Plan includes policies to prevent incompatible development in areas which are identified for preservation for scenic purposes, including views to and from open spaces and the surrounding ridgelines.[9] Scenic resources in the city also consist of scenic corridors, including I-5 and the railroad, and historic districts/resources.[10]

The project site is currently developed with the historic Swanner House, the Dr. Joe Cortese Dog Park, and the Putuidem Village, and predominantly consists of open space area. Trabuco Creek and the Trabuco Creek Trail traverse the project site, parallel to Camino Capistrano, and Oso Creek is located along the west of the project site. Approximately 14 acres of the project site, encompassing Trabuco Creek and both its banks, are covenanted with conservation easements. Vegetation on the project site consists of grasses, shrubs, and mature trees. In addition, the Trabuco Creek riparian corridor is densely vegetated with riparian species. The project site is bounded by single-family residential uses to the north, Camino Capistrano to the east, multi-family residential uses associated with The Groves Apartments to the south, and an OCTA railroad line to the east. Undeveloped agricultural and open space is located west of the project site, followed by additional single-family residential uses. Under existing conditions, the project site provides views of the adjacent open space area and nearby ridgelines. In addition, as the project site consists of open space and

[9] City of San Juan Capistrano. May 7, 2002. San Juan Capistrano General Plan, Conservation and Open Space Element.

[10] City of San Juan Capistrano. May 7, 2002. San Juan Capistrano General Plan, Community Design Element.

historical resources, views of the project site from adjacent development can also be considered a scenic vista.

The proposed project would amend the Specific Plan zoning document to facilitate the development of the project site with the Legacy Ranch. Although the proposed project also includes the preservation of the existing uses on the project site, including the Swanner House, Dr. John Cortese Dog Park, and Putuidem Village, the development of Legacy Ranch would introduce new visual elements at the project site that would be visible from publicly accessible vantage points. As views of the project site can be considered a scenic resource, as described above, and of the proposed project would alter the existing visual character of the project site and surrounding area, implementation of the proposed project could have a substantial adverse effect on a scenic resource. This impact would be **potentially significant** and will be further evaluated in the EIR.

In order to characterize the change in the existing visual character of the project site and surrounding area, view simulations of the project site with implementation of the proposed project will be prepared and discussed in the EIR. The EIR will also recommend appropriate mitigation measures, if necessary.

b. Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings and historic buildings within a state scenic highway?

Less Than Significant Impact

Discussion of Effects: According to the California Department of Transportation (Caltrans), no officially designated State Scenic Highways exist in the city.[11] Two highways, Ortega Highway/State Route 74 (SR-74) located 1.4 miles southeast of the project site and the portion of I-5 southwest of the SR-74 interchange, are considered Eligible State Scenic Highways. However, neither of these highways are officially designated as State Scenic Highways.

Due to distance and existing intervening development, the project site is not visible from either SR-74 or the portion of I-5 southwest of the SR-74 interchange. Given that the project site is not visible from the eligible sections of SR-74 and I-5 and the proposed project would not have a substantial adverse effect on a scenic vista, as discussed in Section 3.2(a), the proposed project would not damage scenic resources within a State Scenic Highway. Therefore, impacts to scenic resources within a State Scenic Highway viewshed would be **less than significant**. No mitigation is required.

c. In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

[11] California Department of Transportation (Caltrans). 2019. California State Scenic Highway System Map. <https://www.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057 116f1aacaa> (accessed July 2025).

Less Than Significant Impact

Discussion of Effects: The project site is located in an urbanized area, adjacent to residential and commercial uses, healthcare facilities, schools, an OCTA owned rail line and I-5. As discussed above under Sections 3.1(a) and 3.1(b), public views from publicly accessible vantage points, including Camino Capistrano, would not be substantially degraded as a result of the proposed project.

Construction of the proposed project would introduce the use of machinery such as excavators and bulldozers, and the presence of the construction equipment, as well as the construction activities, would temporarily alter the visual character of the project site. Construction staging areas, including earth stockpiling, storage of equipment and supplies, and related activities would contribute to a disturbed site, which could be perceived by some viewers as a potential visual impact. However, construction equipment would be contained onsite and existing vegetation at and surrounding the project site would help screen construction equipment and activities from public vantage points in the vicinity of the project site, including public roadways and public viewpoints. In addition, since construction activities would be temporary, they would not create a significant permanent impact on the visual character or quality of the project site and its surroundings.

Upon completion of the proposed project, views of the project site from Camino Capistrano and residential uses located north and south of the project site, would include screening trees, the existing uses (i.e., Swanner House, Dr. Joe Cortese Dog Park, and Putuidem Village), and the nine proposed cores of the Legacy Ranch. The proposed project has been designed to integrate with the existing uses on the project site (i.e., Swanner House, Dr. Joe Cortese Dog Park, and Putuidem Village) and to preserve the open space and recreational character of the project site by retaining exiting conditions on large portions of the project site, such as the riparian area associated with Trabuco Creek and the area within the Natural Core, and further developing the project site with passive and active recreational uses. Therefore, although the proposed project would result in a change in the visual character of the project site, such changes would be consistent with the existing pattern of land uses surrounding the project site and the intended use of the project site set forth in the NWOS Specific Plan. For these reasons, implementation of the proposed project would not generate a substantial degradation of the existing visual character or quality of public views of the site and its surroundings.

In addition, the proposed project would be developed consistent with existing design standards and the amended development standards detailed in the NWOS Specific Plan. As described in Chapter 2.0, Project Description, the proposed project would amend the development standards of the NWOS to reduce the required setback from the railroad tracks from 50 feet to 20 feet), remove the internal required setbacks from the Swanner House and Dr. Joes Cortese Dog Park, and reduce the required setback from the existing trails from25 feet to 5 feet. In addition, consistent with the existing and proposed development standards, the proposed project would maintain the approximately 14-acre existing conservation covenant encompassing Trabuco Creek and both its banks. Overall, the proposed project would be designed to be consistent with the intended use of the project site and proposed design elements would be complementary of the surrounding visual character of the area and consistent with design guidelines detailed in the NWOS Specific Plan. Therefore, impacts to the visual character or quality of the project site and its surroundings would be **less than significant.** No mitigation is required.

d. Would the project create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?

Less Than Significant Impact

Discussion of Effects: Currently, nighttime lighting is produced by surrounding commercial, residential, and institutional development, street lighting, and vehicles on adjacent roadways, including I-5, which is an important transportation corridor through the city. The proposed project would increase vehicle trips to and from the project site that would incrementally increase ambient nighttime illumination in the area. The proposed project would also include on-site lighting for visibility and safety. However, all lighting associated with the proposed project would be consistent with the City's Lighting Standards as provided in Chapter 9 of the City's Municipal Code and would be shielded to prevent light emissions from spilling onto adjacent properties or the Trabuco Creek conservation area by applying the maximum shielding requirement from the City's Municipal Code. Consistent with the City's shielding standards, all proposed onsite lighting would be shielded, ensuring light levels would not exceed 0.1 footcandle at a distance of five feet from the property line. Proposed lighting in the vicinity of Trabuco Creek and the associated conservation area would be shielded to meet this standard at the conservation covenant boundary. In addition, as the proposed project would maintain the approximately 14-acre existing conservation covenant encompassing Trabuco Creek and would setback proposed structures approximately 100 feet from the conservation covenant boundary, the Trabuco Creek conservation area would be further protected from new sources of light and glare. The proposed project would also include exterior outdoor arena lighting at the proposed equestrian arena that would be subject to a CUP and required to adhere to the City's Outdoor Recreation Lighting Design Standards, as detailed in Table 3-27 in Section 9-3.529 of the City's Municipal Code. Therefore, through compliance with existing City regulations and the setback requirements detailed in the NWOS Specific Plan, proposed lighting would not substantially affect daytime or nighttime views in the vicinity of the proposed project.

Glare can be produced during the daytime and is usually associated with reflective building materials, such as glass, stainless steel, aluminum, and photovoltaic panels. The proposed structure exteriors would generally be covered by non-reflective materials, which would minimize glare. In addition, new lighting would be installed consistent with the City's Lighting Standards as provided for in Chapter 9 of the City's Municipal Code. The City's Lighting Standards require light shielding to reduce and avoid glare. Additionally, based on the conceptual designs of the proposed project, the proposed project would generally not utilize high gloss or reflective materials that would cause substantial glare or reflection or generate excessive light. Therefore, impacts from new sources of substantial light or glare would be **less than significant**. No mitigation is required.

3.2 AGRICULTURE AND FORESTRY RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☒	☐
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☒	☐

a. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

No Impact

Discussion of Effects: The project site is currently developed with the historic Swanner House, the Dr. Joe Cortese Dog Park, and the Putuidem Village, and predominantly consists of open space area. According to the California Department of Conservation Farmland Mapping and Monitoring Program, the northernmost portion of the project site is designated as Grazing Land and the remainder of the project site is designated as Other Land.[12] Other Land is defined as land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Grazing Land is defined as land on which the existing vegetation is suited to the grazing of livestock. As such, the project site is not designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. Therefore, implementation of the proposed project would not convert Farmland to a non-agricultural use. No impact would occur.

12 California Department of Conservation. n.d.-b. California Important Farmland Finder. https://maps.conservation.ca.gov/DLRP/CIFF/> (accessed November 2024).

b. Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?

Less Than Significant Impact

Discussion of Effects: The project site is located within the Specific Plan/Precise Plan zoning district (NWOS Specific Plan). The permitted uses for the NWOS Specific Plan are contained in the NWOS Specific Plan No. 2020-01,[13] which was adopted by the City in October 2020. Permitted uses within the NWOS Specific Plan Area include farming, orchards, dog parks, picnic areas, multi-use trails, restroom facilities, equestrian facilities, maintenance facilities, habitat conservation areas, the Putuidem Village and related events, and Williams/Swanner House event facilities. Although the NWOS Specific Plan allows for farming activities and orchard cultivation, the main intent of the NWOS Specific Plan is to provide for passive and active recreation and open space uses and event space. The proposed project would be consistent with the intent of the NWOS Specific Plan, which was established to integrate active and passive recreational and community activities consistent with the Community Park General Plan designation. In addition, the proposed project includes the development of the Agricultural Core, which would consist of a farm shop, orchard, row crops, windrow (trees), an agricultural barn, and catering facility.

In addition, the project site is not under a Williamson Act Contract.[14] Therefore, implementation of the proposed project would not conflict with existing zoning for agricultural use, nor would it conflict with a Williamson Act Contract. Therefore, impacts would be less than significant. No mitigation is required.

c. Would the project conflict with existing zoning for or cause rezoning of forest land (as defined in Public Resources Code section 12220(g), timberland (as defined by Public Resources Code Section 4526) or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?

No Impact

Discussion of Effects: As discussed above, the project site is located within the Specific Plan/Precise Plan zoning district (NWOS Specific Plan), and is not zoned as forest land (as defined in Public Resources Code [PRC] Section 1222(g)), timberland (as defined by PRC Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g)). Therefore, implementation of the proposed project would not conflict with existing zoning for forestry resources. **No impact** would occur.

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13 City of San Juan Capistrano. 2020. The Northwest Open Space, San Juan Capistrano Specific Plan No. 2020-01, Ordinance No. 1080. October.

14 Orange County. GIS Maps & Parcel Data – Orange County Property Appraiser. <https://orangecountypropertyappraiser.org/gis-maps-parcel/> (accessed July 2025).

d. Would the project result in the loss of forest land or conversion of forest land to non-forest use?

No Impact

Discussion of Effects: The project site is currently developed with the historic Swanner House, the Dr. Joe Cortese Dog Park, and the Putuidem Village, and predominantly consists of open space area. The project site is not occupied by forest land. Therefore, implementation of the proposed project would not result in the loss of forest land or the conversion of forest land to non-forest use. **No impact** would occur.

e. Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

Less Than Significant Impact

Discussion of Effects: The project site is currently developed with the historic Swanner House, the Dr. Joe Cortese Dog Park, and the Putuidem Village, and predominantly consists of open space area. Under existing conditions, the project site is not used as farmland or contains any other agricultural uses, and the project site does not contain any forest land. Development of the proposed project would be consistent with the intent of the NWOS Specific Plan by providing for passive and active recreation and open space uses and event space. In addition, the proposed project includes the development of the Agricultural Core, which would consist of a farm shop, orchard, row crops, windrow (trees), an agricultural barn, and catering facility. Therefore, implementation of the proposed project would not involve other changes in the existing environment which, due to its location or nature, could result in conversion of Farmland to non-agricultural use or the conversion of forest land to non-forest use. Impacts would be **less than significant**. No mitigation is required.

3.3 AIR QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c. Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☒	☐

The project site is within the South Coast Air Basin (Basin). The South Coast Air Quality Management District (SCAQMD) is the regional government agency that monitors and regulates air pollution within the Basin. The federal Clean Air Act and the California Clean Air Act mandate the control and reduction of specific air pollutants. Under these acts, the United States Environmental Protection Agency (USEPA) and the California Air Resources Board (CARB) have established ambient air quality standards for specific "criteria" pollutants, designed to protect public health and welfare. Primary criteria pollutants include carbon monoxide (CO), volatile organic compounds (VOCs), nitrogen oxides (NO_X), particulate matter less than 10 microns in size (PM_{10}), sulfur dioxide (SO_2), and lead (Pb). Secondary criteria pollutants include ozone (O_3), and particulate matter less than 2.5 microns in size ($PM_{2.5}$). The ambient air quality standard for each criteria pollutant represents the level that is considered safe to the public and avoids specific adverse health effects associated with each criteria pollutant.

The Basin is in nonattainment for the federal and State standards for O_3 and $PM_{2.5}$, and nonattainment for the State PM_{10} standard. In addition, the Basin is in attainment/maintenance for the federal PM_{10}, CO, SO_2, and nitrogen dioxide (NO_2) standards.

a. Would the project conflict with or obstruct implementation of the applicable air quality plan?

b. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable Federal or State ambient air quality standard?

c. Would the project expose sensitive receptors to substantial pollutant concentrations?

Potentially Significant Impact

Discussion of Effects: Construction and operation of the proposed project could increase pollutant concentrations in San Juan Capistrano and the region. This increase could contribute to existing air pollution in the Basin and has the potential to exceed regional air emission thresholds established by the SCAQMD. During construction, short-term degradation of air quality may occur due to the release of particulate matter emissions (i.e., fugitive dust) generated by site preparation and grading

activities. Emissions from construction equipment are also anticipated and would include CO, NO_X, VOCs, directly emitted $PM_{2.5}$ or PM_{10}, and toxic air contaminants such as diesel exhaust particulate matter. Long-term air quality impacts would consist of mobile source emissions generated from project-related traffic, and emissions from stationary area and energy sources. Therefore, impacts related to conflict with or obstruction of implementation of an applicable air quality plan, resulting in a cumulatively considerable net increase of a criteria pollutant, and exposing sensitive receptors to substantial pollutant concentrations would be **potentially significant** and will be further evaluated in the EIR. The EIR will recommend appropriate mitigation measures, if necessary.

d. Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

Less Than Significant Impact

Discussion of Effects: According to the 1993 SCAQMD *CEQA Air Quality Handbook*,[15] land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Although the proposed project would include some agricultural uses, including orchard and row crops, and equestrian facilities, including barns and arenas, animal pens would be cleaned regularly, and animal manure and fertilizer would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable regulations, including the Porter-Cologne Water Quality Control Act, which gives the San Diego Regional Water Quality Control Board authority to regulate manure management to protect groundwater and surface water; the California Department of Food and Agriculture's (CDFA) Fertilizing Materials Inspection Program; and California Division of Occupational Safety and Health (Cal/OSHA) requirements. As such, the proposed project would properly manage and store the small amounts of manure and fertilizer associated with the proposed agricultural uses such that operation of the proposed project would not result in odors that would adversely affect a substantial number of people.

Construction activities associated with the project may generate detectable odors from heavy-duty equipment exhaust and architectural coatings. However, the proposed project would be required to comply with the California Code of Regulations, Title 13, Sections 2449(d)(3) and 2485, which minimizes the idling time of construction equipment either by shutting it off when not in use or by reducing the time of idling to no more than 5 minutes. Potential sources that may emit odors during operation of the proposed project would include odor emissions from vehicles and trash storage areas. As trash storage areas would be located in the interior of the project site, approximately 500 feet from the nearest sensitive receptors (i.e., The Groves Apartments located south of the project site) and because vehicles would be confined to either the existing parking lot near the Swanner House or the proposed new parking area along Camino Capistrano, these uses would not result in odors that could affect a substantial number of people. In addition, the proposed project would be required to comply with SCAQMD's Rule 402, which prohibits the discharge of air contaminants that may cause a nuisance off site. Therefore, impacts related to odors would be **less than significant**, and no mitigation is required.

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15 South Coast Air Quality Management District (SCAQMD). 1993. *CEQA Air Quality Handbook*.

3.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

a. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

b. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

c. Would the project have a substantial adverse effect on federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

Potentially Significant Impact

Discussion of Effects: The project site is currently developed with the Swanner House, the Dr. Joe Cortese Dog Park, and Putuidem Village. Trabuco Creek and the Trabuco Creek Trail traverse the project site, parallel to Camino Capistrano. Oso Creek is located west of the project site. Approximately 14 acres of the project site, encompassing Trabuco Creek and both its banks, are covenanted with conservation easements. Vegetation includes grasses, shrubs, mature trees and is densely vegetated with a variety of riparian species in the vicinity of Trabuco Creek. Undeveloped open space is located west of the project site. In addition, the City and the project site also lies within both the Coastal and Southern Subregions of the Orange County Natural Community Conservation Plan and Habitat Conservation Plan (NCCP/HCP).

Construction and operation of the proposed project could impact biological resources at the project site and in the immediate surrounding area, including special-status species, riparian habitat and other sensitive natural communities, and protected wetlands. In addition, the proposed project could interfere with the movement of wildlife, conflict with local policies or ordinances protecting biological resources, or conflict with the provisions of the NCCP. Therefore, impacts related to these issues would be **potentially significant** and will be further evaluated in the EIR. The EIR will recommend appropriate mitigation measures, if necessary.

3.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	☒	☐	☐	☐
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☒	☐	☐	☐
c. Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

a. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

b. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

c. Would the project disturb any human remains, including those interred outside of formal cemeteries?

Potentially Significant Impact

Discussion of Effects: Pursuant to Section 15064.5 of the California Code of Regulations, the term "historical resources" shall include:

(1) A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources [California Register] (Pub. Res. Code § 5024.1, Title 14 California Code of Regulations [CCR], Section 4850 *et seq*.).

(2) A resource included in a local register of historical resources, as defined in section 5020.1(k) of the Public Resources Code or identified as significant in an historical resource survey meeting the requirements section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

(3) Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, educational, social, political, military, or cultural annals of California may be considered to be an historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record.

> Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code, § 5024.1, Title 14 CCR, Section 4852) including the following:
>
> A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
>
> B. Is associated with the lives of persons important in our past;
>
> C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
>
> D. Has yielded, or may be likely to yield, information important in prehistory or history.

A "substantial adverse change" to a historical resource, according to Section 5020.1(q) of the Public Resources Code (PRC), "means demolition, destruction, relocation, or alteration such that the significance of a historical resource would be impaired."

The project site is currently developed with the historic Swanner House and the Putuidem Village, a partial reproduction of a local Native American village. The Swanner House was listed on the National Register of Historic Places (NRHP) in January 2007 for its association with the development of citrus and walnut agriculture in San Juan Capistrano and as an excellent example of Craftsman-style architecture. Putuidem Village is listed on California's Native American Heritage Commission (NAHC) Sacred Lands File (SLF) and has been determined eligible for listing in the NRHP as a Traditional Cultural Property (TCP) due to its significance in the historic and ongoing cultural practices of the Acjachemen people, including ceremonies, storytelling, and communal gatherings, and its direct association with living tribal groups. TCPs are places "associated with cultural practices or beliefs of a living community" that are integral to their identity and rooted in history.[16]

Although the proposed project includes the preservation of the existing uses on the project site, including the Swanner House and Putuidem Village, development of the proposed project could impact known and unknown cultural resources, including human remains. Therefore, impacts related to a substantial adverse change in the significance of a historical or archaeological resource and the disruption of human remains would be **potentially significant** and will be further evaluated in the EIR. The EIR will recommend appropriate mitigation measures, if necessary.

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16 California Cultural Resources Preservation Alliance Inc. n.d. Putiidhem. <https://ccrpa.net/ putiidhem> (accessed June 2025).

3.6 ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation?	☒	☐	☐	☐
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☒	☐

a. Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Potentially Significant Impact

Discussion of Effect: Construction and operation of the proposed project would result in increased energy use at the project site. The proposed project would require grading, site preparation, and building activities during construction. Construction of the proposed project would require energy for the manufacture and transportation of building materials, preparation of the site for grading activities, and building construction. Although some electricity and propane would be used during construction activities, petroleum fuels (e.g., diesel and gasoline) would be the primary sources of energy for these activities. Fossil fuels used for construction vehicles and other energy-consuming equipment would be used during grading, paving, building construction, and architectural coatings. Energy consumption during operation would be associated with electricity and natural gas use and fuel used for vehicle trips. Implementation of the proposed project would increase the consumption of electricity and natural gas used at the project site and within Orange County. Therefore, impacts related to the proposed project resulting in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation would be **potentially significant** and will be further evaluated in the EIR. The EIR will recommend appropriate mitigation measures, if necessary.

b. Would the project conflict with or obstruct a State or local plan for renewable energy or energy efficiency?

Less Than Significant Impact

Discussion of Effect: The City has not adopted a renewable energy or energy efficiency plan. State and regional plans for renewable energy and energy efficiency include the California Energy Commission's Integrated Energy Policy Report (IEPR), California Public Utilities Commission's (CPUC) Energy Efficiency Strategic Plan (CPUC Strategic Plan), Title 24 standards, and CALGreen standards. Some of the proposed buildings, including the equestrian caretaker residences, farm stay center and amenities building, and community building would be required to comply with Title 24 and CALGreen standards and incorporate all applicable energy efficiency measures. In addition, the

proposed Equestrian Arena buildings would include solar panels. Energy efficiency measures could include installation of energy efficient windows, insulation, lighting, ventilation systems, water efficient fixtures, and additional reserved roof areas for future installation of solar panels. Compliance with Title 24 and CALGreen standards would also be consistent with the CPUC Strategic Plan strategies and the IEPR building energy efficiency recommendations, which would ensure the proposed project's conformance with the State's energy reduction goals. As such, the proposed project would result in a **less than significant** impact associated with conflict or obstruction of a renewable energy or energy efficiency plans. No mitigation is required.

3.7 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☒	☐	☐	☐
iii. Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐	☐
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐

a. Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication #42

No Impact

Discussion of Effects: The project site is located within a seismically active region; however, it is not located within the boundaries of an identified Earthquake Fault Zone for fault rupture hazard as defined by the Alquist-Priolo Earthquake Fault Zoning Act of 1972.[17] According to the California Department of Conservation, nearest known active fault is the San Joaquin Hills blind thrust fault,

[17] California Department of Conservation (DOC). 2019. CGS Seismic Hazards Map. <https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-alquist-priolo-fault-hazard-zones/explore? location=34.063088%2C-117.244306%2C11.59> (accessed July 2025).

which is located approximately 5.1 miles from the project site. Due to the distance between the project site and the nearest active fault, the potential for ground rupture at the project site is considered low. In the absence of any on-site active faults, **no impact** related to fault rupture would occur.

ii. Strong seismic shaking?

Potentially Significant Impact

Discussion of Effects: The project site is located within a seismically active area, where earthquakes have the potential to produce very strong seismically related ground shaking during the anticipated operational life of the proposed project. The extent of ground shaking associated with an earthquake is dependent upon the size of the earthquake and the geologic material of the underlying area. Because the geologic conditions at the project site and the potential for the project site to experience strong seismic shaking is unknown at this time, impacts associated with strong seismic shaking would be **potentially significant** and will be further evaluated in the EIR.

In order to characterize the geologic and seismic conditions at the project site, a project-specific Geotechnical Investigation will be prepared and discussed in the EIR. The project-specific Geotechnical Investigation will provide project-specific design and construction recommendations that would be implemented in order to address potential geologic hazards, including strong seismic shaking, and the EIR will recommend appropriate mitigation measures, if necessary.

iii. Seismic-related ground failure, including liquefaction?

Potentially Significant Impact

Discussion of Effects: As discussed above, the project site is located within a seismically active area. Liquefaction is a phenomenon that occurs when strong seismic ground shaking causes soils to collapse from a sudden loss of cohesion and undergo a transformation from a solid to a liquefied state. There are three basic factors that must exist concurrently in order for liquefaction to occur:

- A source of ground shaking, such as an earthquake, capable of generating soil mass distortions;
- A relatively loose silty and/or sandy soil; and
- A relatively shallow groundwater table (within approximately 50 feet below ground surface [bgs]) or completely saturated soil conditions that would allow positive pore pressure generation.

According to the Department of Conservation, the project site is located within a liquefaction zone.[18] As such, impacts associated with liquefaction would be **potentially significant** and will be further evaluated in the EIR.

As previously discussed, in order to characterize the geologic conditions at the project site, a project-specific Geotechnical Investigation will be prepared and discussed in the EIR. The project-specific Geotechnical Investigation will provide project-specific design and construction recommendations that would be implemented in order to address potential geologic hazards, including liquefaction, and the EIR will recommend appropriate mitigation measures, if necessary.

iv. *Landslides?*

No Impact

Discussion of Effects: According to the Department of Conservation, the project site is not within an area identified as having potential for landslides.[19] Due to the project site's relatively flat topography, the absence of significant nearby slopes or hills in the area planned for development, **no impact** from landslides at the project site would occur.

b. Would the project result in substantial soil erosion or the loss of topsoil?

Potentially Significant Impact

Discussion of Effects:

Construction at the project site would disturb surface soils and make them susceptible to erosion from wind and water. Additionally, during a storm event, soil erosion and siltation could occur at an accelerated rate. Implementation of the proposed project would increase the amount of impervious surface area on the project site. An increase in impervious surface area increases the rate and volume of runoff during a storm, which can more effectively transport sediments to receiving waters. As such, proposed project impacts related to resulting in substantial soil erosion or loss of topsoil would be **potentially significant** and will be further evaluated in the EIR. The EIR will recommend appropriate mitigation measures, if necessary.

c. Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

Potentially Significant Impact

Discussion of Effects: As discussed in Section 3.7(a)(iv) above, the project site is not located within an area susceptible to landslides. The project site is relatively flat and there are no significant slopes

[18] California Department of Conservation. n.d.-a. California Geological Survey, Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/#data_s=id%3AdataSource_4-191d8e4b825-layer-21%3A1163> (accessed July 2025).

[19] Ibid.

or hills at or in the vicinity of the project site. However, as discussed above, the project site is located within a liquefaction zone.[20] In addition, the geologic conditions at the project site, including whether the project site is underlain by a geologic unit or soil that is unstable, is unknown at this time. Therefore, impacts associated with being located on a geologic unit or soil that is unstable, or that would become unstable as a result of the proposed project would be **potentially significant** and will be further evaluated in the EIR.

As previously discussed, in order to characterize the geologic conditions at the project site, a project-specific Geotechnical Investigation will be prepared and discussed in the EIR. The project-specific Geotechnical Investigation will provide project-specific design and construction recommendations that would be implemented in order to address potential geologic hazards, including impacts associated with being located on an unstable geologic unit or soil (if necessary), and the EIR will recommend appropriate mitigation measures, if necessary.

d. Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

Potentially Significant Impact

Discussion of Effects: As previously discussed, the geologic conditions at the project site, including whether the project site is underlain by expansive soils, is unknown at this time. Therefore, impacts associated with being located on expansive soils would be **potentially significant** and will be further evaluated in the EIR.

As previously discussed, in order to characterize the geologic conditions at the project site, a project-specific Geotechnical Investigation will be prepared and discussed in the EIR. The project-specific Geotechnical Investigation will provide project-specific design and construction recommendations that would be implemented in order to address potential geologic hazards, including impacts associated with being located on expansive soils (if necessary), and the EIR will recommend appropriate mitigation measures, if necessary.

e. Would the project have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact

Discussion of Effects: The proposed project would connect to existing wastewater collection and conveyance facilities in the surrounding area. Therefore, the use of septic tanks would not be necessary. Because the proposed project would not include the installation of septic tanks or alternative wastewater disposal systems, **no impact** would occur.

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[20] California Department of Conservation. n.d.-a. California Geological Survey, Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/#data_s=id%3AdataSource_4-191d8e4b825-layer-21%3A1163> (accessed July 2025).

f. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less Than Significant with Mitigation Incorporated

Discussion of Effects: Project plans, geologic maps of the project site, and relevant geological and paleontological literature were reviewed to determine which geologic units are present within the project site and whether fossils have been recovered within the project site or from those or similar geologic units elsewhere in the region. In addition, a search for known fossil localities was conducted through the Natural History Museum of Los Angeles County (NHMLAC) to determine the status and extent of previously recorded paleontological resources within and surrounding the project site.

Results of the literature review indicate that the project site is located at the northern end of the Peninsular Ranges Geomorphic Province, a 900-mile-long northwest-southeast-trending structural block that extends from the Transverse Ranges in the north to the tip of Baja California in the south.[21,22] Within this larger region, the project site is located in the Los Angeles Basin, a broad alluvial lowland bounded to the north and east by the San Gabriel and Santa Ana Mountains, respectively, and by the Pacific Ocean to the southwest.[23] Surficial geologic mapping indicates that the entire project site contains Young Axial Channel Deposits.[24]

The Young Axial Channel Deposits are Holocene to late Pleistocene in age (less than 129,000 years ago) and consist of slightly to moderately consolidated silt, sand, and gravel.[25] They formed as streams and washes carried sediment down from higher elevations in the foothills of the Santa Ana Mountains.

Although Holocene (less than 11,700 years ago) deposits can contain remains of plants and animals, only those from the middle to early Holocene (4,200–11,700 years ago)[26] are considered scientifically important,[27] and fossils from this time interval are not very common. The Holocene deposits overlie older, Pleistocene deposits, which have produced scientifically important fossils

21 California Geological Survey. 2002. California Geomorphic Provinces. California Geologic Survey Note 36. California Department of Conservation.

22 Norris, R.M., and R.W. Webb. 1976. *Geology of California.* New York, John Wiley & Sons, Inc. 379 pp.

23 Yerkes, R.F., T.H. McCulloh, J.E. Schoellhamer, and J.G. Vedder. 1965. *Geology of the Los Angeles Basin, California – An Introduction.* United States Geological Survey Professional Paper 420-A. 57 pp.

24 Morton, Douglas M., and Fred K. Miller. 2006. Geologic Map of the *San Bernardino* and *Santa Ana* 30-minute by 60-minute quadrangles, California. Digital preparation by Pamela M. Cosette and Kelly R. Bovard. Prepared by the United States Geological Survey (USGS) in cooperation with the California Geological Survey. USGS Open File Report 2006-1217. Map Scale 1:100,000.

25 Ibid.

26 Cohen, K.M., S.C. Finney, P.L. Gibbard, and J.-X. Fan. 2024. The ICS International Chronostratigraphic Chart. Updated December 2024. Episodes 36: 199–204.

27 Society of Vertebrate Paleontology (SVP). 2010. *Standard Procedures for the Assessment and Mitigation of Adverse Impacts to Paleontological Resources.* Society of Vertebrate Paleontology. Impact Mitigation Guidelines Revision Committee, p. 1–11.

elsewhere in Orange County and the region Springer et al. 2009).[28,29,30,31,32] These older, Pleistocene deposits span the end of the Rancholabrean North American Land Mammal Age (NALMA), which dates from 11,000 to 240,000 years ago[33] and was named for the Rancho La Brea fossil site in central Los Angeles. The presence of Bison defines the beginning of the Rancholabrean NALMA,[34] but fossils from this time also include other large and small mammals, reptiles, fish, invertebrates, and plants. There is a potential to find these types of fossils in the older sediments of this geologic unit, which may be encountered below a depth of approximately 10 ft. Therefore, these deposits are assigned low paleontological sensitivity from the surface to a depth of 10 ft and high sensitivity below that depth.

According to the locality search conducted by the NHMLAC, there are no known fossil localities within the project site. However, the NHMLAC has a record of a fossil locality nearby from sedimentary deposits similar to those likely present at depth within the project site. The closest locality is LACM VP 5502 – 5506, 4979 – 4983, LACM IP 6299 – 6320 located approximately 1 mile northwest of the project site from the Capistrano Formation and produced remains of whale (Cetacea) and other various cataloged vertebrates and invertebrates. The next closest locality, approximately 1 mile southeast of the project site from the Marbella Golf and Country Club, also from the Capistrano Formation, produced several vertebrate fossils, including White shark (*Carcharodon carcharias*), megalodon shark (*C. megalodon*), requiem shark (*Carcharhinus*), mako sharks (*Isurus planus*, *Isurus oxyrinchus*), weasel shark (*Hemipristis serra*), sixgill sharks (*Hexanchus*), eagle ray (*Myliobatis*), sheephead (*Semicossyphus pukcher*), flightless alcid (*Mancalla diegense*), grebe (*Podiceps parvus*), pelicans (Pelecaniformes), cormorant (Phalacrocoracidae), sea lion (Otarinae), eared seal (Otariidae), walrus family (Odobeninae), dugong (Dugongidae), dolphins (*Parapontoporia*, *Stenella*), sperm whale (*Scaldicetus*), toothed whale (Odontoceti), baleen whale

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28 Jefferson, George T. 1991a. *A Catalogue of Late Quaternary Vertebrates from California: Part One: Non-marine Lower Vertebrate and Avian Taxa.* Natural History Museum of Los Angeles County Technical Reports No. 5, Los Angeles.

29 Jefferson, George T. 1991b. *A Catalogue of Late Quaternary Vertebrates from California: Part Two: Mammals.* Natural History Museum of Los Angeles County Technical Reports No. 7, Los Angeles.

30 Miller, W.E. 1971. *Pleistocene Vertebrates of the Los Angeles Basin and Vicinity (Exclusive of Rancho La Brea).* Los Angeles County Museum of Natural History Bulletin, Science: No. 10.

31 Reynolds, R.E., and R.L. Reynolds. 1991. The Pleistocene Beneath Our Feet: Near-surface Pleistocene Fossils in Inland Southern California Basins. In M.O. Woodburne, R.E. Reynolds, and D.P. Whistler, eds., *Inland Southern California: The Last 70 Million Years.* San Bernardino County Museum Special Publication 38(3 and 4): 41–43.

32 Springer, Kathleen, Eric Scott, J. Christopher Sagebiel, and Lyndon K. Murray. 2009. The Diamond Valley Lake Local Fauna: Late Pleistocene Vertebrates from Inland Southern California. In L.B. Albright, III, ed. *Papers in Geology, Vertebrate Paleontology, and Biostratigraphy in Honor of Michael O. Woodburne.* Museum of Northern Arizona Bulletin 65, pp. 217–236.

33 Sanders, A.E., R.E. Weems, and L.B. Albright. 2009. *Formalization of the Middle Pleistocene "Ten Mile Beds" in South Carolina with Evidence for Placement of the Irvingtonian-Rancholabrean Boundary.* Museum of Northern Arizona Bulletin 64:369–375.

34 Bell, Christopher J., Ernest L. Lundelius, Jr., Anthony D. Barnosky, Russell W. Graham, Everett H. Lindsay, Dennis R. Ruez, Jr., Holmes A. Semken, Jr., S. David Webb, and Richard J. Zakrzewski. 2004. The Blancan, Irvingtonian, and Rancholabrean Mammal Ages. Chapter 7 in Michael O. Woodburne, ed., *Late Cretaceous and Cenozoic Mammals of North America.* pp. 232–314.

(Mysticeti), western pond turtle (*Clemmys marmorata*), elephant family (Proboscidea), antelope family (Antelocapridae), camel family (Camelidae), and invertebrates (*Acila*). Locality LACM 5002 located approximately 1.7 miles northwest of the project, produced remains of baleen whale (Mysticeti) from the Capistrano Formation. Approximately 2.3 miles northwest of the project site, from late Pleistocene deposits, locality LACM 1215 produced remains of shark and unspecified mammals. The last locality is LACM 1115, from approximately 2.8 miles southwest of the project, from Pleistocene terrace deposits, remains of Mammoth (*Mammuthus*) were collected. A copy of the results letter from the NHMLAC is included in **Appendix A**.

No paleontological resources or unique geologic features are known to exist within the project site. However, excavation into the Young Axial Channel Deposits below a depth of 10 feet would impact sediments with high paleontological sensitivity. Any excavation into these deposits has the potential to impact scientifically significant paleontological resources. Excavation at the project site during construction of the proposed project is anticipated to extend to a maximum depth of 10 feet bgs. To ensure that potential impacts to undiscovered paleontological resources remain less than significant, the proposed project would be required to implement **Mitigation Measure PAL-1**, requiring development of a Paleontological Resources Impact Mitigation Program (PRIMP) by a paleontologist, and **Mitigation Measure PAL-2,** requiring excavation and grading activities in deposits with high paleontological sensitivity be monitored by a qualified paleontological monitor.

Mitigation Measure PAL-1 A paleontologist, listed on the 2025 Orange County Certified Paleontologist list, shall be retained by the applicant to develop a Paleontological Resources Impact Mitigation Program (PRIMP) for this project. The PRIMP shall reviewed by the Development Services Director and approved as being consistent with the guidelines of the Society of Vertebrate Paleontology and shall include the methods that will be used to protect paleontological resources that may exist within the project site, as well as procedures for monitoring, fossil preparation and identification, curation into a repository, and preparation of a report at the conclusion of grading.

Mitigation Measure PAL-2 Excavation and grading activities in deposits with high paleontological sensitivity (i.e., Young Axial Channel Deposits below a depth of 10 feet) shall be monitored by a paleontological monitor, listed on the 2025 Orange County Certified Paleontologist list, following a PRIMP. No monitoring is required for excavations in deposits with no or low paleontological sensitivity (i.e., Artificial Fill or Young Axial Channel Deposit above a depth of 10 feet). If paleontological resources are encountered during the course of ground disturbance, the paleontological monitor shall have the authority to temporarily redirect construction away from the area of the find in order to assess its significance. In the event that paleontological resources are encountered when a paleontological monitor is not present, work in the immediate area of the find shall be redirected and a paleontologist should be contacted to assess

the find for significance. If determined to be significant, the fossil shall be collected from the field.

Collected resources shall be prepared to the point of identification, identified to the lowest taxonomic level possible, cataloged, and curated into the permanent collections of a museum repository. At the conclusion of the monitoring program, a report of findings shall be prepared to document the results of the monitoring program. This report shall be submitted to the City and the designated museum repository for final review and record-keeping.

With implementation of **Mitigation Measures PAL-1 and PAL-2**, the proposed project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. Impacts would be **less than significant with mitigation incorporated**.

3.8 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

a. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b. Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Potentially Significant Impact

Discussion of Effects: Construction and operation of the proposed project would result in the consumption of fuel and energy, resulting in the emission of greenhouse gases (GHGs). Typically, an individual project does not generate sufficient GHG emissions to influence global climate change sufficiently on its own; therefore, the issue of global climate change is cumulative in nature. Implementation of the proposed project, through construction and operational activities, would generate GHG emissions that could cumulatively contribute to global climate change and could conflict with the SCAQMD's thresholds as well as applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs. Therefore, impacts associated with GHG emissions would be **potentially significant** and will be further evaluated in the EIR. The EIR will recommend appropriate mitigation measures, if necessary.

3.9 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

The following hazards and hazardous materials analysis is based, in part, on the Phase I Environmental Site Assessment (Phase I ESA)[35] (**Appendix B**) prepared for the project site by Earth Science, LLC and dated July 11, 2025.

a. Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

Less Than Significant Impact

Discussion of Effects: Construction of the proposed project has the potential to create a hazard to the public or environment through the routine transportation, use, and disposal of construction-related hazardous materials such as fuels, soils, solvents, and other materials. These materials are typical of materials delivered to construction sites. The type and amount of hazardous chemicals present during construction would be typical of construction sites, limited to what is required to operate construction equipment, and would be handled in compliance with existing government

[35] Earth Science, LLC. 2025. *Phase I Environmental Site Assessment Report 29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675*. July 11.

regulations for proper transport, use, storage, and disposal of excess hazardous materials and hazardous construction waste. The temporary transport, use, storage, or disposal of fuels, lubricants, paints, and other hazardous materials related to construction would not pose a potentially significant hazard to the public or the environment unless the materials were accidently spilled or released into the environment. California standards for workers dealing with hazardous materials are contained in CCR Title 8 and include practices for all industries (General Industrial Safety Orders), as well as specific practices for construction. Workers at hazardous waste sites (or workers who may be exposed to hazardous wastes that might be encountered during excavation of contaminated soils) must receive specialized training and medical supervision according to the Hazardous Waste Operations and Emergency Response regulations.[36] Additional regulations have been developed for construction workers potentially exposed to lead[37] and asbestos.[38]

In addition, the United States Department of Transportation (USDOT) regulates the transport of hazardous materials and waste in connection with construction of the proposed project and would require carriers to register with the Department of Toxic Substances Control (DTSC). Further, the USDOT Office of Hazardous Materials Safety prescribes strict regulations for the safe transportation of hazardous materials by truck and rail on State highways and rail lines, as described in CFR Title 49 and implemented by CCR Title 13. Compliance with existing regulations related to transport, use, storage, and disposal of excess hazardous materials and hazardous construction waste would ensure that construction of the proposed project would not result in a significant hazard to the public or the environment.

Operation of the proposed project is expected to utilize relatively small amounts of hazardous materials, such as chemicals associated with landscape maintenance and equipment, solvents, cleaning products, pesticides/fertilizers, and other similar chemicals. These materials are substantially similar to household chemicals and solvents already in general and wide use throughout the City and in the vicinity of the project site. In addition, such materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable federal, State, and local regulations. Any associated risk would be less than significant through compliance with these standards and regulations. The proposed project would also include outdoor fire pits supplied by natural gas. The natural gas lines fueling the fire pits would be installed in compliance with all applicable regulations, including the City's Municipal Code, in order to reduce the potential risk of natural gas leaks. Furthermore, operation of the proposed project would not transport, generate, or dispose of large quantities of hazardous substances.

Therefore, with compliance with all applicable federal, State, local, and manufacturer regulations, potential impacts to the public or environment from the routine transportation, use, and disposal of hazardous materials would be **less than significant**, and no mitigation is required.

[36] California Code of Regulations, Title 8, Section 5192.
[37] California Code of Regulations, Title 8, Section 1532.1.
[38] California Code of Regulations, Title 8, Section 1529.

b. Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

Potentially Significant Impact

Discussion of Effects: There are two primary ways that the public and/or the environment could be affected by the release of hazardous materials from the project site, including: (1) exposing workers and/or the public to potentially contaminated soil and groundwater during construction and/or operation of the project; or (2) exposing workers and/or the public to hazardous building materials (e.g., lead paint, asbestos) during demolition of existing structures.

As described above, small quantities of common hazardous materials would be used at the project site during construction and operation of the proposed project. Improper use, storage, or handling could result in the release of hazardous materials into the environment which could pose a risk to construction workers and the public. However, the proposed project would be required to comply with existing government regulations in the use and disposal of these materials, and such materials would not be used in sufficient strength or quantity to create a substantial risk to human or environmental health.

A Phase I ESA (**Appendix B**) was prepared for the project site in accordance with the standards and procedures outlined in the American Society for Testing and Materials E 1527-21. The Phase I ESA included a review of official government databases concerning the locations of known hazardous materials releases for the purpose of identifying any listings suggesting a potential impact to the project site and proposed project due to presence or migration of hazardous substances. The report included a search of standard environmental record sources for listings of the project site, including permit records from the City of San Juan Capistrano Development Services Department, Building Division; Orange County Health Care Agency (OCHCA), Environmental Health Division; State Water Resources Control Board (SWRCB) GeoTracker database; California Department of Resources Recycling and Recovery (CalRecycle) Solid Waste Information System (SWIS) database; and SCAQMD's Facility INformation Detail (F.I.N.D.) database for the purposes of identifying recognized environmental conditions associated with the project site.

"Recognized environmental condition" means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term is not intended to include de minimis conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis are not recognized environmental conditions.

The Phase I ESA identified three recognized environmental conditions (RECs) in connection with the project site, as discussed below.

According to 1992 to 1993 permit records from the City's Development Services Department, Building Division, two 250-gallon underground storage tanks (USTs) containing gasoline, an aboveground storage tank (AST) containing diesel, an AST containing herbicide, and approximately 150 cubic yards of diesel and waste oil contaminated soil were previously located in the vicinity of the present-day barn located in eastern portion of the project site. Additionally, the permit records indicated that historic soil testing was performed at the project site, including 15 borings to terminal depths ranging from 5 to 40 feet bgs, and diesel contamination was encountered in the subsurface of the project site. The documentation included in the permit records indicated that a final report would be prepared for clean certification as required by the regulatory agency and a note on the permit record states "Final Removal" dated May 18, 1993; however, no UST closure report is available for the project site. The Phase I ESA concluded that the lack of documentation confirming that the former USTs were removed from the project site, that confirmatory soil sampling from the base pits and sidewalls of the excavations were performed following the UST removals, and that all dispenser piping and contaminated soils were properly removed from the project site and disposed of at appropriate offsite facilities represents a REC associated with the project site.

The project site was also used for agricultural purposes from at least 1923 up to at least 2000 and was part of a large orchard. The potential storage and use of hazardous substances (including herbicides and pesticides) associated with the former agricultural operations conducted at the project site represents a REC associated with the project site.

In addition, the project site is listed in the SWRCB's GeoTracker database as a Public Drinking Water Well site. According to the SWRCB's GeoTracker database records, an inactive City groundwater production well is located at the subject property. Testing of the groundwater production well performed from 2001 to 2024 indicated the presence of various contaminants, including emerging contaminants such as Per- and Polyfluoroalkyl Substances (PFAS) at concentrations exceeding the regulatory agency notification and response levels. The Phase I ESA concluded that the presence of contamination in the inactive groundwater production well represents a REC associated with the project site.

The Phase I ESA also identified three environmental issues at the project site, as discussed below. An "environmental issue" refers to environmental concerns do not qualify as RECs; however, require further discussion and consideration.

A 55-gallon steel drum containing unknown material was identified in the eastern portion of the project site, near a barn. Although there was no evidence of a hazardous materials release or staining near the 55-gallon steel drum, some surface rust was observed on the drum surface and, due to the weight of the drum, the drum could not be lifted to inspect the soils underlying the drum. The Phase I ESA determined that the 55-gallon steel drum containing unknown material and exhibiting evidence of surface rust represents an environmental issue. In response to the Phase I ESA, the City retained the services of Enviro-Guard (U.S. EPA ID CAR000075424) and their subcontractor Industrial Waste Utilization (U.S. EPA ID CAD980585293) to assess and remove the 55-gallon steel drum. They assessed the drum to be Non-RCRA Hazardous Waste Liquid (Solventless Degreaser) and removed it from the site.

In addition, the Phase I ESA indicated that asbestos-containing materials (ACMs) may be present in the existing structures on the project site that were constructed prior to 1980 and that lead-based paints (LBPs) may be present in the existing structures on the project site that were constructed prior to 1978. These existing structures include the Swanner House and the existing barn located on the eastern portion of the project site. Although the Swanner House would be retained, the existing barn would be demolished for construction of the community building in the Community Building Core. In addition, evidence of concrete delamination was observed on the concrete pillars of the railroad bridge located in the southwestern portion of the project site, which included concrete surface debris on the unpaved surfaces of the project site. Some of the concrete debris appeared to be painted and may contain LBPs. The potential presence of ACMs and LBPs on an existing structure to be demolished was determined to represent environmental issues.

Based on the identification of three RECs and three environmental issues associated with the project site, the Phase I ESA recommended a Phase II ESA be performed in order to assess the potential for residual contamination to be present in the area of the former USTs at the project site. The Phase I ESA also recommended that the Phase II ESA include a ground-penetrating radar (GPR) survey in order to confirm that all USTs and other subsurface structures associated with the former USTs have been removed. The Phase I ESA also included other recommendations, including sampling the shallow soils near the former herbicide AST and the orchard areas at the project site in order to identify any potential presence of hazardous substances associate with the former agricultural operations; removing the 55-gallon steel drum (completed); performing an asbestos survey prior to the demolition of the existing barn on the eastern portion of the project site; removing the delaminated concrete debris containing paint which was observed on the unpaved surfaces of the project site near the concrete pillars of the railroad bridge and disposing the material of in accordance with all applicable federal, State, and local regulations pertaining to LBPs; and that all painted surfaces of the existing barn be treated under the assumption that they contain LBPs during demolition. As detailed in **Mitigation Measure HAZ-1**, the proposed project would be required to implement these recommendations detailed in the Phase I ESA.

Because the groundwater production well located on the project site is inactive and the contamination detected in the samples collected are document in the SWRCB's GeoTracker database, the Phase I ESA determined that no future investigation of the known groundwater contamination in the well is required.

Mitigation Measure HAZ-1 **Phase I Environmental Site Assessment Recommendations.** Prior to issuances of any grading or building permit, the project Applicant shall demonstrate to the satisfaction of the City of San Juan Capistrano Development Services Department that the recommendations detailed in the Phase I Environmental Site Assessment (ESA) have been implemented as part of the proposed project. Recommendations detailed in the Phase I ESA include the following:

- A Phase II Environmental Site Assessment shall be performed in order to assess the potential for residual contamination to be present in the area of the former underground storage tanks

(USTs) at the project site. The Phase II ESA shall also include a ground-penetrating radar (GPR) survey in order to confirm that all USTs and other subsurface structures associated with the former USTs have been removed.

- Shallow soils near the former herbicide aboveground storage tank (AST) and the orchard areas at the project site shall be sampled to confirm or deny the presence of hazardous substances associated with the former agricultural operations. If hazardous substances associated with the former agricultural operations are confirmed to be present at the site, the contaminated soil shall be removed and disposed of in accordance with all applicable federal, State, and local regulations.

- The 55-gallon steel drum containing unknown material located in the eastern portion of the project site shall be removed and disposed of in accordance with all applicable federal, State, and local regulations. (Completed July 7, 2025).

- An asbestos survey of the structures that would be demolished shall be performed and any identified asbestos-containing materials (ACMs) shall be abated by a licensed abatement contractor according to all applicable federal, State, and local regulations prior to conducting any proposed renovation or demolition activities.

- All painted surfaces at the project site shall be assumed to contain lead-based paints (LBPs) and treated as such unless future testing is conducted proving otherwise. All federal, State, and local regulations pertaining to LBPs shall be followed by any renovation or demolition contractors as appropriate.

- The delaminated concrete debris containing paint which was observed on the unpaved surfaces of the project site near the concrete pillars of the railroad bridge should be removed and disposed of in accordance with all applicable federal, State, and local regulations in order to minimize potential LBPs impacts to the onsite soils.

As the Phase II ESA has not yet been prepared, it is currently unknown if residual contamination from the former USTs is present at the project site. As such, impacts associated with creating a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment would be **potentially significant** and will be further evaluated in the EIR. As required by **Mitigation Measure HAZ-1** and based on the identification of three RECs and three environmental issues associated with

the project site, a Phase II ESA will be prepared and discussed in the EIR. The Phase II ESA will assess the potential for residual contamination to be present in the area of the former USTs at the project site and will provide recommendations to address onsite contamination, if necessary. The EIR will also recommend additional appropriate mitigation measures, if necessary.

c. Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

Less Than Significant Impact

Discussion of Effects: The proposed project would not produce or emit hazardous emissions or handle a significant amount of hazardous or acutely hazardous materials, substances, or wastes during either construction or operations. The nearest school facility in proximity to the project site is JSerra Catholic High School, located at 26351 Junipero Serra Road, directly southeast of the project site. As discussed above in Section 3.9(a), construction activities associated with the proposed project would use a limited amount of hazardous and flammable substances/oils during heavy equipment operation for site excavation, grading, and construction. The amount of hazardous chemicals present during construction would be limited and would be in compliance with existing government regulations.

During operation, the proposed project would not require the use, storage, disposal, or transport of large volumes of hazardous materials that could cause serious environmental damage in the event of an accident. Operation of the proposed project is expected to utilize relatively small amounts of hazardous materials, such as chemicals associated with landscape maintenance and equipment, solvents, cleaning products, pesticides/fertilizers, and other similar chemicals. These materials are substantially similar to household chemicals and solvents already in general and wide use throughout the City and in the vicinity of the project site. Therefore, although hazardous substances would be present and utilized in limited amounts within the project site, they would typically be present in small quantities and can be cleaned up without affecting the environment. In addition, as previously discussed, such materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable federal, State, and local regulations and any associated risk would be less than significant through compliance with these standards and regulations. Therefore, although the project site is within 0.25 mile of an existing school, impacts related to hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste would be **less than significant**, and no mitigation is required.

d. Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

Less Than Significant With Mitigation Incorporated

Discussion of Effects: The project site was evaluated via the SWRCB's GeoTracker database,[39] the DTSC's EnviroStor database,[40] and the Cortese List[41] for the purposes of identifying hazardous materials sites associated with the project site. According to the Phase I ESA, the project site is listed in the SWRCB's GeoTracker database as a Public Drinking Water Well site. According to the SWRCB's GeoTracker database records, an inactive City groundwater production well is located at the subject property. Testing of the groundwater production well performed from 2001 to 2024 indicated the presence of various contaminants, including emerging contaminants such as Per- and Polyfluoroalkyl Substances (PFAS) at concentrations exceeding the regulatory agency notification and response levels. The Phase I ESA concluded that the presence of contamination in the inactive groundwater production well represents a REC associated with the project site; however, because the groundwater production well located on the project site is inactive and the contamination detected in the samples collected are document in the SWRCB's GeoTracker database, the Phase I ESA determined that no future investigation of the known groundwater contamination in the well is required. Therefore, the proposed project would not create a significant hazard to the public or the environment associated with being included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.

In addition, as discussed in Section 3.9(b), above, with implementation of the recommendations detailed in the Phase I ESA as required by **Mitigation Measure HAZ-1,** the proposed project would not create a significant hazard to the public or the environment through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. As such, impacts related to creating a significant hazard to the public or the environment would be **less than significant with mitigation incorporated**.

e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

No Impact

Discussion of Effects: The project site is located approximately 15-miles southeast of John Wayne Airport, which is the nearest airport to the project site. The project site is located outside the Airport

39 State Water Resources Control Board (SWRCB). 2022b. Geotracker Database. <https://geotracker.waterboards.ca.gov/> (accessed July 2025).

40 California Department of Toxic Substances Control (DTSC). 2022. EnviroStar Database. <https://www.envirostor.dtsc.ca.gov/public/> (accessed July 2025).

41 California Environmental Protection Agency. 2020. Cortese List Data Resources. <calepa.ca.gov/sitecleanup/corteselist/> (accessed July 2025).

Compatibility Zones of the John Wayne Airport.[42] Therefore, the proposed project would not result in a safety hazard due to the proximity of an airport for people residing or working in the project area and there would be **no impact**. No mitigation is required.

f. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact

Discussion of Effects: Emergency management in the city is coordinated by the City's Public Safety and Emergency Management Division, which leads planning, coordination, training, inter-agency collaboration, and disaster preparedness.[43] Emergency management is the framework for which companies, communities, and organizations respond to natural and man-made disasters and acts of terrorism, and is focused on mitigating the risks, preparing for possible catastrophes and disasters, responding to threats or actual disasters and recovering from disaster. In addition, the City developed the Local Hazard Mitigation Plan (LHMP), which has been incorporated into the City's General Plan Safety Element and incorporates a process where hazards are identified and mitigation actions are developed to reduce or eliminate hazard risk. The City also maintains a comprehensive Emergency Management Plan (EOP) that addresses the City's planned response to extraordinary emergency situations associated with natural disasters, technological incidents, and natural security emergencies.[44] As provided by the Safety Element of the City's General Plan, evacuation routes in the vicinity of the project site include Camino Capistrano and I-5.[45]

The proposed project would develop the project site with the Legacy Ranch, which would consist of nine cores: Equestrian Core, Farm Stay Core, Chapel Core, Swanner House Core, Agricultural Core, Event Barn Core, Community Building Core, Natural Core, and Trail Core. Vehicular access to the Legacy Ranch would be provided by three ingress/egress driveways from Camino Capistrano, including the existing access driveway south of the Swanner House and two proposed driveways that would provide access to the Community Building Core and entry road parking areas. Drive aisles would facilitate traffic circulation throughout the project site and no roadway modifications are proposed for Camino Capistrano or I-5.

All circulation improvements would be constructed in accordance with applicable standards associated with vehicular access, resulting in the provision of adequate emergency access and evacuation. In addition, the design of the proposed project would be submitted for review and approval by the Orange County Fire Authority (OCFA), which provides fire and emergency medical services in the city, and the Orange County Sheriff's Department, which provides primary law enforcement services for the city, prior to the issuance of building permits in order to ensure development would not interfere with the City's Emergency Management framework. In addition,

42 City of Santa Ana. 2022. Santa Ana General Plan, Figure S-4 Airport Safety Zones. November 11.
43 City of San Juan Capistrano. City Manager's Office. <https://sanjuancapistrano.org/164/City-Managers-Office> (accessed July 2025).
44 City of San Juan Capistrano. 2022. San Juan Capistrano General Plan, Safety Element. February 1.
45 City of San Juan Capistrano. 2022. San Juan Capistrano General Plan, Safety Element, Figure 2-13: Disaster and Evacuation Routes. February 1.

because the proposed project would not result in any permanent alterations to Camino Capistrano and I-5, the proposed project would not disrupt evacuation via Camino Capistrano and I-5 in the event of an emergency and adherence to the emergency access measures required by the City would ensure that potential impacts related to physical interference with an adopted emergency response plan or emergency evacuation plan would be **less than significant**, and no mitigation is required.

g. Would the project expose people or structures to a significant risk of loss, injury or death involving wildland fires?

Less Than Significant Impact

Discussion of Effects: According to the Safety Element of the City's General Plan, the project site is not located within a Fire Hazard Severity Zone.[46] In addition, the Fire Behavior Analysis Report prepared for the proposed project indicated that the project site is not within a Local Responsibility Area Very High Fire Hazard Severity Zone.[47] However, the California Department of Forestry and Fire Protection (CAL FIRE) identifies the western edge of the project site as being within a Moderate Fire Hazard Severity Zone, with areas designated as High Fire Hazard Severity Zone located further west.[48] This area consists of undeveloped open space and single-family residential uses.

The proposed project would be required to adhere to applicable City building and fire codes, including Policy 1.6 in the Safety Element of the City's General Plan, which would require the project to reduce the risk of wildfire hazards by requiring fuel modification for landscaping defensible space for development located in areas of wildfire risk. Pursuant to Policy 1.6, the Fire Behavior Analysis Report prepared for the proposed project performed an assessment of the wildland fire related risks within and adjacent to the project site in order to establish the appropriate criteria to determine the locations and size of fuel modification zones, defensible space implementation, and protection measures which would be necessary to provide a level of protection which is equal to or greater than the prescriptive requirements of the wildland interface codes, ordinances, standards, and guidelines which govern development of the project site. The results of the fire behavior analysis determined that no thinning zones are required; however, a distance of 100 feet from the riparian area to the development area is needed to counter the worst-case scenario radiant heat that could be generated from a wildfire. With a 100-foot buffer, no direct flame contact would be possible. In addition, the edge of the riparian area was determined to need either a mineral earth (e.g., decomposed granite) path, a radiant heat wall or some other method of stopping the fire progression at this point. This can be accomplished with a six-foot-high block wall, a tempered glass over block wall, or a mineral earth path that is two times wider than the adjacent fuels. As development of structures associated with the proposed project would be set back from the existing conservation covenant encompassing Trabuco Creek and both its banks by an approximately 100-

[46] City of San Juan Capistrano. 2022. San Juan Capistrano General Plan, Safety Element, Figure 2-1: Wildfire Hazard Areas. February 1.

[47] Firesafe Planning Inc. 2024. *Fire Behavior Report, Legacy Ranch, San Juan Capistrano.* November 11.

[48] California Department of Forestry and Fire Protection (CAL FIRE). 2025. Fire Hazard Severity Zones. March 24. https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> (accessed March 2025).

foot buffer and the proposed project would include a mineral earth path on either side of the riparian corridor, the proposed project would meet these design requirements and would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

In addition, the proposed project will be designed in accordance with current California Fire Code Standards, which include requirements for internal road widths, access points to the project site, and construction fire suppression techniques. Proper enforcement of these existing regulations will ensure that implementation of the proposed project would not expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires. Impacts would be **less than significant**, and no mitigation is required.

3.10 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	☒	☐	☐	☐
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i. Result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	☒	☐	☐	☐
iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv. Impede or redirect flood flows?	☐	☐	☒	☐
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

a. Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?

Potentially Significant Impact

Discussion of Effects: The State Water Resources Control Board (SWRCB) and nine Regional Water Quality Control Boards (RWQCBs) regulate the quality of surface water and groundwater bodies throughout California. In the City of San Juan Capistrano, the San Diego RWQCB is responsible for implementation of the Water Quality Control Plan (Basin Plan).[49] The Basin Plan establishes beneficial water uses and water quality objectives for waterways and water bodies within the region. Section 303(d) of the federal Clean Water Act requires that states identify water bodies, including bays, rivers, streams, creeks, and coastal areas, which do not meet water quality standards and the pollutants that are causing the impairment. Total Maximum Daily Loads (TMDLs) describe the maximum amount of a pollutant that a water body can receive while still meeting established

[49] California Regional Water Quality Control Board, San Diego Region. 2021. Water Quality Control Plan for the San Diego Basin (9). September 1.

water quality standards. A TMDL establishes limits for pollutant discharges into impaired water bodies.

The project site is currently developed with the Swanner House, the Dr. Joe Cortese Dog Park, and Putuidem Village. Trabuco Creek and the Trabuco Creek Trail traverse the project site, parallel to Camino Capistrano. Oso Creek is located west of the project site. The project site is relatively flat, and under existing conditions, the natural drainage at the project site is generally toward the southeast to discharge into Trabuco Creek, conforming to the natural topography. Within the project site and in the vicinity of the project site, Trabuco Creek exists in its natural state with earthen banks. Approximately 0.9 mile south of the project site, Trabuco Creek becomes channelized before discharging into San Juan Creek, approximately 2.1 miles south of the project site. San Juan Creek is a flood-control channel that directs stormwater southwest and discharges into the Pacific Ocean at Doheny State Beach via Capistrano Bight. According to the SWRCB Surface Water Quality Assessment 2024 Integrated Report for Clean Water Act Sections 303(d) and 305(b), Trabuco Creek is listed as impaired for indicator bacteria, nutrients (nitrogen and phosphorus), toxicity, and benthic community effects; San Juan Creek is listed as impaired for indicator bacteria, nutrients (nitrogen, dissolved oxygen, and phosphorus), selenium, toxicity, Dichlorodiphenyldichloroethylene (DDE), pesticides (bifenthrin and pyrethroids), and benthic community effects; and the Pacific Ocean shoreline at the San Juan Creek outfall is impaired for indicator bacteria.[50] TMDLs for the listed constituents for Trabuco Creek and the Pacific Ocean shoreline at the San Juan Creek outfall have been established by the San Diego RWQCB. In addition, TMDLs for indicator bacteria, nutrients (nitrogen and phosphorus), selenium, toxicity, DDE, and benthic community effects have been established for San Juan Creek and TMDLs for dissolved oxygen and pesticides (bifenthrin and pyrethroids) are anticipated to be established in 2029 and 2033, respectively.[51]

The proposed project would develop the project site with the Legacy Ranch, which would consist of nine cores: Equestrian Core, Farm Stay Core, Chapel Core, Swanner House Core, Agricultural Core, Event Barn Core, Community Building Core, Natural Core, and Trail Core. Each core would incorporate community amenities such as an equestrian center for horses and cattle, 70 farm stay units for retreats, chapel and event barn for wedding ceremonies and events, working agricultural farm, farm shop, instructional classes, wellness activities, and recreational trails. The proposed project also includes the preservation of the existing uses on the project site, including the Putuidem Village, Swanner House, and Dr. John Cortese Dog Park, and would provide greater access to each of these existing elements. Pollutants of concern during construction include pathogens, nutrients (phosphorous and nitrogen), sediment, metals, oil and grease, trash/debris, pesticides/herbicides, and organic compounds. Each of these pollutants, on its own or in combination with other pollutants, can have a detrimental effect on water quality. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation

50 State Water Resources Control Board. 2025. California 2024 Integrated Report (303(d) List/305(b) Report), <https://www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/2024-integrated-report.html> (accessed July 2025).

51 State Water Resources Control Board. 2025. California 2024 Integrated Report (303(d) List/305(b) Report), <https://www.waterboards.ca.gov/water_issues/programs/water_quality_assessment/2024-integrated-report.html> (accessed July 2025).

compared to existing conditions. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked during construction. Any of these pollutants have the potential to be transported via storm water runoff into receiving waters (i.e., Trabuco Creek, San Juan Creek, and the Pacific Ocean). As such, impacts related to the violation of water quality standards or waste discharge requirements or otherwise substantially degrading surface or groundwater quality during construction would be **potentially significant**.

During operation, the proposed project would generally maintain existing drainage pattens at the project site. However, the proposed project would introduce new uses at the project site, which would introduce new pollutants of concern at the project site, and would increase the amount of impervious surface area at the project site, which would more effectively transport pollutants of concern via storm water runoff into receiving waters. Infiltration of stormwater at the project site could also have the potential to affect groundwater quality. As such, impacts related to the violation of water quality standards or waste discharge requirements or otherwise substantially degrading surface or groundwater quality during operation would be **potentially significant**.

Overall, proposed project impacts related to the violation of water quality standards or waste discharge requirements or otherwise substantially degrading surface or groundwater quality would be **potentially significant** and will be further evaluated in the EIR. In order to characterize the hydrologic conditions at the project site and address potential water quality impacts with implementation of the proposed project, a project-specific Drainage Study and Water Quality management Plan (WQMP) will be prepared and discussed in the EIR. The project-specific WQMP will provide project-specific design and best management practices (BMPs) that would be implemented in order to address potential water quality concerns and the EIR will recommend appropriate mitigation measures, if necessary.

b. Would the project substantially deplete groundwater supplies or interfere with groundwater recharge such that may impede substantial groundwater management of the basin?

Potentially Significant Impact

Discussion of Effects: According to the Department of Water Resources, the majority of the project site is located within the boundaries of the San Juan Valley Groundwater Basin.[52] The surface area of the basin is approximately 16,700 acres or 26 square miles, with average annual rainfall over the basin ranging from approximately 11 to 15 inches. The basin is bounded on the west by the Pacific Ocean and otherwise by Tertiary semi-permeable marine deposits. San Juan Creek, Oso Creek, and Trabuco Creek is the main tributary streams in the basin.[53] The estimated groundwater storage capacity of the San Juan Valley Groundwater Basin is 90,000 acre-feet (af).[54] Natural recharge to the

52 California Department of Water Resources. n.d.-b. Groundwater Basin Boundary Assessment Tool. <https://gis.water.ca.gov/app/bbat/> (accessed July 2025).

53 California Department of Water Resources. 2004. San Juan Valley Groundwater Basin Bulletin 118. February 27.

54 Ibid.

basin is primarily from infiltration of runoff from San Juan Creek, Oso Creek, and Trabuco Creek and precipitation on the valley floor.[55]

Construction. Excavation at the project site during construction of the proposed project is anticipated to extend to a maximum depth of 10 feet bgs and may encounter shallow groundwater. As such, groundwater dewatering may be required during construction. However, dewatered groundwater would be discharged to land in the surrounding area, which would facilitate infiltration back into the groundwater basin. Furthermore, soil compaction would be minimized during construction, which would promote natural infiltration during construction activities, and the proposed project would maximize natural infiltration capacity at the project site. Therefore, construction impacts related to a decrease in groundwater supplies or interference with groundwater recharge in a manner that may impede sustainable groundwater management would be **less than significant**, and no mitigation is required.

Operation. Currently, the project site is developed with the Swanner House, the Dr. Joe Cortese Dog Park, and Putuidem Village, with the remainder of the project site consisting of pervious surfaces. Implementation of the proposed project would increase impervious surface coverage on the project site compared to existing conditions due to the construction of the proposed project, which would decrease on-site infiltration. However, the majority of the project site would remain pervious and stormwater would still be able to infiltrate at the project site and within Trabuco Creek.

As discussed in Section 3.19, Utilities and Service Systems, water service to the project site would be provided by Santa Margarita Water District (SMWD). The SMWD receives water from four sources to meet its total water demand, including imported drinking water from the Metropolitan Water District of Southern California (MWD) and Municipal Water District of Orange County (MWDOC), treated wastewater, non-potable urban return flows, and purchased non-potable groundwater.[56] Imported drinking water comes from the Colorado River Aqueduct, which is a 242- mile water conveyance system that brings water from the Colorado River to Lake Mathews in Riverside County, and the State Water Project (SWP), which is the longest aqueduct system in the world and transports water from the Bay-Delta in Northern California to Southern California. Purchased non-potable groundwater comes from the Rancho Mission Viejo Mutual Water Company and Santa Margarita Valley Groundwater Basin. Currently, the SMWD does not extract groundwater from the San Juan Valley Groundwater Basin; however, the SMWD may develop the San Juan Watershed Project, which would provide an additional reliable drinking water supply from the San Juan Valley Groundwater Basin.[57]

Both the San Juan Valley Groundwater Basin and the Santa Margarita Valley Groundwater Basin are identified by the Department of Water Resources as very low priority basins.[58] Therefore, a Groundwater Sustainability Plan is not required for this basin. Groundwater from the Santa

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55 California Department of Water Resources. 2004. San Juan Valley Groundwater Basin Bulletin 118. February 27.

56 Santa Margarita Water District. 2021. 2020 Urban Water Management Plan. June.

57 Ibid.

58 California Department of Water Resources. n.d.-c. SGMA Basin Prioritization Dashboard. <https://gis.water.ca.gov/app/bp-dashboard/final/> (accessed July 2025).

Margarita Valley Groundwater Basin provides the city with non-potable groundwater supply and the City may develop the San Juan Watershed Project to provide an additional reliable drinking water supply from the San Juan Valley Groundwater Basin. As discussed in Section 3.19, Utilities and Service Systems, project-specific water demand estimates will be prepared for the proposed project and discussed in the EIR in order to determine if sufficient water supplies exist to serve the proposed project. As such, operational impacts related to a decrease in groundwater supplies or interference with groundwater recharge in a manner that may impede sustainable groundwater management would be **potentially significant** and will be further evaluated in the EIR.

c. Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces in a manner which would:

i Result in substantial erosion or siltation on or off site?

Potentially Significant Impact

Discussion of Effects: In the existing condition, stormwater at the project site either infiltrates at the project site or sheet flows southeast to discharge to Trabuco Creek. During operation, the proposed project would generally maintain existing drainage pattens at the project site. However, the proposed project would increase the amount of impervious surface area at the project site due to construction of the proposed Legacy Ranch.

During construction activities, soil would be exposed and disturbed, drainage patterns would be temporarily altered, and there would be an increased potential for soil erosion and siltation compared to existing conditions. Additionally, during a storm event, soil erosion and siltation could occur at an accelerated rate. Implementation of the proposed project would increase the amount of impervious surface area on the project site, which would increase the rate and volume of runoff during a storm, which can more effectively transport sediments to receiving waters. As such, proposed project impacts related to resulting in substantial erosion or siltation would be **potentially significant** and will be further evaluated in the EIR. In order to characterize the hydrologic conditions at the project site and address potential water quality impacts with implementation of the proposed project, a project-specific Drainage Study and WQMP will be prepared and discussed in the EIR. The project-specific WQMP will provide project-specific design and BMPs that would be implemented in order to address potential water quality concerns, including erosion and siltation, and the EIR will recommend appropriate mitigation measures, if necessary.

ii Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?

Potentially Significant Impact

Discussion of Effects: As previously discussed, during construction activities, drainage patterns would be temporarily altered and there would be an increased potential for surface runoff to result in flooding compared to existing conditions. In addition, development of the proposed project would increase the total impervious surface area at the project site, which would increase

stormwater runoff and could potentially result in flooding. As such, proposed project impacts related to substantially increasing the rate or amount of surface runoff in a manner which would result in flooding would be **potentially significant** and will be further evaluated in the EIR. In order to characterize the hydrologic conditions at the project site and address potential water quality impacts with implementation of the proposed project, a project-specific Drainage Study and WQMP will be prepared and discussed in the EIR. The project-specific WQMP will provide project-specific design and BMPs that would be implemented in order to address potential water quality and hydrologic concerns, and the EIR will recommend appropriate mitigation measures, if necessary.

iii Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

Potentially Significant Impact

Discussion of Effects: As previously discussed, during construction activities, drainage patterns would be temporarily altered and there would be an increased potential for surface runoff to exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff compared to existing conditions. In addition, the proposed project would increase the impervious surface area compared to existing conditions, which would increase stormwater runoff collected on the project site and discharged off-site into the existing storm drainage system and receiving waters. As such, proposed project impacts related to creating or contributing runoff water which would exceed the capacity of stormwater systems or providing substantial additional sources of pollutant runoff would be **potentially significant** and will be further evaluated in the EIR. In order to characterize the hydrologic conditions at the project site and address potential water quality impacts with implementation of the proposed project, a project-specific Drainage Study and WQMP will be prepared and discussed in the EIR. The project-specific WQMP will provide project-specific design and BMPs that would be implemented in order to address potential water quality concerns, and the EIR will recommend appropriate mitigation measures, if necessary.

iv Impede or redirect flood flows?

Less Than Significant Impact

Discussion of Effects: According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map No. 06059C0443J (effective December 3, 2009),[59] the majority of the project site is mapped as within Zone X, Area of Minimal Flood Hazard, and is not within a 100-year flood zone. However, the area of the project site that contains Trabuco Creek is mapped as within Zone AE, Regulatory Floodway.

Although a portion of the project site, containing Trabuco Creek, is mapped as within a Regulatory Floodway, no development is proposed in this area. The approximately 14-acre existing conservation covenant encompassing Trabuco Creek and both its banks would be maintained and

59 Federal Emergency Management Agency (FEMA). 2009. Flood Insurance Rate Map (FIRM) No. 06059C0443J. December 3.

development of proposed structures would be set back from the covenant boundary by an approximately 100-foot buffer. Therefore, the proposed project would not impede or redirect flood flows at the project site, and impacts would be **less than significant**. No mitigation is required.

d. Would the project result in flood hazard, tsunami, or seiche zones, or risk release of pollutants due to project inundation?

Less Than Significant Impact

Discussion of Effects:

Flooding. As discussed in Section 3.10(c)(ii) above, the majority of the project site is not within a 100-year flood zone. However, the area of the project site that contains Trabuco Creek is mapped as within a Regulatory Floodway. However, no construction or development is proposed within the Regulatory Floodway. As discussed above, the approximately 14-acre existing conservation covenant encompassing Trabuco Creek and both its banks would be maintained and development of proposed structures would be set back from the covenant boundary by an approximately 100-foot buffer. Therefore, the proposed project would not impede or redirect flood flows at the project site.

In addition, according to the California Department of Water Resources Division of Safety of Dams, the project site is not located within a dam inundation area.[60] Therefore, the proposed project would not result in the release of pollutants due to flooding caused by a dam failure.

Tsunami. The project site is approximately 4 miles north of the Pacific Ocean, and substantial intervening development exists between the Pacific Ocean and the project site. In addition, according to the Department of Conservation, the project site is located outside the tsunami hazard area.[61] Based on the distance from the Pacific Ocean, the presence of intervening development, and because the project site is not within a tsunami hazard area, the project site would not be susceptible to inundation from a tsunami and there is no risk of a release of pollutants from the project site.

Seiches. Seiches are oscillations in enclosed bodies of water (e.g., a bay, lake, or harbor) that are caused by a number of factors, most often wind or seismic activity. Seiches go up and down or oscillate and do not progress forward like standard ocean waves. The nearest sizeable, enclosed body of water to the project site is Laguna Niguel Lake, located approximately 2 miles northwest of the project site. Given the distance of large standing bodies of water from the project site and the presence of intervening development, there is no risk of a release of pollutants from the project site due to seiche-related flooding.

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60 California Department of Water Resources. n.d.-a. Dam Breach Inundation Map Web Publisher. Division of Safety Dams. <https://fmds.water.ca.gov/webgis/?appid=dam_prototype_v2> (accessed November 2024).

61 California Department of Conservation. n.d.-c. Tsunami Hazard Area Map. <https://maps. conservation. ca.gov/cgs/informationwarehouse/ts_evacuation/> (accessed July 2025).

Because the project site is not within a tsunami or seiche zone, implementation of the proposed project would not result in the release of pollutants from a flood, dam inundation, tsunami, or seiche. Impacts would be **less than significant**, and no mitigation is required.

e. Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

Potentially Significant Impact

Discussion of Effects: The project site is within the jurisdiction of the San Diego RWQCB. The San Diego RWQCB adopted a Water Quality Control Plan (Basin Plan) in September 1994, which was updated on September 1, 2021, that designates beneficial uses for all surface and groundwater within its jurisdiction and establishes the water quality objectives and standards necessary to protect those beneficial uses.[62] As discussed above, construction and operation of the proposed project has the potential to result in water quality impacts to receiving waters, which may conflict with the San Diego RWQCB Basin Plan. As such, impacts related to a conflict with or obstruction of the implementation of a water quality control plan would be **potentially significant** and will be further evaluated in the EIR. In order to characterize the hydrologic conditions at the project site and address potential water quality impacts with implementation of the proposed project, a project-specific Drainage Study and WQMP will be prepared and discussed in the EIR. The project-specific WQMP will provide project-specific design and BMPs that would be implemented in order to address potential water quality concerns in compliance with the San Diego RWQCB Basin Plan, and the EIR will recommend appropriate mitigation measures, if necessary.

The Sustainable Groundwater Management Act (SGMA) was enacted in September 2014. SGMA requires governments and water agencies located within high- and medium-priority groundwater basins to halt overdraft of the basins. SGMA requires the formation of local Groundwater Sustainability Agencies, which are required to adopt Groundwater Sustainability Plans (GSPs) to manage the sustainability of the groundwater basins. The majority of the project site is located within the San Juan Valley Groundwater Basin. The San Juan Valley Groundwater Basin is identified by the Department of Water Resources as a very low priority basin;[63] therefore, development of a GSP or an approved GSP alternative is not required. As discussed previously, groundwater dewatering may be required during construction. However, dewatered groundwater would be discharged to land in the surrounding area, which would facilitate infiltration back into the groundwater basin. In addition, operational impacts related to a decrease in groundwater supplies or interference with groundwater recharge in a manner that may impede sustainable groundwater management would be less than significant, as previously discussed. As such, the proposed project would not conflict with or obstruct the implementation of a sustainable groundwater management plan and impacts would be **less than significant**.

62 California Regional Water Quality Control Board, San Diego Region. 2021. Water Quality Control Plan for the San Diego Basin (9). September 1.

63 California Department of Water Resources. n.d.-c. SGMA Basin Prioritization Dashboard. <https://gis.water.ca.gov/app/bp-dashboard/final/> (accessed July 2025).

3.11 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

a. Would the project physically divide an established community?

No Impact

Discussion of Effects: The project site is bounded by single-family residential uses to the north, Camino Capistrano to the east, multi-family residential uses associated with The Groves Apartments to the south, and an OCTA railroad line to the west. Single-family residential uses are located north and northeast of the project site, on either side of I-5, and commercial uses are located east of I-5. In addition, an assisted living community (Silverado San Juan Capistrano Memory Care Community) is located south of the project site, healthcare facilities are located east of the project site and Camino Capistrano, and JSerra Catholic High School is located southeast of the project site, east of Camino Capistrano. Undeveloped open space is located west of the project site, followed by additional single-family residential uses.

The project site is currently developed with the historic Swanner House, the Dr. Joe Cortese Dog Park, and the Putuidem Village, and predominantly consists of open space area. Implementation of the proposed project would develop the project site consistent with the intent of the NWOS Specific Plan by providing for passive and active recreation and open space uses and event space. The proposed project would be served by existing public streets, including Camino Capistrano, and other infrastructure. In addition, the proposed project would not separate the existing neighborhoods to the north and south as no access currently exists. Therefore, **no impact** would occur.

b. Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

Less Than Significant Impact

Discussion of Effects: The project site is located within the Specific Plan/Precise Plan zoning district (NWOS Specific Plan) and is designated Community Park in the City's General Plan. According to the City's General Plan, the Community Park designation provides for major active recreation sites which serve a larger population and geographic area.[64]

[64] City of San Juan Capistrano. 2002. San Juan Capistrano General Plan, Land Use Element. May 7.

The development standards and permitted uses for the NWOS Specific Plan are contained in the NWOS Specific Plan No. 2020-01,[65] which was adopted by the City in October 2020. Permitted uses within the NWOS Specific Plan Area include farming, orchards, dog parks, picnic areas, multi-use trails, restroom facilities, equestrian facilities, maintenance facilities, habitat conservation areas, the Putuidem Village and related events, and Williams/Swanner House event facilities. In addition, wineries, wedding venues (except for at the Swanner House), and the sale and service of alcohol (except for at the Swanner House) are permitted with a condition use permit.

The proposed project would develop the project site with the Legacy Ranch, which would consist of nine cores: Equestrian Core, Farm Stay Core, Chapel Core, Swanner House Core, Agricultural Core, Event Barn Core, Community Building Core, Natural Core, and Trail Core. Each core would incorporate community amenities such as an equestrian center for horses and cattle, 70 "farm stay" units for retreats, chapel and event barn for wedding ceremonies and events, working agricultural farm, farm shop, instructional classes, wellness activities, and recreational trails. The proposed project also includes the preservation of the existing uses on the project site, including the Putuidem Village, Swanner House, and Dr. John Cortese Dog Park, and would provide greater access to each of these existing elements.

Most of the proposed uses and activities are currently permitted by the NWOS Specific Plan; however, the following proposed uses and activities are not currently permitted:

- Up to three equestrian caretaker's residences
- Up to 70 overnight farm stay units
- An agricultural farm stand
- Public passive recreation amenities
- A community event facility with approval of a Conditional Use Permit
- Weddings and other similar events with food/beverage service with approval of a Conditional Use Permit

As such, the proposed project also includes an Amendment to the NWOS Specific Plan in order to develop the Legacy Ranch on the project site. The Amendment would add new land uses and activities to the permitted uses of the Specific Plan and a Conditional Use Permit (CUP) for community event facilities and food/beverage service. It is expected that the CUP for use of the project site as an events venue would establish a limit to the number of attendees/participants. Future events at the project site that would exceed the maximum number attendees/participants detailed in the CUP would be subject to a Special Activities Permit.

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65 City of San Juan Capistrano. 2020. The Northwest Open Space, San Juan Capistrano Specific Plan No. 2020-01, Ordinance No. 1080. October.

The proposed project would also amend the development standards of the NWOS Specific Plan, including reducing the required setback from the railroad track from 50 feet to 20 feet, removing the required internal setbacks from the Swanner House and Dr. Joe Cortese Dog Park, and reducing the required setback from the existing trails from 25 feet to 5 feet.

Implementation of the proposed project would develop the project site consistent with the intent of the NWOS Specific Plan by providing for passive and active recreation and open space uses and event space. With approval of the Code Amendment, the proposed project would not conflict with any land use plan, policy, or regulation adopted by the City.

As detailed throughout this Initial Study, impacts to the environment resulting from the proposed project are subject to applicable mitigation and local, State and/or federal regulations, which would reduce those impacts to less than significant levels. Although the proposed project could have a significant impact related to air quality, biological resources, cultural resources, GHG emissions, noise, transportation, and tribal cultural resources, which could result in conflicts with policies adopted for the purposes of reducing impacts related to air quality, GHG emissions, noise, and transportation and preserving biological resources, cultural resources, and tribal cultural resources, these topics will be further addressed in the EIR.

Under CEQA, conflicts between a project and applicable policies do not constitute significant physical environmental impacts in and of themselves; therefore, the proposed project's consistency with applicable policies is discussed separately from the physical land use impacts associated with the proposed project. Policy inconsistency is considered to be a significant adverse environmental impact only when it is related to a policy adopted for the purpose of avoiding or mitigating an environmental effect, and it is anticipated that the inconsistency would result in a significant adverse physical impact when evaluated against the established significance criteria. The proposed project's consistency with regional policies related to physical environmental topics (e.g., air quality, biological resources, cultural resources, GHG emissions, noise, transportation, and tribal cultural resources) is analyzed and discussed in those topical sections of this Infill Environmental Checklist and will be addressed further in the EIR, as applicable. Therefore, impacts related to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the proposed project (including, but not limited to the General Plan, NWOS Specific Plan, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect are **less than significant**. No mitigation is required.

3.12 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a. Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact

Discussion of Effect: Minerals are any naturally occurring chemical element or compound, or groups of elements and compounds, formed from inorganic processes and organic substances including, but not limited to, coal, peat, and oil-bearing rock, but excluding geothermal resources, natural gas, and petroleum. Rock, sand, gravel, and earth are also considered minerals by the Department of Conservation when extracted by surface mining operations. According to the Orange County General Plan, the project site is not located within a mineral resource area designated by the County.[66] Therefore, no mineral resources of value to the region and the residents of the state have been identified on the project site.

In addition, any construction activities, such as grading or soil excavation, would not be at a depth where unknown mineral resources may be inadvertently discovered. Therefore, the development of the proposed project would not result in the loss of available mineral resources. Therefore, development of the proposed project would have **no impact** related to the availability of mineral resources or mineral resource recovery sites.

66 Orange County. 2021. Chapter VI - Resources Element, Figure VI-3: Orange County Mineral Resources.

3.13 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a. Would the project result in the generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b. Would the project result in generation of excessive groundborne vibration or groundborne noise levels?

Potentially Significant Impact

Discussion of Effects: Construction and operation of the proposed project could increase ambient noise levels in the vicinity of the project site in excess of established standards. Project construction would result in short-term noise impacts on nearby sensitive receptors, the degree of which may vary for different areas of the project site and depends on the specific construction activity. Two types of short-term noise impacts could occur during construction of the proposed project. The first type involves construction crew commutes and the transport of construction equipment and materials to the site, which would incrementally increase noise levels on roads leading to the site. The second type of short-term noise impact is related to noise generated during excavation, grading, and construction on the project site. Construction is performed in discrete steps, or phases, each with its own mix of equipment and, consequently, its own noise characteristics. Operation of the proposed project would result in off-site traffic noise (i.e., visitors and employees traveling to and from the project site) and stationary noise sources including heating, ventilation, and air conditioning (HVAC) mechanical equipment, typical motor vehicle/parking area activities, and events. In addition, construction of the proposed project could expose sensitive structures and residential receptors to excessive groundborne vibration; however, no permanent noise sources that would expose persons to excessive groundborne vibration or noise levels would be located within the project site.

Because implementation of the proposed project could result in noise and vibration impacts during construction and operation, impacts related to the increase in ambient noise levels in excess of

established standards and the generation of excessive groundborne vibration or groundborne noise would be **potentially significant** and will be further evaluated in the EIR. The EIR will recommend appropriate mitigation measures, if necessary.

c. For a project located within the vicinity of a private airstrip or airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the project area to excessive noise levels?

No Impact

Discussion of Effects: The project site is located approximately 15-miles southeast of John Wayne Airport, which is the nearest airport to the project site. The project site is located outside the airport's 65 dBA CNEL noise contour.[67] There are no private airstrips located within the vicinity of the project site. Therefore, the proposed project would not expose people residing or working in the project site and surrounding area to excessive noise levels generated from nearby airport operations. **No impact** would occur, and no mitigation is required.

67 City of Santa Ana. 2022. Santa Ana General Plan, Figure S-4 Airport Safety Zones. November 11.

3.14 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

Less Than Significant Impact

Discussion of Effects: The project site is currently developed with the historic Swanner House, the Dr. Joe Cortese Dog Park, and the Putuidem Village. The remainder of the site predominantly consists of open space. Although the project site includes the Swanner House, this building is not currently occupied and now serves as a 2.5-acre event venue for weddings, fundraisers, mixers, and cultural gatherings. The proposed project would develop the Legacy Ranch, while also preserving the existing uses on the project site, including the Putuidem Village, Swanner House, and Dr. John Cortese Dog Park, and would provide greater access to each of these existing elements.

According to the Southern California Association of Governments (SCAG) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) Demographics Draft Growth Projections, the City is anticipated to experience a 13 percent increase in population from approximately 35,300 people in 2019 to approximately 39,800 people in 2050. This represents an increase in the population of the City by approximately 1,500 people.[68] The U.S. Census Bureau estimated the City's population to be approximately 35,469 residents in July 2024.[69]

Construction of the proposed project is not expected to induce substantial population growth as construction workers are anticipated to come from the city or surrounding communities. Proposed project operations would likely induce a slight, temporary increase in population as visitors avail

[68] Southern California Association of Governments (SCAG). 2024. Final Connect SoCal 2024, Demographics and Growth Forecast Technical Report. April 4. <https://view.officeapps.live.com/op/view.aspx?src=https%3A%2F%2Fscag.ca.gov%2Fsites%2Fdefault%2Ffiles%2F2024-05%2Fscag2024-frtp-sed.xlsx&wdOrigin=BROWSELINK> (accessed January 2025).

[69] United States Census Bureau. 2024. QuickFacts San Juan Capistrano City, California. July 1. <https://www.census.gov/quickfacts/fact/table/sanjuancapistranocitycalifornia/PST045224> (accessed July 2025).

themselves of the Legacy Ranch facilities, including the event spaces and farm stays. This temporary increase in the number of visitors to the City is not anticipated to impact the population of the city.

Operation of the proposed project would create up to 60 full-time jobs, with additional part-time employment opportunities associated with future events at the project site. However, it is unlikely that these jobs would incite substantial population growth as these new jobs are anticipated to be filled by local residents or residents in the surrounding communities. In addition, the proposed project would include three permanent equestrian caretaker residences. The three equestrian caretakers in residence would be anticipated to come from the surrounding area, and would not result in a significant increase in population within the city or the region. Therefore, the proposed project would not incite substantial population growth in the vicinity of the project site or within the city.

Any increase in population at the project site would be minimal and consistent with planned population growth for the City, as anticipated by the General Plan and regional planning documents. Since population generated by the proposed project would not exceed local and regional population growth projections, any population growth generated by the proposed project would not be substantial. Impacts would be **less than significant**, and no mitigation is required.

b. Would the project displace substantial amounts of existing housing, necessitating the construction of replacement housing elsewhere?

No Impact

Discussion of Effects: As discussed above, the project site is currently developed with the historic Swanner House, the Dr. Joe Cortese Dog Park, and the Putuidem Village, with the remainder predominantly consisting of open space. Although the project site includes the Swanner House, this building is currently used as an event space rather than for residential use. The proposed project would not displace any existing housing and construction of replacement housing would not be necessary. **No impact** would occur.

3.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	☐	☐	☒	☐
ii. Police protection?	☐	☐	☒	☐
iii. Schools?	☐	☐	☒	☐
iv. Parks?	☐	☐	☒	☐
v. Other public facilities?	☐	☐	☒	☐

a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

Less Than Significant Impact

Discussion of Effects:

i. Fire Protection

The City partners with the Orange County Fire Authority (OCFA) for its fire and emergency medical services. OCFA is an "all risk" emergency response provider, meaning that while medical and fire emergencies are their primary response, they also respond to a wide range of other emergency incidents including hazardous materials releases, floods, water rescues, earthquakes, bomb threats, and terrorist incidents. In addition, OCFA is party to a mutual aid agreement that provides for exchange of services and resources with outside fire agencies in the event of natural or man-made disasters.[70] The City has one fire station, Station 7, located at 31865 Del Obispo Street, approximately 1.6 miles south of the project site. In addition to Station 7, there are nine OCFA fire stations located in nearby communities that provide fire protection and emergency response services to the City.[71]

[70] City of San Juan Capistrano. n.d. Fire Services. <https://www.sanjuancapistrano.org/319/Fire-Services> (accessed July 2025).

[71] City of San Juan Capistrano. 1999. San Juan Capistrano General Plan, Public Services and Utilities Element. December 14.

The OCFA has adopted service standards for the provisions of fire protection within the City.[72] Per these standards, the first fire engine should arrive on-scene for both medical and fire service within five minutes at least 80 percent of the time, the first-in truck company should arrive on-scene to provide fire service within 10 minutes at least 80 percent of the time, and the first paramedic companies should arrive on-scene to provide medical aid within eight minutes at least 90 percent of the time.[73] Currently, OCFA responds to emergency calls within eight minutes and 44 seconds, 90 percent of the time, which does not meet their stated response time goals.[74] The average travel time between Station 7 and the project site is approximately six minutes. Compliance with California Vehicle Code Section 21806(A)(1) requires all vehicles to yield to emergency vehicles. Accordingly, travel time between Station 7 and the project site is expected to be less than five minutes, meeting the OCFA's required response times.

As noted in Section 3.14, Population and Housing, the proposed project would result in a slight temporary increase in the on-site population due to an increase in new employees and visitors, including overnight visitors. Therefore, an incremental increase in the demand for emergency fire services and emergency medical services can be anticipated at the project site. However, the proposed project would be required to comply with all applicable regulations pertaining to fire safety and emergency access. In addition, the OCFA would review the site plans, fire truck access, and site fire flow design for the proposed project to ensure that adequate emergency access is provided prior to issuance of a building permit. Project design features incorporated into the structural design and layout of the proposed project would better facilitate access, limiting impacts associated with service demand increases to a minimum. The proposed project would be constructed in accordance with the current California Building Code, which requires all on-site structures to incorporate construction techniques and materials such as roofs, eaves, exterior walls, vents, appendages, windows, and doors resistant to and/or to perform at high levels against ignition during the exposure to fires. Access to the project site would be provided via three ingress/egress driveways from Camino Capistrano and the internal circulation network would be developed to City and Fire Code standards to allow emergency vehicles ease of access and maneuverability.

Based on the project site's proximity to existing OCFA facilities capable of responding to emergencies at the project site within the OCFA stated response time objective of five to 10 minutes, 80 percent of the time; development of the proposed project would not cause fire staffing, facilities, or equipment to operate at a deficient level of service. Station 7 would continue providing services to the project site and would not likely require additional firefighters to serve the proposed project. The construction of a new or expanded fire station would also not be required. The potential increase in demand for service is not expected to adversely affect existing response times to the site or within the city or county. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable

72 City of San Juan Capistrano. 1999. San Juan Capistrano General Plan, Public Services and Utilities Element. December 14.

73 Ibid.

74 Biesiada, Noah. 2025. Just How Fast Are OC Fire Authority's First Responders? Voice of OC. March 26.

service ratios, response times, or other performance objectives for fire protection, and this impact would be **less than significant.** No mitigation is required.

ii. Police Protection

The city contracts with the Orange County Sheriff's Department to provide law enforcement services in the city. The Aliso Viejo Station serves the city and is located approximately 7.5 miles from the project site by way of I-5. A small police services office is also located behind the City Hall at 32400 Paseo Adelanto. The Associated Senior Action Program (ASAP), a senior volunteer group, also assists the Sheriff Department's with policing activities in the city.[75]

The City has adopted law enforcement service standards.[76] According to the City's General Plan, sheriff deputies should arrive at the scene of an emergency within five minutes at least 50 percent of the time, arrive at all emergencies within eight minutes, arrive at all non-emergencies within 15 minutes or less at least 75 percent of the time, and arrive at all non-emergencies within 30 minutes.[77] The average travel time between the Aliso Viejo Station and the project site is approximately 12 minutes and from the City Hall police services office is approximately 5 minutes. Compliance with California Vehicle Code Section 21806(A)(1), requiring all vehicles to yield to emergency vehicles, will allow for police response time to the project site to meet adopted standards.

Based on the project site's location in proximity to existing police service facilities capable of responding to emergencies within the City's stated response time standards, development of the proposed project would not cause law enforcement staffing, facilities, or equipment to operate at a deficient level of service. The Aliso Viejo Station would continue providing services to the project site and would not likely require additional police officers to serve the proposed project. The construction of a new or expanded police station would also not be required. The potential increase in demand for service is not expected to adversely affect existing response times to the site or within the city or county. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for police protection, and this impact would be **less than significant.** No mitigation is required.

iii. Schools

The city and the project site are located within the Capistrano Unified School District (CUSD). As provided in **Table 3.A: CUSD Schools in the City of San Juan Capistrano,** nine CUSD schools are

[75] City of San Juan Capistrano. 1999. San Juan Capistrano General Plan, Public Services and Utilities Element. December 14.
[76] Ibid.
[77] Ibid.

located within the city, including three elementary schools, one middle school, and three high schools.

Table 3.A: CUSD Schools in the City of San Juan Capistrano

School	Address
Elementary Schools	
Del Obispo Elementary School	25591 Camino Del Avion, San Juan Capistrano
Harold Ambuehl Elementary School	28001 San Juan Creek Road, San Juan Capistrano
Kinoshita Elementary School	2 Via Positiva, San Juan Capistrano
San Juan Elementary School	31642 El Camino Real, San Juan Capistrano
Middle Schools	
Marco Forster Middle School	25601 Camino Del Avion, San Juan Capistrano
High Schools	
San Juan Hills High School	29211 Stallion Ridge, San Juan Capistrano
Bridges Community Day High School	31576 El Camino Real, San Juan Capistrano
Union High	31422 Camino Capistrano, San Juan Capistrano
Virtual School	
Capistrano Virtual School	Virtual (online)

Source: Capistrano Unified School District (CUSD)

According to the City's General Plan, all of these schools are either at, or over their permanent building design capacity, with student enrollment beyond the permanent building capacity accommodated within portable classrooms.[78] Capistrano Valley High School is the nearest public school, located at 26301 Via Escolar in Mission Viejo, approximately 0.8 miles north of the project site.

As previously mentioned, the proposed project would not result in substantial population growth. In addition, future employees of the proposed project are anticipated to come from the local workforce. As such, it is anticipated that any children of future employees would already attend school in the CUSD. Therefore, the proposed project is unlikely to produce any additional students to CUSD schools. The proposed project itself would not require the construction of new or physically altered educational facilities, the construction of which could result in an environmental impact. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives for school services, and this impact would be **less than significant.** No mitigation is required.

78 City of San Juan Capistrano. 1999. San Juan Capistrano General Plan, Public Services and Utilities Element. December 14.

iv. Parks/Recreational Facilities

The City owns and operates 29 parks and recreational facilities totaling approximately 245 acres of land, including the project site which encompasses the NWOS area.[79] The City's General Plan establishes a park standard of 5.0 acres of parkland for every 1,000 residents. As of 2024, the City had an estimated population of 35,469 residents.[80] Pursuant to the City's park standard, the city would require approximately 177.3 acres of parkland. As such, under current conditions, the city has a surplus of 67.7 acres of parkland.

As previously mentioned, the proposed project would not result in substantial population growth within the city. The proposed project would develop the project site with the Legacy Ranch, which would consist of nine cores: Equestrian Core, Farm Stay Core, Chapel Core, Swanner House Core, Agricultural Core, Event Barn Core, Community Building Core, Natural Core, and Trail Core. Each core would incorporate community amenities such as an equestrian center for horses and cattle, 70 "farm stay" units for retreats, chapel and event barn for wedding ceremonies and events, working agricultural farm, farm shop, instructional classes, wellness activities, and recreational trails. As such, the proposed project would develop the project site with more intensive recreational uses, and it is anticipated that impacts to surrounding parks and recreational facilities would not be substantial as any temporary visitors staying at the project site are expected to use on-site recreational facilities. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives related to parks and recreational facilities, and this impact would be **less than significant.** No mitigation is required.

v. Other Public Facilities

The proposed project would not result in substantial population growth at the project site or within the city. As such, the demand on public services, including those listed above and others such as libraries and City administrative facilities, would not increase substantially. Therefore, the proposed project would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts in order to maintain acceptable service ratios, response times, or other performance objectives related to other public facilities, and this impact would be **less than significant.** No mitigation is required.

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79 City of San Juan Capistrano. 2002. San Juan Capistrano General Plan, Parks and Recreation Element. May 7.

80 United States Census Bureau. 2024. QuickFacts San Juan Capistrano City, California. July 1. <https://www.census.gov/quickfacts/fact/table/sanjuancapistranocitycalifornia/PST045224> (accessed July 2025).

3.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

Less Than Significant Impact

Discussion of Effects: The proposed project would develop the project site with the Legacy Ranch, which would consist of nine cores: Equestrian Core, Farm Stay Core, Chapel Core, Swanner House Core, Agricultural Core, Event Barn Core, Community Building Core, Natural Core, and Trail Core. Each core would incorporate community amenities such as an equestrian center for horses and cattle, 70 "farm stay" units for retreats, chapel and event barn for wedding ceremonies and events, working agricultural farm, farm shop, instructional classes, wellness activities, and recreational trails. As such, the proposed project would develop the project site with more intensive recreational uses. As discussed in Section 3.14, Population and Housing, the proposed project is not expected to contribute to population growth directly or indirectly, as all employment generated by the proposed project would be satisfied by the existing local workforce. In addition, as discussed in Section 3.15, Public Services, because any temporary visitors staying at the project site are expected to use on-site recreational facilities, impacts to surrounding parks and recreational facilities are anticipated to be minimal. Therefore, the proposed project would have a less than significant impact on existing parks or other recreational facilities, and no mitigation is required.

b. Would the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

Less Than Significant Impact

Discussion of Effects: As discussed above, the proposed project would develop the project site with more intensive recreational uses, including an equestrian center, wellness activities, and recreational trails. The construction of these recreational facilities is considered part of the proposed project, and any potential and adverse effects associated with implementation of the proposed project's recreational facilities have been considered throughout the analysis of this Initial Study. As discussed elsewhere in this document, all of the proposed project's significant impacts can be mitigated to less than significant levels. In addition, as discussed above under Section 3.16(a), the

proposed project would not cause or accelerate the substantial physical deterioration of existing recreational facilities, so it would not require the construction or expansion of off-site recreational facilities. Therefore, impacts would be less than significant, and no mitigation is required.

3.17 TRANSPORTATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☒	☐	☐	☐
b. Conflict or be inconsistent with CEQA Guidelines §15064.3, subdivision (b)?	☒	☐	☐	☐
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d. Result in inadequate emergency access?	☐	☐	☒	☐

a. Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?

b. Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?

Potentially Significant Impact

Discussion of Effects: The proposed project would develop the project site with the Legacy Ranch, which would consist of nine cores: Equestrian Core, Farm Stay Core, Chapel Core, Swanner House Core, Agricultural Core, Event Barn Core, Community Building Core, Natural Core, and Trail Core. Each core would incorporate community amenities such as an equestrian center for horses and cattle, 70 "farm stay" units for retreats, chapel and event barn for wedding ceremonies and events, working agricultural farm, farm shop, instructional classes, wellness activities, and recreational trails. The proposed project also includes the preservation of the existing uses on the project site, including the Putuidem Village, Swanner House, and Dr. John Cortese Dog Park, and would provide greater access to each of these existing elements. Vehicular access to the Legacy Ranch would be provided by three ingress/egress driveways from Camino Capistrano, including the existing access driveway south of the Swanner House and two proposed driveways that would provide access to the Community Building Core and entry road parking areas. Drive aisles would facilitate traffic circulation throughout the project site and no roadway modifications are proposed for Camino Capistrano or I-5.

Implementation of the proposed project would increase the number of vehicle trips to and from the project site during construction and operation. Construction activities would result in an increase in traffic on local roadways during the construction period due to heavy equipment transport to and from the site, arrival and departure of construction workers, and import/export of construction material. Operation of the proposed project would result in an increase in traffic on local roadways as the number of visitors to the project site is anticipated to increase, especially during an event held at the project site. This increase in traffic could conflict with a program, plan, ordinance, or

policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, a project-specific Level of Service (LOS) analysis will be prepared per the City's Administrative Policy No. 310 (revised June 2023), the City's General Plan Circulation Element and Growth Management Element (2023), OCTA's Orange County Congestion Management Program (CMP) (2017), and applicable provisions of CEQA and the proposed project's potential impact related to conflict with a circulation plan will be further evaluated in the EIR.

The City adopted guidelines to analyze vehicle miles traveled (VMT) impacts within its jurisdiction through an Administrative Policy (Policy Number 310) which is referenced within the Circulation Element. In addition, the City does not currently have thresholds or standards in place for assessing potential VMT impacts. As part of the update to the *State CEQA Guidelines*, Section 15064.3 was added and codifies that project-related transportation impacts are typically best measured by evaluating the project's VMT. Specifically, subdivision (b) focuses on specific criteria related to transportation analysis and is divided into four subdivisions: (1) land use projects, (2) transportation projects, (3), qualitative analysis, and (4) methodology. Subdivision (b)(1) provides guidance on determining the significance of transportation impacts of land use projects using VMT and states that projects located within 0.5 mile of high-quality transit should be considered to have a less than significant impact. The proposed project is not located within 0.5 mile of high-quality transit and cannot be otherwise screened out from further VMT analysis. Therefore, project-specific VMT analysis will be conducted utilizing the Orange County Transportation Analysis Model (OCTAM) and the proposed project's potential impact related to VMT will be further evaluated in the EIR.

Based on the above, impacts related to conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities, and inconsistency with *State CEQA Guidelines* Section 15064.3, subdivision (b) would be **potentially significant** and will be further evaluated in the EIR. The EIR will recommend appropriate mitigation measures, if necessary.

c. Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact

Discussion of Effects: Vehicular access to the Legacy Ranch would be provided by three ingress/egress driveways from Camino Capistrano, including the existing access driveway south of the Swanner House and two proposed driveways that would provide access to the Community Building Core and entry road parking areas. Drive aisles would facilitate traffic circulation throughout the project site and no roadway modifications are proposed for Camino Capistrano or I-5. All roadway and roadway frontage improvements in and around the project site would be designed and constructed to satisfy all City requirements for street widths, corner radii, and intersection control, as well as incorporate design standards tailored specifically to site access requirements.

In addition, all final site plans would be subject to review and approval by the City's Public Works and OCFA prior to issuance of building permits, and adherence to applicable requirements would ensure the proposed development would not include any sharp curves, dangerous driveway

intersections, or visual obstructions for drivers negotiating roadway curves. Therefore, impacts related to a substantial increase in hazards due to a design feature or incompatible use would be **less than significant**. No mitigation is required.

d. Would the project result in inadequate emergency access?

Less Than Significant Impact

Discussion of Effects: The Applicant would be required to design, construct, and maintain structures, roadways, and facilities that would provide for adequate emergency access and evacuation, consistent with the City's Municipal Code and Fire Code requirements. In addition, as required by the NWOS Specific Plan and consistent with best construction site management practices, the proposed project would implement a construction worksite traffic control plan during construction activities that complies with applicable engineering standards outlined in the Caltrans' California Manual of Uniform Traffic Control Devices,[81] ensuring that construction activities which may temporarily restrict vehicular traffic would be required to implement adequate and appropriate measures to facilitate the passage of persons and vehicles through/around any required road closures.

As previously discussed, vehicular access to the Legacy Ranch would be provided by three ingress/egress driveways from Camino Capistrano, including the existing access driveway south of the Swanner House and two proposed driveways that would provide access to the Community Building Core and entry road parking areas. The existing access driveway south of the Swanner House would also act as a fire access road and would be designed to adequately accommodate fire trucks and apparatus. As previously mentioned, final site plans would be subject to review and approval by OCFA and the Orange County Sheriff's Department to ensure adequate emergency vehicle access to and within the project site prior the issuance of building permits. Adherence to the emergency access measures required by the City would ensure impacts related to inadequate emergency access would be **less than significant**. No mitigation is required.

[81] California Department of Transportation (Caltrans). 2014. *California Manual on Uniform Traffic Control Devices* (CA MUTCD). Revised April 1, 2025.

3.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)? Or	☒	☐	☐	☐
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

a. Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

Potentially Significant Impact

Discussion of Effect: Chapter 532, Statutes of 2014 (i.e., Assembly Bill [AB] 52), requires Lead Agencies evaluate a project's potential to impact "tribal cultural resources." Such resources include "[s]ites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American Tribe that are eligible for inclusion in the California Register of Historical Resources or included in a local register of historical resources." AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource qualifies as a "tribal cultural resource." Senate Bill (SB) 18 (Statutes of 2004, Chapter 905), which went into effect

January 1, 2005, requires local governments (city and county) to consult with Native American tribes before making certain planning decisions and to provide notice to tribes at certain key points in the planning process. The intent is to "provide California Native American tribes an opportunity to participate in local land use decisions at an early planning stage, for the purpose of protecting, or mitigating impacts to, cultural places."[82] The City consulted with tribal representatives traditionally or culturally affiliated with the project site pursuant to the requirements outlined in AB 52 and SB 18.

On July 2, 2025, a request for a search of the Sacred Lands File (SLF) was submitted to the Native American Heritage Commission (NAHC) in order to identify the presence of tribal cultural resources at the project site and in the vicinity and to obtain a list of Native American contacts for consultation purposes. On February 27, 2025, the NAHC responded indicating the SLF search was positive for tribal cultural resources and provided a list of 17 tribes for consultation.

The City sent letters via certified mail to the list of 17 tribes provided by the NAHC on March 14 and 17, 2025, pursuant to SB 18. Each mailing had a return receipt mailer attached, and 15 of the return receipt mailers were returned within a week of the mailer being sent. Two mailers were returned to the City as undeliverable, and emails were sent to these tribes on April 8, 2025. No request for further consultation was received. On July 7, 2025, following the 90-day consultation period, the City closed tribal consultation under SB 18.

Requests for consultation were also sent via certified mail to three tribes which submitted requests for notice of consultation opportunities under AB 52. Letters were sent to the Juaneno Band of Mission Indians Acjachemen Nation – Belardes and the Soboba Band of Luiseno Indians on March 14, 2025. No request for further consultation was received from either of these tribes. On April 16, 2025, following the 30-day consultation period, the City closed tribal consultation for these two tribes under AB 52. On October 8, 2025, the City sent the request for consultation letter via certified mail to the Torres Martinez Desert Cahuilla Indians. At this time, the Torres Martinez Desert Cahuilla Indians has not requested a consultation. However, pursuant to AB 52, the tribe has until November 7, 2025, to request further consultation. Consultation with the Torres Martinez Desert Cahuilla Indians, if requested, will be further discussed in the EIR. In addition, tribes will be able to submit comment letters on the Draft EIR during the public review period for the Draft EIR.

The project site is currently developed with the historic Swanner House and the Putuidem Village, a partial reproduction of a local Native American village. Putuidem Village is listed on California's Native American Heritage Commission (NAHC) Sacred Lands File (SLF) and has been determined eligible for listing in the NRHP as a Traditional Cultural Property (TCP) due to its significance in the historic and ongoing cultural practices of the Acjachemen people, including ceremonies, storytelling, and communal gatherings, and its direct association with living tribal groups. TCPs are places "associated with cultural practices or beliefs of a living community" that are integral to their identity and rooted in history.[83] As such, and because the SLF search was positive for tribal cultural

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82 Governor's Office of Planning and Research. 2005. Tribal Consultation Guidelines. November 14, Website: https://opr.ca.gov/docs/011414_Updated_Guidelines_922.pdf (accessed August 19, 2022).

83 California Cultural Resources Preservation Alliance Inc. n.d. Putiidhem. <https://ccrpa.net/putiidhem> (accessed June 2025).

resources, development of the proposed project has the potential to impact known and unknown tribal cultural resources. Therefore, impacts related to a substantial adverse change in the significance of a tribal cultural resource would be **potentially significant** and will be further evaluated in the EIR. The EIR will recommend appropriate mitigation measures based on consultation with Native American tribes, if necessary.

3.19 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☒	☐	☐	☐
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☒	☐

a. Would the project require or result in the relocation or construction of new or expanded water or wastewater treatment or storm drainage, electrical power, natural gas or telecommunication facilities, the construction of which could cause significant environmental effects?

Potentially Significant Impact

Discussion of Effects: The proposed project would develop the project site with the Legacy Ranch, which would consist of nine cores: Equestrian Core, Farm Stay Core, Chapel Core, Swanner House Core, Agricultural Core, Event Barn Core, Community Building Core, Natural Core, and Trail Core. Each core would incorporate community amenities such as an equestrian center for horses and cattle, 70 "farm stay" units for retreats, chapel and event barn for wedding ceremonies and events, working agricultural farm, farm shop, instructional classes, wellness activities, and recreational trails. The proposed project also includes the preservation of the existing uses on the project site, including the Putuidem Village, Swanner House, and Dr. John Cortese Dog Park, and would provide greater access to each of these existing elements. The proposed project's demand on utilities, including water, wastewater, storm drainage, electrical power, and natural gas is discussed below.

Water. Water service for the proposed project would be provided by the Santa Margarita Water District (SMWD) via an existing water service line located in Camino Capistrano. The majority of the city, including the project site, receives water service from the SMWD, which annexed the City's water utilities system into its service area in 2021. A small portion of northwestern San Juan Capistrano and the Sphere of Influence is located within the Moulton Niguel Water District (MNWD);

however, the SMWD is under an agreement to provide water to these area.[84] The SMWD provides drinking water and recycled water to over 200,000 residents in South Orange County. The SMWD relies almost entirely on imported water from the Metropolitan Water District of Southern California (MWD) and has a storage capacity of almost 430 million gallons of drinking water, representing one of the largest storage capacities in Orange County. The SMWD also has one of the most extensive recycled water programs in Orange County. This was achieved by innovative urban return projects and by operating three wastewater reclamation plants.[85]

As provided above, water service to the project site would be provided via connections to the existing water service line located in Camino Capistrano. As discussed under Section 3.19(b) below, project-specific water demand estimates will be prepared for the proposed project and discussed in the EIR in order to determine if sufficient water supplies exist to serve the proposed project. The project-specific water demand estimates would help to inform if implementation of the proposed project would exceed the capacity of existing water treatment and conveyance facilities. In addition, the Applicant would prepare a Water and Sewer Master Plan, which would be reviewed by the SMWD to ensure sufficient capacity exists. As such, the impact of the proposed project on water infrastructure would be **potentially significant** and will be further evaluated in the EIR.

Wastewater. Wastewater service would be provided by the City's Wastewater Management Division via an existing 8-inch sewer main that is connected to the Moulton Niguel Water District's 12-inch trunk line located adjacent to the OCTA owned rail line. The existing 8-inch sewer line was installed in 2015 to serve the Swanner House and restrooms at the project site when the City and MNWD entered into an agreement for the capacity discharge from the Swanner House and two future restrooms. As the SMWD annexed the City's water utilities system into its service area in 2021, this agreement would be amended and the SMWD would be the sole wastewater service provider.

As such, the SMWD would collect and treat wastewater from the proposed project. Currently, SMWD collects and treats more than 10 million gallons of wastewater per day (mgd) from residential and commercial customers throughout its service area.[86] The SMWD utilizes three different treatment plants to appropriately treat the wastewater, including the Oso Creek Water Reclamation Plan, the Chiquita Water Reclamation Plan, and the J.B. Latham Treatment Plant. According to the SMWD, all wastewater flows from the City are treated at the J.B. Latham Treatment Plant in Dana Point, which is operated by the South Orange County Wastewater Authority (SOCWA).[87]

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84 City of San Juan Capistrano. 1999. San Juan Capistrano General Plan, Public Services and Utilities Element. December 14.

85 Santa Margarita Water District. n.d. About Us. <https://www.smwd.com/316/About-Us> (accessed July 2025).

86 Santa Margarita Water District. n.d. Wastewater. <https://www.smwd.com/310/Wastewater> (accessed September 2025)

87 Santa Margarita Water District. n.d. Wastewater. <https://www.smwd.com/310/Wastewater> (accessed September 2025)

The total treatment capacity of J.B. Latham Treatment Plant is approximately 13 mgd consisting of preliminary treatment, primary treatment, secondary treatment, anaerobic digestion and solids dewatering. Implementation of the proposed project would increase wastewater generation at the project site as compared to existing conditions. As such, the impact of the proposed project on wastewater infrastructure would be **potentially significant** and will be further evaluated in the EIR. Project-specific wastewater generation estimates will be prepared for the proposed project and discussed in the EIR in order to determine if the J.B. Latham Treatment Plant would have adequate capacity to accommodate the wastewater flow from the proposed project and if the existing sewer system has adequate capacity for the project. In addition, the Applicant would prepare a Water and Sewer Master Plan, which would be reviewed by the SMWD to ensure sufficient capacity exists, and identify contributions to any future capital improvements which may be needed for the project to proceed.

Stormwater. Under existing conditions, the majority of the project site consists of pervious surface area. The City also maintains storm drainage collection and conveyance facilities in the vicinity of the project site and regional flood control facilities in the area are maintained both by the City and the Orange County Flood Control District (OCFCD). Two creeks traverse to the west (Oso Creek) and east (Trabuco Creek) of the project site and natural drainage at the project site is generally toward the southeast, conforming to the natural topography. Under existing conditions, stormwater at the project site either infiltrates at the project site or sheet flows southeast to discharge to Trabuco Creek. Implementation of the proposed project would increase the impervious surface coverage on the project site compared to existing conditions, which would increase the amount of stormwater runoff of the project site. However, the proposed project would generally maintain the existing drainage pattern at the project site.

As discussed in Section 3.10, Hydrology and Water Quality, in order to characterize the hydrologic conditions at the project site and address stormwater runoff with implementation of the proposed project, a project-specific Drainage Study and WQMP will be prepared and discussed in the EIR. The project-specific WQMP will provide project-specific design and BMPs that would be implemented to manage stormwater runoff on the project site. As such, the impact of the proposed project on stormwater infrastructure would be **potentially significant** and will be further evaluated in the EIR.

Electricity and Natural Gas. Electricity and natural gas would continue to be supplied by San Diego Gas & Electric Company (SDG&E) via extensions from existing electrical and natural gas transmission lines in the vicinity of the project site. Section 3.6, Energy, discusses the proposed project's energy requirements (i.e., electricity, fuel consumption, and natural gas consumption). As discussed in Section 3.6, the proposed project energy impact is **potentially significant** and will be discussed further in the EIR. As such, the impact of the proposed project on electricity or natural gas supply infrastructure would be **potentially significant** and will be further evaluated in the EIR.

Overall, the proposed project's impact related to the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects would be **potentially significant** and will be further evaluated in the EIR.

b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

Potentially Significant Impact

Discussion of Effects: As discussed above, water service to the project site would be provided by SMWD. SMWD adopted their 2020 Urban Water Management Plan (UWMP) in June 2021, which provides a framework for long-term water planning and informs the public of SMWD's plans for long-term resource planning to ensure adequate water supplies for existing and future demands.[88] According to the 2020 UWMP, SMWD's water use in 2020 (potable, raw, and recycled) totaled 30,083 acre-feet (af), with single-family residential uses accounting for approximately 14, 057 af (60 percent) of the total potable water use.[89] In addition, according to the 2020 UWMP, SMWD's water use (potable, raw, and recycled) is projected to be 36,898 af in 2030, 40,853 af in 2035, 40,341 af in 2040, and 40,168 in 2045.[90] In addition, the 2020 UWMP indicates that SMWD's water supplies are projected to meet full-service demands now and into the future. Further, MWD's 2020 UWMP confirms that MWD can meet the projected full-service demands of its member agencies during normal years, single dry year, and multiple dry years.[91]

Implementation of the proposed project would increase water use at the project site as compared to existing conditions. As such, this impact would be **potentially significant** and will be further evaluated in the EIR. Project-specific water demand estimates will be prepared for the proposed project and discussed in the EIR in order to determine if sufficient water supplies exist to serve the proposed project. The EIR will also recommend appropriate mitigation measures, if necessary.

c. Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project, that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

Potentially Significant Impact

Discussion of Effects: Please refer to the discussion under Section 3.19(a), above. Implementation of the proposed project would increase wastewater generation at the project site as compared to existing conditions. As such, this impact would be **potentially significant** and will be further evaluated in the EIR. Project-specific wastewater generation estimates will be prepared for the proposed project and discussed in the EIR in order to determine if the J.B. Latham Treatment Plant would have adequate capacity to serve the proposed project's projected demand in addition to the provider's existing commitments. The EIR will also recommend appropriate mitigation measures, if necessary.

88 Santa Margarita Water District. 2021. 2020 Urban Water Management Plan. June.
89 Santa Margarita Water District. 2021. 2020 Urban Water Management Plan, Table 4-1 Retail: Use for Potable – 2020 ACTUAL and Table 4-3 Retail: Total Gross Water Use (Potable and Non-Potable (AF). June.
90 Santa Margarita Water District. 2021. 2020 Urban Water Management Plan, Table 4-3 Retail: Total Gross Water Use (Potable and Non-Potable (AF). June.
91 Santa Margarita Water District. 2021. 2020 Urban Water Management Plan. June.

d. Would the project generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals? Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

Potentially Significant Impact

Discussion of Effects: Solid waste disposal services in the city are provided by CR&R. Solid waste in the city, including the project site, is disposed of at the Prima Deshecha Landfill, which is operated by Orange County Waste and Recycling (OC Waste and Recycling). The Prima Deshecha Landfill, located at 32250 Avenida La Pata in San Juan Capistrano, opened in 1976 and features 1,530 total acres, with 697 acres for waste disposal. The landfill accepts a maximum of 4,000 tons of solid waste per day and as of September 1, 2023, had a remaining capacity of 128,800,000 cubic yards.[92] The maximum permitted capacity is 172,100,000 cubic yards and, according to OC Waste and Recycling, has a projected capacity to serve residents and businesses until approximately 2102.[93]

The project site is currently developed with the Swanner House, Dr. Joe Cortese Dog Park, and Putuidem Village, which generate some solid waste under existing conditions. Construction and operation of the proposed project would increase the amount of solid waste generated at the project site from existing conditions. As such, this impact would be **potentially significant** and will be further evaluated in the EIR. Project-specific solid waste generation estimates will be prepared for the proposed project and discussed in the EIR in order to determine if the Prima Deshecha Landfill would have adequate capacity to serve the proposed project's projected demand in addition to the provider's existing commitments. The EIR will also recommend appropriate mitigation measures, if necessary.

e. Would the project comply with Federal, State, and local management and reduction statutes and regulations related to solid waste?

Less Than Significant Impact

Discussion of Effects: All land uses within the city are required to coordinate with a waste hauler to collect solid waste on a common schedule as established in applicable local, regional, and State programs. Additionally, all development within the city, including the proposed project, is required to comply with applicable elements of AB 1327, Chapter 18 (California Solid Waste Reuse and Recycling Access Act of 1991), AB 939 (California Department of Resources Recycling and Recovery [CalRecycle]), AB 341, and other local, State, and federal solid waste disposal standards. Both AB 1327, Chapter 18, and AB 939 require the diversion of 50 percent of solid waste, including solid waste generated from residential, commercial, industrial, and public facility uses. AB 341 requires mandatory commercial recycling and focuses on increasing commercial waste diversion as a method of reducing GHG emissions. AB 341 is designed to achieve a reduction of 5 million MT CO2e, which would require an additional 2 to 3 million tons of solid waste materials to be recycled from the

92 California Department of Resources Recycling and Recovery (CalRecycle). 2025. Solid Waste Information System Facility Detail. <https://calrecycle.ca.gov/SWFacilities/> (accessed January 31, 2025).

93 Ibid.

commercial section by 2020 and beyond. Consistent with these requirements, at least 50 percent of solid waste from the proposed project would be diverted and the proposed project would recycle solid waste in accordance with AB 341.

With compliance with AB 1327, AB 939, AB 341, and all other applicable local, State, and federal solid waste disposal standards, implementation of the proposed project would not otherwise impair the attainment of California solid waste reduction goals. In addition, as noted above, the Prima Deshecha Landfill has adequate capacity to serve the proposed project. Therefore, impacts related to solid waste regulations would be **less than significant**. No mitigation is required.

3.20 WILDFIRE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

a. Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?

Less Than Significant Impact

Discussion of Effect: Please refer to Section 3.9(f) of this Initial Study for a discussion on impacts pertaining to the proposed project's potential to substantially impair an adopted emergency response plan or emergency evacuation plan. All circulation improvements would be constructed in accordance with applicable standards associated with vehicular access, resulting in the provision of adequate emergency access and evacuation. In addition, the design of the proposed project would be submitted for review and approval by the Orange County Fire Authority (OCFA), which provides fire and emergency medical services for the City, and the Orange County Sheriff's Department, which provides primary law enforcement services for the City, prior to the issuance of building permits in order to ensure development would not interfere with the City's Emergency Management framework. In addition, the proposed project would not disrupt evacuation via Camino Capistrano and I-5 in the event of an emergency and adherence to the emergency access measures required by the City would ensure that potential impacts related to physical interference with an adopted emergency response plan or emergency evacuation plan would be **less than significant**, and no mitigation is required.

b. Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

Less Than Significant Impact

Discussion of Effect: According to the Safety Element of the City's General Plan, the project site is not located within a Fire Hazard Severity Zone.[94] In addition, the Fire Behavior Analysis Report prepared for the proposed project (**Appendix C**) indicated that the project site is not within a Local Responsibility Area Very High Fire Hazard Severity Zone. However, the California Department of Forestry and Fire Protection (CAL FIRE) identifies the western edge of the project site as being within a Moderate Fire Hazard Severity Zone, with areas designated as High Fire Hazard Severity Zone located further west.[95] This area consists of undeveloped open space and single-family residential uses.

Winds may push wildfire smoke into the area of the proposed project; however, these conditions would be temporary and if conditions warranted, the local air quality control district would warn residents of potential impacts due to wildfire smoke. The proposed project would be required to adhere to applicable City building and fire codes, including Policy 1.6 in the Safety Element of the City's General Plan, which would require the project to reduce the risk of wildfire hazards by requiring fuel modification for landscaping defensible space for developed located in areas of wildfire risk. Pursuant to Policy 1.6, the Fire Behavior Analysis Report prepared for the proposed project performed an assessment of the wildland fire related risks within and adjacent to the project site in order to establish the appropriate criteria to determine the locations and size of fuel modification zones, defensible space implementation, and protection measures which would be necessary to provide a level of protection which is equal to or greater than the prescriptive requirements of the wildland interface codes, ordinances, standards, and guidelines which govern development of the project site. The Fire Behavior Analysis Report included a discussion of weather inputs and wind patterns, fuels, and slope. The results of the fire behavior analysis determined that no thinning zones are required; however, a distance of 100 feet from the riparian area to the development area is needed to counter the worst-case scenario radiant heat that could be generated from a wildfire. A 100-foot buffer would prevent direct flame contact. In addition, either a mineral earth (e.g., decomposed granite) path, a radiant heat wall or some other method of stopping fire progression would be required at the edge of the riparian area. As development of structures associated with the proposed project would be set back from the existing conservation covenant encompassing Trabuco Creek and both its banks by an approximately 100-foot buffer, the proposed project would include a mineral earth path on either side of the riparian corridor. Accordingly, the proposed project would meet these design requirements and would not expose project occupants to the uncontrolled spread of a wildfire.

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94 City of San Juan Capistrano. 2022. San Juan Capistrano General Plan, Safety Element, Figure 2-1: Wildfire Hazard Areas. February 1.

95 California Department of Forestry and Fire Protection (CAL FIRE). 2025. Fire Hazard Severity Zones. March 24. <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones> (accessed March 2025).

The proposed project would also be designed in accordance with current California Fire Code Standards, which include requirements for internal road widths, access points to the project site, and construction fire suppression techniques. Proper enforcement of these existing regulations will ensure that implementation of the proposed project would not exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Impacts would be **less than significant**, and no mitigation is required.

c. Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may result in temporary or ongoing impacts to the environment?

Less Than Significant Impact

Discussion of Effect: The project site is located in an area of the city that is already served by existing water, wastewater, power, and roadway infrastructure, and the proposed project would connect to the existing infrastructure networks in the surrounding area. As discussed above, the proposed project would be required to adhere to applicable City building and fire codes, including Policy 1.6 in the Safety Element of the City's General Plan and would be designed in accordance with current California Fire Code Standards. In addition, the design of the proposed project would be submitted for review and approval by the OCFA. Further, as discussed above, development of structures associated with the proposed project be set back from the existing conservation covenant encompassing Trabuco Creek and both its banks by an approximately 100-foot buffer and the proposed project would include a mineral earth path on either side of the riparian corridor, which would meet the design requirements provided in the Fire Behavior Analysis Report. As this buffer has been incorporated into the proposed project's design, any additional environmental impacts due to the installation or maintenance of required infrastructure has been discussed as part of this Initial Study. Therefore, the proposed project would not create any additional environmental impacts due to the installation or maintenance of required infrastructure that are not already address and mitigated, if necessary, in this Initial Study. Impact would be **less than significant**, and no mitigation is required.

d. Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact

Discussion of Effect: As discussed in Section 4.10, Hydrology and Water Quality, the proposed project would implement BMPs and erosion control measures during construction to manage runoff flows. Additionally, the proposed project would be required to implement Low Impact Development (LID) techniques as required by the Orange County MS4 Permit and as detailed in Section 4.10, would not significantly alter drainage patterns compared to existing conditions. Furthermore, the majority of the project site is not located within a flood zone, and the portion that is within a

designated Regulatory Floodway would remain undeveloped.[96] In addition, the project site is not within an area identified as having potential for landslides.[97] Therefore, the proposed project would not have the potential to expose people or structures to downslope or downstream flooding or landslides. Impacts would be **less than significant**, and no mitigation is required.

96 Federal Emergency Management Agency (FEMA). 2009. Flood Insurance Rate Map (FIRM) No. 06059C0443J. December 3.

97 California Department of Conservation (DOC). n.d.-a. California Geological Survey, Earthquake Zones of Required Investigation. <https://maps.conservation.ca.gov/cgs/informationwarehouse/eqzapp/#data_s=id%3AdataSource_4-191d8e4b825-layer-21%3A1163> (accessed July 2025).

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Potentially Significant Impact

Discussion of Effects: The proposed project's potential impacts to biological resources and cultural resources were discussed in Sections 3.4, Biological Resources, 3.5, Cultural Resources, and 3.18, Tribal Cultural Resources, of this Initial Study, and were determined to be potentially significant.

As discussed in Section 3.4, Biological Resources, Construction and operation of the proposed project could impact biological resources at the project site and in the immediate surrounding area, including special-status species, riparian habitat and other sensitive natural communities, and protected wetlands. In addition, the proposed project could interfere with the movement of wildlife, conflict with local policies or ordinances protecting biological resources, or conflict with the provisions of the NCCP. Therefore, impacts related to these issues would be **potentially significant** and will be further evaluated in the EIR.

As discussed in Section 3.5, Cultural Resources, the project site is currently developed with the historic Swanner House and the Putuidem Village, a partial reproduction of a local Native American village. The Swanner House was listed on the National Register of Historic Places (NRHP) in January 2007 for its association with the development of citrus and walnut agriculture in San Juan Capistrano and as an excellent example of Craftsman-style architecture. Putuidem Village is listed on

California's Native American Heritage Commission (NAHC) Sacred Lands File (SLF) and has been determined eligible for listing in the NRHP as a Traditional Cultural Property (TCP) due to its significance in the historic and ongoing cultural practices of the Acjachemen people, including ceremonies, storytelling, and communal gatherings, and its direct association with living tribal groups. TCPs are places "associated with cultural practices or beliefs of a living community" that are integral to their identity and rooted in history.[98] In addition, as discussed in Section 3.18, Tribal Cultural Resources, the NAHC indicated that the SLF search was positive for tribal cultural resources and provided a list of tribes for consultation. At this time, tribal consultation is ongoing. Although the proposed project includes the preservation of the existing uses on the project site, including the Swanner House and Putuidem Village, development of the proposed project could impact known and unknown cultural resources, including tribal cultural resources and human remains. Therefore, impacts related to a substantial adverse change in the significance of a historical, archaeological, or tribal cultural resource and the disruption of human remains would be **potentially significant** and will be further evaluated in the EIR.

Based on the above, the proposed project has the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory. Impacts associated with these issues would be **potentially significant** and will be further evaluated in the EIR. The EIR will recommend appropriate mitigation measures, if necessary.

b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Potentially Significant Impact

Discussion of Effects: The *State CEQA Guidelines* require a discussion of significant environmental impacts that would result from project-related actions in combination with "closely related past, present, and probably future projects: located in the immediate vicinity" (*State CEQA Guidelines* Section 15130[b][1][A]). Cumulative environmental impacts are those impacts that by themselves are not significant, but when considered with impacts occurring from other projects in the vicinity would result in a cumulative impact. Related projects considered to have the potential of creating cumulative impacts in association with the proposed project consist of projects that are reasonably foreseeable and that would be constructed or operated during the life of the proposed project.

As described in this Initial Study, the potentially significant impacts that can be reduced to a less-than-significant level with implementation of recommended mitigation measures include geology and soils (paleontological resources). All environmental impacts on paleontological resources that could occur as a result of the proposed project would be reduced to a less-than-significant level

98 California Cultural Resources Preservation Alliance Inc. n.d. Putiidhem. <https://ccrpa.net/putiidhem> (accessed June 2025).

through the implementation of Mitigation Measures PAL-1 and PAL-2, as recommended in this document. In addition, regulatory compliance measures related to geology and soils and hydrology and water quality have been identified in this Initial Study that would ensure impacts related to those issue areas would be less than significant. Implementation of these measures would ensure that the impacts of the proposed project would be below established thresholds of significance and that these impacts would not combine with the impacts of other cumulative projects to result in a cumulatively considerable impact on the environment as a result of project development.

For the topics of agriculture and forestry resources, land use and planning, mineral resources, population and housing, public services, recreation, and wildfire, the proposed project would have no impacts or less-than-significant impacts and, therefore, would not substantially contribute to any potential cumulative impacts for these topics.

As described in Section 3.3, Air Quality, construction and operation of the proposed project could increase pollutant concentrations in San Juan Capistrano and the region. This increase could contribute to existing air pollution in the Basin, has the potential to exceed regional air emission thresholds established by the SCAQMD, and could contribute to cumulatively considerable impacts. As described in Section 3.4, Biological Resources, construction and operation of the proposed project could impact biological resources at the project site and in the immediate surrounding area, including special-status species, riparian habitat and other sensitive natural communities, and protected wetlands. In addition, the proposed project could interfere with the movement of wildlife, conflict with local policies or ordinances protecting biological resources, or conflict with the provisions of the NCCP. Impacts to biological resources at the project site could contribute to cumulatively considerable impacts. In addition, as discussed in Section 3.5, Cultural Resources, and Section 3.18, Tribal Cultural Resources, although the proposed project includes the preservation of the existing uses on the project site, including the Swanner House and Putuidem Village, development of the proposed project could impact known and unknown cultural resources, including tribal cultural resources and human remains. Impacts to cultural and tribal cultural resources at the project site could contribute to cumulatively considerable impacts in the region. As described in Section 3.8, Greenhouse Gas Emissions, implementation of the proposed project, through construction and operational activities, would generate GHG emissions that could cumulatively contribute to global climate change and could conflict with the SCAQMD's thresholds as well as applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs. As discussed in Section 3.10, Hydrology and Water Quality, construction and operation of the proposed project could violate water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality, which could cumulatively contribute to the degradation of the water quality of receiving waters. In addition, as discussed in Section 3.13, Noise, implementation of the proposed project could result in noise and vibration impacts during construction and operation that could exceed established standards and contribute to cumulatively considerable impacts. Lastly, as discussed in Section 3.17, Transportation, the increased number of vehicle trips to and from the project site associated with construction and operation of the proposed project would result in an increase in traffic on local roadways that could conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. In addition, because the proposed project is not located within 0.5 mile of high-quality transit and cannot be otherwise screened out from further

VMT analysis, project-specific VMT analysis will be conducted to determine if the proposed project has the potential to conflict with *State CEQA Guidelines* Section 15064.3, subdivision (b). Potential transportation impacts from implementation of the proposed project could contribute to cumulatively considerable impacts in the City and the region. Lastly, as discussed in Section 3.19, Utilities and Service Systems, project-specific water demand, wastewater generation, solid waste generation, and electricity and natural gas demand will be prepared and discussed in the EIR in order to determine if existing infrastructure and treatment facilities can accommodate the proposed project in addition to existing and planned commitments. Therefore, cumulative impacts would be **potentially significant** and these topics will be analyzed further in the EIR.

c. Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

Potentially Significant Impact

Discussion of Effects: The potential for the proposed project to have substantial adverse effects on human beings, either directly or indirectly, will be evaluated in the EIR. A significant impact may occur if environmental effects related to the proposed project could cause substantial direct or indirect adverse impacts to human beings as described in the checklist responses. Refer to Section 3.21(b), above, for a reference to all sections contained in this Initial Study that may have a **potentially significant** impact as a result of the proposed project. These topics will be analyzed further in the EIR.

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APPENDIX A

LACM RESPONSE LETTER

Natural History Museum
of Los Angeles County
900 Exposition Boulevard
Los Angeles, CA 90007

tel 213.763.DINO
www.nhm.org

Research & Collections

e-mail: paleorecords@nhm.org

August 16, 2025

LSA
Attn: Kelly Vreeland

re: Paleontological resources records search for the Legacy Ranch Project (20252445)

Dear Kelly:

I have conducted a search of our paleontology collection records for the proposed development at the Legacy Ranch project area as outlined on the portion of the San Juan Capistrano USGS topographic quadrangle map that you sent to me via e-mail on August 9, 2025. We do not have fossil localities that have been recorded or georeferenced directly within the proposed project area, but we do have fossil localities nearby from similar sedimentary deposits that may occur in the proposed project area, either at the surface or at depth.

The following table shows the closest known localities in the collection of the Natural History Museum of Los Angeles County (NHMLA).

Locality Number	Location	Formation	Taxa	Depth
LACM VP 5502 - 5506, 4979 - 4983, LACM IP 6299 - 6320	Shea Homes development, along east side of Golden Lantern Road from Adelanto Drive to Marina Hills Dr.	Capistrano Formation	Whales (Cetacea) and other catalogued vertebrates and invertebrates	Unknown
LACM VP 5792, 5889; LACM IP 11941	Marbella Golf & Country Club, San Juan Capistrano	Capistrano Formation (Blancan sand facies)	White shark (*Carcharodon carcharias*), megalodon shark (*C. megalodon*), requiem shark (*Carcharhinus*),mako sharks (*Isurus planus, I. oxyrinchus*), weasel shark (*Hemipristis serra*), sixgill sharks (*Hexanchus*), eagle ray (*Myliobatis*), sheephead (*Semicossyphus pukcher*); flightless alcid (*Mancalla diegense*), grebe (*Podiceps parvus*), pelicans (Pelecaniformes), cormorant (Phalacrocoracidae); sea lion	Unknown

Locality Number	Location	Formation	Taxa	Depth
			(Otarinae), earred seal (Otariidae), walrus family (Odobeninae), dugong (Dugongidae), dolphins (*Parapontoporia, Stenella*), sperm whale (*Scaldicetus*), toothed whale (Odontoceti), baleen whale (Mysticeti); western pond turtle (*Clemmys marmorata*), elephant family (Proboscidea), antelope family (Antelocapridae), camel family (Camelidae); invertebrates (*Acila*)	
LACM VP 5002	Near Cabot Road and Paseo de Colinas	Capistrano Formation	Baleen whale (Mysticeti)	Surface, in landslide materials
LACM VP 1215	Oso Creek at Crown Valley Parkway, San Juan Capistrano	Unknown formation (late Pleistocene)	Shark, mammals (unspecified)	Surface in stream bed
LACM VP 1115	Salt Creek Corridor Regional Park; San Joaquin Hills	Pleistocene terrace deposit	Mammoth (*Mammuthus*)	Unknown

VP, Vertebrate Paleontology; IP, Invertebrate Paleontology; bgs, below ground surface

This records search is limited to the records of the NHMLA. It is not intended as a paleontological assessment of the project for the purposes of California Environmental Quality Act (CEQA) or National Environmental Policy Act (NEPA). Potentially fossil-bearing units are present in the project area, either at the surface or in the subsurface. As such, NHMLA recommends that a paleontological assessment be conducted by a paleontologist meeting Federal (43 Code of Federal Regulations Part 49.110) or Society of Vertebrate Paleontology standards for compliance with applicable regulations, such as CEQA or NEPA.

Sincerely,

Alyssa Bell

Alyssa Bell, Ph.D.
Natural History Museum of Los Angeles County

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APPENDIX B

PHASE I ENVIRONMENTAL SITE ASSESSMENT

PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT
29943, 29991, 30091, 30261, AND 30291 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CALIFORNIA 92675

PREPARED FOR:

Legacy Ranch Partners, LLC
31801 Paseo Adelanto
San Juan Capistrano, California 92675

City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, California 92675

PREPARED BY:

EARTH SCIENCE LLC

5319 University Drive, Suite 20
Irvine, California 92612

Report Date: July 11, 2025
Project Number: 25-2105

EARTH SCIENCE LLC
5319 University Drive, Suite 20
Irvine, California 92612
(949) 441-0433

July 11, 2025

Legacy Ranch Partners, LLC
31801 Paseo Adelanto
San Juan Capistrano, California 92675

City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, California 92675

Subject: Phase I Environmental Site Assessment Report
29943, 29991, 30091, 30261, and 30291 Camino Capistrano
San Juan Capistrano, California 92675
Project Number: 25-2105

Earth Science LLC (Earth Science) is pleased to provide the results of this Phase I Environmental Site Assessment (ESA) report for the above-mentioned address (the "subject property").

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 environmental services to Legacy Ranch Partners, LLC and the City of San Juan Capistrano. If you have any questions concerning this report, please contact our office at (949) 441-0433.

Respectfully,

Sean Rakhshani, EP
Principal

EXECUTIVE SUMMARY

Earth Science LLC (Earth Science) has performed a Phase I Environmental Site Assessment (ESA) of the property located at 29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675 (the "subject property") 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 Legacy Ranch Partners, LLC and the City of San Juan Capistrano. This Phase I ESA report is designed to provide Legacy Ranch Partners, LLC and the City of San Juan Capistrano with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

Parcel Numbers:	121-050-03, 121-050-04, 121-050-14, 121-050-17, 121-050-20, 121-050-29
Addresses:	29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675
Nature of Use:	Public park
Occupant:	Northwest Open Space
Year Built:	1923
Land Area:	65.5 Acres
Building Size:	Approximately 6,500 square feet (SF) (total for all permanent structures)
Zoning:	Specific Plan/Precise Plan (SP/PP)

The subject property is comprised of an irregular-shaped lot consisting of six adjoining parcels improved with a two-story residence/ranch house with a partial basement, a garage building, a water tower, a park operation building, a barn, a water well and pump station building, multiple storage containers, paved and unpaved parking areas, a dog park, an equestrian staging area, a Native American village and museum, a vegetable farm, and recreational trails. Trees and vegetation cover the majority of the subject property. Trabuco Creek runs through the eastern and southern portions of the subject property. Several large soil stockpiles are located in the eastern portion of the subject property, near Camino Capistrano. Several stored items, including wood logs, steel components, and other miscellaneous debris and materials are located in the northwestern and eastern portions of the subject property. Access to the subject property is available from Camino Capistrano located along the eastern boundary.

Based on available historical information, the subject property was undeveloped land from at least 1902 up to 1920. The subject property was developed as a residence/ranch and Valencia orange tree orchard from 1923 up to at least 2000. In 1993, the subject property was purchased by the City of San Juan Capistrano. From at least 2002 up to the present day, the subject property has been developed as a public park known as Northwest Open Space.

The Roger Y. Williams House (also known as the Swanner House) located in the northern portion of the subject property was listed on the National Register of Historic Places in 2007. The National Register of Historic Places listing for the subject property included a two-story Craftsman house, a matching water tower, and a matching garage, all of which were built in 1923.

According to 1992 to 1993 permit records from the City of San Juan Capistrano Development Services Department, Building Division, two 250-gallon underground storage tanks (USTs) containing gasoline, an aboveground storage tank (AST) containing diesel, an AST containing herbicide, and approximately 150 cubic yards of diesel and waste oil contaminated soil were previously located in the vicinity of the present-day barn located in eastern portion of the subject property. Additionally, the permit records indicated that historic soil testing was performed at the subject property, including 15 borings to terminal depths ranging from 5.0 to 40 feet and diesel contamination was encountered in the subsurface of the subject property. The documentation included in the permit records indicated that a final report would be prepared for clean certification as required by the regulatory agency. A note on the permit record states "Final Removal" dated May 18, 1993; however, no UST closure report (typically prepared following the removal of USTs) is available for the subject property.

A response to a public record request was received from the Orange County Health Care Agency (OCHCA), Environmental Health Division stating that the OCHCA does not have any records for the subject property except for a notation in an old database that shows that the OCHCA conducted a tank removal inspection on September 17, 1992 at the subject property. The OCHCA stated that it does not have any tank removal records; sampling records; tank, dispenser, or piping location information; or disposal records.

The subject property is listed in the California State Water Resources Control Board's (SWRCB's) GeoTracker database as a Public Drinking Water Well site. According to the SWRCB's GeoTracker database records, an inactive City of San Juan Capistrano groundwater production well is located at the subject property. Testing of the groundwater production well performed from 2001 to 2024 indicated the presence of various contaminants, including emerging contaminants such as Per- and Polyfluoroalkyl Substances (PFAS) at concentrations exceeding the regulatory agency notification and response levels.

The subject property is listed in the California Department of Resources Recycling and Recovery's (CalRecycle's) Solid Waste Information System (SWIS) database under the facility name of Earthco Arbor Care and the address of 30291 Camino Capistrano. The Earthco Arbor Care facility is a closed green material composting facility was formerly located at the subject property. According to CalRecycle's SWIS database, there are no enforcement actions or violations listed for the subject property.

The subject property is listed in the South Coast Air Quality Management District's (SCAQMD's) Facility INformation Detail (F.I.N.D.) database under the facility name of North Open Space Well – San Juan Capistrano and the address of 30291 Camino Capistrano pertaining to a permit to operate a diesel-powered electrical generator associated with the water well located at the subject property. According to SCAQMD's F.I.N.D. database, there are notices of violations or notices to comply listed for the subject property.

A 55-gallon steel drum containing unknown material is located in the eastern portion of the subject property, near a barn. There was no evidence of a release or staining near the 55-gallon steel drum; however, some surface rust was observed on the drum surface and due to the weight of the drum, the drum could not be lifted to inspect the soils underlying the drum.

Asbestos-containing materials (ACMs) may be present in the subject property structures that were constructed prior to 1980 (when ACMs were banned for consumer use).

Lead-based paints (LBPs) may be present in the subject property structures that were constructed prior to 1978 (when LBPs were banned for consumer use). Evidence of concrete delamination was observed on the concrete pillars of the railroad bridge located in the southwestern portion of the subject property, which included concrete surface debris on the unpaved surfaces of the subject property. Some of the concrete debris appeared to be painted and may contain LBPs.

Findings

The findings of this assessment are as follows:

Recognized Environmental Conditions (RECs)
A REC refers to the presence of hazardous substances or petroleum products in, on, or at the subject property, due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment which is neither certain nor proved, but can be expected or believed based on professional observations, experience, and/or available evidence. The term REC is not intended to include "*de minimis*" conditions. The findings of this assessment pertaining to RECs include the following:

- The lack of documentation confirming that the former USTs were removed from the subject property, that confirmatory soil sampling from the base pits and sidewalls of the excavations was performed following the UST removals, and that all dispenser piping and contaminated soils were properly removed from the subject property and disposed of at appropriate offsite facilities represents a REC.

- The subject property was used for agricultural purposes from at least 1923 up to at least 2000 and was part of a large orchard (orange groves). The potential storage and use of hazardous substances (including herbicides and pesticides) associated with the former agricultural operations conducted at the subject property represents a REC.

- The documented presence of contamination in the inactive groundwater production well located at the subject property at concentrations exceeding the regulatory agency notification and response levels represents a REC.

Controlled Recognized Environmental Conditions (CRECs)
A CREC refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of controls. The findings of this assessment pertaining to CRECs include the following:

- Earth Science did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Conditions (HRECs)
A HREC refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the property to any controls. The findings of this assessment pertaining to HRECs include the following:

- Earth Science did not identify any HRECs during the course of this assessment.

Environmental Issues
An Environmental Issue refers to environmental concerns identified by Earth Science, which do not qualify as RECs; however, require discussion. The findings of this assessment pertaining to Environmental Issues include the following:

- The 55-gallon steel drum containing unknown material and exhibiting evidence of surface rust represents an Environmental Issue.

- ACMs may be present in the subject property structures that were constructed prior to 1980 (when ACMs were banned for consumer use), which represents an Environmental Issue.

- LBPs may be present in the subject property structures that were constructed prior to 1978 (when LBPs were banned for consumer use). Evidence of concrete delamination was observed on the concrete pillars of the railroad bridge located in the southwestern portion of the subject property, which included concrete surface

debris on the unpaved surfaces of the subject property. Some of the concrete debris appeared to be painted and may contain LBPs. The potential presence of LBPs at the subject property represents an Environmental Issue.

Conclusions and Opinions

Earth Science has performed a Phase I ESA of the property located at 29943, 29991, 30091, 30261, and 30291 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 revealed no evidence of CRECs or HRECs; however, RECs and Environmental Issues were identified in connection with the subject property. Based on the conclusions of this assessment, Earth Science recommends the following:

- Earth Science recommends that a Phase II ESA be performed in order to assess the potential for residual contamination to be present in the area of the former USTs at the subject property. It is recommended that the Phase II ESA include a ground-penetrating radar (GPR) survey in order to confirm that all USTs and other subsurface structures associated with the former USTs have been removed.

- Earth Science recommends sampling the shallow soils (where the highest concentrations of residual herbicides and pesticides are likely to be found) near the former herbicide AST and the orchard areas at subject property in order to confirm or deny the presence of hazardous substances associated with the former agricultural operations.

- Given that the groundwater production well located at the subject property is inactive and that the contamination detected in the samples collected from the well are documented in the SWRCB's GeoTracker online database, no further investigation of the known groundwater contamination in the well is recommended at this time. In the event that the groundwater production well located at the subject property is placed back into service, it is recommended that the well be sampled and tested in accordance with all Federal, State, and local regulations prior to operating the well.

- Earth Science recommends that the 55-gallon steel drum containing unknown material located in the eastern portion of the subject property be removed and disposed of in accordance with all applicable Federal, State, and local regulations.

- In the event that the structures at the subject property constructed prior to 1980 are renovated or demolished, it is recommended that an asbestos survey of the structures be performed, and that any identified ACMs be abated by a licensed abatement contractor according to all applicable Federal, State, and local regulations prior to conducting any proposed renovation or demolition activities.

- In the event that the structures at the subject property constructed prior to 1978 are renovated or demolished, all painted surfaces at the subject property should be assumed to contain LBPs and treated as such unless future testing is conducted proving otherwise. All Federal, State, and local regulations pertaining to LBPs should be followed by any renovation or demolition contractors as appropriate. The delaminated concrete debris containing paint which was observed on the unpaved surfaces of the subject property near the concrete pillars of the railroad bridge should be removed and disposed of in accordance with all applicable Federal, State, and local regulations in order to minimize potential LBPs impacts to the onsite soils.

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Appendix D Staff Qualifications

1.0 INTRODUCTION

Earth Science LLC (Earth Science) has performed a Phase I Environmental Site Assessment (ESA) of the property located at 29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675 (the "subject property") 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 of All Appropriate Inquiries (AAI) (40 CFR Part 312). 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) affecting the subject property as defined by ASTM Standard E-1527-21. 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 *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 E-1527-21 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 E 1527-21. 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. Earth Science 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, Earth Science reviewed information on the presence of environmental liens and activity and use limitations (AULs) from publicly-available sources and from Client-provided title reports, title commitment documents, and other relevant documents.

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 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

Earth Science 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. Earth Science believes that the information obtained from the record review and the interviews concerning the subject property is reliable. However, Earth Science 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 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, lead in drinking water, and emerging contaminants. 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 of this report.

1.4 User Reliance

Legacy Ranch Partners, LLC engaged Earth Science 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 Legacy Ranch Partners, LLC and the City of San Juan Capistrano. 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 Earth Science granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against Earth Science, its officers, employees, vendors, successors, or assigns. Any such unauthorized user shall be responsible to protect, indemnify, and hold Earth Science, 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 and Data Gaps

The findings and conclusions contain all 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 past owners, operators, and occupants were not reasonably ascertainable and thus constitute a data gap.

- Earth Science was not able to adequately document the subject property use prior to 1902, and in certain subsequent years, which constitutes a data gap.

- Some areas of the subject property were not accessible during the field reconnaissance due the presence of densely-covered trees and vegetation which limited Earth Science's ability to assess the condition of the subject property surfaces in these areas.

- Earth Science contacted various regulatory agencies in order to request information pertaining to any current and/or historic hazardous material usage, storage, and releases associated with the subject property; some of the agencies contacted have not responded to Earth Science as of the date of this report.

The Client has requested the report despite the above-listed limiting conditions and data gaps; however, none of the limiting conditions or data gaps listed above are considered to be significant (as defined by ASTM E1527-21) or likely to change the conclusions of the report at this time.

2.0 SITE DESCRIPTION

2.1 Site Location and Description

The subject property is located in a commercial and residential area of San Juan Capistrano, California. Please refer to the table below for a further description of the subject property.

Parcel Numbers:	121-050-03, 121-050-04, 121-050-14, 121-050-17, 121-050-20, 121-050-29
Addresses:	29943, 29991, 30091, 30261, and 30291 Camino Capistrano, San Juan Capistrano, California 92675
Nature of Use:	Public park
Occupant:	Northwest Open Space
Year Built:	1923
Land Area:	65.5 Acres
Building Size:	Approximately 6,500 square feet (SF) (total for all permanent structures)
Zoning:	Specific Plan/Precise Plan (SP/PP)

The subject property is comprised of an irregular-shaped lot consisting of six adjoining parcels improved with a two-story residence/ranch house with a partial basement, a garage building, a water tower, a park operation building, a barn, a water well and pump station building, multiple storage containers, paved and unpaved parking areas, a dog park, an equestrian staging area, a Native American village and museum, a vegetable farm, and recreational trails. Trees and vegetation cover the majority of the subject property. Trabuco Creek runs through the eastern and southern portions of the subject property. Several large soil stockpiles are located in the eastern portion of the subject property, near Camino Capistrano. Several stored items, including wood logs, steel components, and other miscellaneous debris and materials are located in the northwestern and eastern portions of the subject property. Access to the subject property is available from Camino Capistrano located along the eastern boundary.

According to Orange County records, the subject property's abbreviated legal descriptions are "*SEC 25 T 7 R 8 POR SW1/4*;" "*SEC 36 T 7 R 8 POR NW1/4*;" "*SEC 36 T 7 R 8 POR OF SEC*;" "*SEC 36 T 7 R 8 POR NW1/4*;" "*SEC 36 T 7 R 8 POR NW1/4*;" and "*SEC 36 T 7 R 8 POR NW1/4*." Copies of the reviewed Orange County records are included in Appendix B of this report.

Please refer to Figure 1: Site Location Map; Figure 2: Site Plan; and Appendix A: Photographic Documentation for the location and site characteristics of the subject property.

2.2 Current Use of Adjacent Properties

During the site reconnaissance, Earth Science observed the following land uses on the properties adjacent to the subject property:

North:	A residence (29931 Camino Capistrano) and Camino Capistrano followed by Farmakis Farms (29931 Camino Capistrano) and Interstate 5
South:	The Groves Apartments (30333 Camino Capistrano), Silverado San Juan Capistrano Memory Care Community (30311 Camino Capistrano), and railroad tracks followed by an athletic field
East:	Camino Capistrano followed by Farmakis Farms (29931 Camino Capistrano), undeveloped land, Trabuco Creek, Camino Health Center (30300 Camino Capistrano), Kaiser Permanente Medical Offices (30400 Camino Capistrano), JSerra Catholic High School (26351 Junipero Serra Road), and Interstate 5
West:	Railroad tracks followed by undeveloped land, agricultural land and structures, and Trabuco Creek

2.3 Site Settings

The following sections provide descriptions of the site settings.

2.3.1 Topography

Elevation:	Approximately 150-215 feet above mean sea level
Slope:	Generally southwesterly

2.3.2 Geology/Soils

Geology/Soil Type:	Botella clay loam, 2.0 to 9.0 percent slopes, warm MAAT, MLRA 19 (Botella); Corralitos loamy sand, moderately fine substratum (Corralitos); Cropley clay, 2.0 to 9.0 percent slopes, warm MAAT, MLRA 19 (Cropley); Riverwash; Soboba gravelly loamy sand, 0.0 to 5.0 percent slopes (Soboba); Sorrento loam, 0.0 to 2.0 percent slopes, warm MAAT, MLRA 19 (Sorrento 1); Sorrento loam, 2.0 to 9.0 percent slopes, warm MAAT, MLRA 19 (Sorrento 2); and Sorrento clay loam, 2.0 to 9.0 percent slopes, warm MAAT, MLRA 19 (Sorrento 3).
Farmland Status:	Prime farmland if irrigated (Botella, Corralitos, Cropley, Sorrento 1, Sorrento 2, and Sorrento 3), not applicable (Riverwash), and not prime farmland (Soboba)
Landform:	Alluvial fans (Botella, Corralitos, Soboba, Sorrento 1, Sorrento 2, and Sorrento 3), terraces and alluvial fans (Cropley), fans (Riverwash), and not prime farmland (Soboba)
Hydrologic Soil Group:	C (Botella, Cropley, Sorrento 1, Sorrento 2, and Sorrento 3), A (Corralitos, Soboba), and not applicable (Riverwash)

2.3.3 Hydrology/Hydrogeology

Groundwater Depth:	Approximately 40 feet (source: GeoTracker database)
Groundwater Flow Direction:	Southwesterly (source: GeoTracker database)
Local Water Purveyor:	Santa Margarita Water District
Onsite Water Wells:	None reported
Onsite Drywells:	None reported

2.3.4 Flood Zone Information

Flood Zone:	The majority of the subject property is located within Zone X-Unshaded, which is described as an area of minimal flood hazard. Zone X-Unshaded is the area determined to be outside of the 500-year flood and protected by levees from the 100-year flood. The area of Trabuco Creek which runs through the eastern and southern portions of the subject property is located within a Zone AE Regulatory Floodway, which is described as the base floodplain where base flood elevations are provided. Zone AE areas are considered high-risk flood zones where mandatory flood insurance purchase requirements and floodplain management standards apply.
Flood Map Date:	December 3, 2009

2.3.5 Wetlands Information

Federal Wetlands Status:	According to the United States Fish and Wildlife Service, National Wetlands Inventory, Wetlands Mapper online database, the area of Trabuco Creek which runs through the eastern and southern portions of the subject property is mapped as a Freshwater Emergent Wetland, Freshwater Forested Shrub Wetland, and Riverine Waterway.

3.0 HISTORICAL INFORMATION

Earth Science 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

Years	Sources	Description/Use
1902-1920	Topographic maps	Undeveloped land
1923-2000	Aerial photographs, city directories, public records, and topographic maps	Agricultural and residential
2002-Present	Aerial photographs, interviews, onsite observations, and public records	Public park

3.1 Aerial Photographs

Earth Science reviewed available aerial photographs for the subject property and surrounding areas for visible indications of previous uses for the subject property and adjacent properties. Copies of select aerial photographs are included in Appendix B of this report. A summary of our findings is presented in the table below.

Summary of Aerial Photographs Reviewed

Years	Subject Property Description	Adjacent Property Descriptions
1929	The subject property is developed as a ranch with multiple agricultural and residential structures and orchards. A creek runs through the eastern and southern portions of the subject property.	**North:** Multiple agricultural and residential structures and a road followed by an orchard **South:** An orchard and railroad tracks followed by undeveloped land **East:** Road followed by agricultural land, multiple orchards, multiple roads, and a creek **West:** Railroad tracks followed by orchards and a creek
1938	The subject property is developed as a ranch with multiple agricultural and residential structures, orchards, and agricultural land. A creek runs through the eastern and southern portions of the subject property.	**North:** Multiple agricultural and residential structures and a road followed by agricultural land **South:** Multiple agricultural and residential structures, an orchard, and railroad tracks followed by undeveloped land **East:** Road followed by agricultural land, multiple orchards, multiple roads, and a creek **West:** Railroad tracks followed by orchards and a creek

Years	Subject Property Description	Adjacent Property Descriptions
1946, 1947, 1952, and 1953	The subject property is developed as a ranch with multiple agricultural and residential structures and orchards. A creek runs through the eastern and southern portions of the subject property.	**North:** Multiple agricultural and residential structures and a road followed by an orchard **South:** Multiple agricultural and residential structures, an orchard, and railroad tracks followed by undeveloped land **East:** Road followed by agricultural land, multiple orchards, multiple roads, and a creek **West:** Railroad tracks followed by orchards and a creek
1959, 1960, 1963, 1965, 1967, 1970, 1972, 1974, and 1977	The subject property is developed as a ranch with multiple agricultural and residential structures and orchards. A creek runs through the eastern and southern portions of the subject property.	**North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway **South:** An orchard and railroad tracks followed by undeveloped land **East:** Road followed by undeveloped land, an orchard, a creek, and a freeway **West:** Railroad tracks followed by orchards and a creek
1980 and 1983	The subject property is developed as a ranch with multiple agricultural and residential structures and orchards. A creek runs through the eastern and southern portions of the subject property.	**North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway **South:** An orchard and railroad tracks followed by undeveloped land **East:** Road followed by undeveloped land, an orchard, a creek, and a freeway **West:** Railroad tracks followed by agricultural land, orchards, and a creek
1984, 1985, 1986, 1987, 1988, 1990, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, and 2000	The subject property is developed as a ranch with multiple agricultural and residential structures and orchards. A creek runs through the eastern and southern portions of the subject property.	**North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway **South:** An orchard and railroad tracks followed by undeveloped land **East:** Road followed by undeveloped land, an orchard, a creek, and a freeway **West:** Railroad tracks followed by multiple agricultural structures, agricultural land, orchards, and a creek

Years	Subject Property Description	Adjacent Property Descriptions
2002, 2003, 2004 2005, 2006, 2007, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2018, 2019, and 2020	The subject property is developed as a public park with multiple structures and orchards. A creek runs through the eastern and southern portions of the subject property.	**North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway **South:** Undeveloped land, a residential development, and railroad tracks followed by an athletic field **East:** Road followed by undeveloped land, multiple commercial structures, a creek, and a freeway **West:** Railroad tracks followed by multiple agricultural structures, agricultural land, orchards, and a creek
2021	The subject property is developed as a public park with multiple structures. A creek runs through the eastern and southern portions of the subject property.	**North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway **South:** A residential development under construction, a residential development, and railroad tracks followed by an athletic field **East:** Road followed by undeveloped land, multiple commercial structures, a creek, and a freeway **West:** Railroad tracks followed by multiple agricultural structures, agricultural land, and a creek
2022, 2023, 2024, and 2025	The subject property is developed as a public park with multiple structures. A creek runs through the eastern and southern portions of the subject property.	**North:** Multiple agricultural and residential structures and a road followed by undeveloped land and a freeway **South:** Two residential developments and railroad tracks followed by an athletic field **East:** Road followed by undeveloped land, multiple commercial structures, a creek, and a freeway **West:** Railroad tracks followed by multiple agricultural structures, agricultural land, and a creek

3.2 Fire Insurance Maps

Earth Science researched fire insurance maps for the subject property and surrounding areas to investigate visible indications of previous uses for the subject property and adjacent properties. Fire insurance maps were not available for the subject property vicinity.

3.3 City Directories

Earth Science reviewed available city directories for the subject property and adjacent properties to investigate listings that may be a potential environmental concern.

Copies of select city directories are included in Appendix B of this report. A summary of our findings is presented in the sections below.

City Directory Search for the Subject Property

The subject property is listed in the available city directories as follows:

Years	Listings
1967-1986	C D Swanner (30291 Camino Capistrano)
1967	J L Swanner (29991 Camino Capistrano)
1971	Jas W Lay (30291 Camino Capistrano)
1991	R Lujano (30291 Camino Capistrano)
1996-2018	No listings (29991 Camino Capistrano)
1996-2006	No listings (30291 Camino Capistrano)
2018	A Stone's Throw (29943 Camino Capistrano)
2018	Hamilton Oaks Vineyard Events (29943 Camino Capistrano)

None of the available city directory listings for the subject property represent a potential environmental concern at this time.

City Directory Search for the Adjacent Properties

None of the available city directory listings for the adjacent properties represent a potential environmental concern at this time.

3.4 Topographic Maps

Earth Science 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 is presented in the table below.

Summary of Topographical Maps Reviewed

Years	Subject Property Description	Adjacent Property Descriptions
1902, 1905, 1911, 1915, and 1920	The subject property is undeveloped land with a stream running through the eastern and southern portions.	**North:** Undeveloped land and a road followed by undeveloped land **South:** Undeveloped land and railroad tracks followed by undeveloped land **East:** Road followed by undeveloped land, a road, a stream, and an intermittent stream **West:** Railroad tracks followed by undeveloped land and an intermittent stream

Years	Subject Property Description	Adjacent Property Descriptions
1942	The subject property is developed with five structures and orchards. A stream runs through the eastern and southern portions of the subject property and a road runs through the northern portion of the subject property.	**North:** One structure and a road followed by an orchard **South:** Two structures, an orchard, and railroad tracks followed by an orchard **East:** Road followed by multiple structures, orchards, roads, and streams **West:** Railroad tracks followed by orchards and a stream
1948, 1949, and 1957	The subject property is developed with three structures and orchards. An intermittent stream runs through the eastern and southern portions of the subject property and a road runs through the northern portion of the subject property.	**North:** Two structures, an orchard, and a road followed by an orchard **South:** Four structures, an orchard, an intermittent stream, and railroad tracks followed by an orchard **East:** Road followed by multiple structures, orchards, roads, and intermittent streams **West:** Railroad tracks followed by orchards and an intermittent stream
1968 and 1969	The subject property is developed with three structures and orchards. An intermittent stream runs through the eastern and southern portions of the subject property. A gauging station is located in the eastern portion of the subject property.	**North:** Two structures, an orchard, and a road followed by undeveloped land, a water well, a freeway **South:** An orchard, an intermittent stream, and railroad tracks followed by undeveloped land **East:** Road followed by undeveloped land, orchards, and intermittent streams **West:** Railroad tracks followed by orchards and an intermittent stream
1981	The subject property is developed with four structures and orchards. An intermittent stream runs through the eastern and southern portions of the subject property. A gauging station is located in the eastern portion of the subject property.	**North:** Two structures, an orchard, and a road followed by undeveloped land, a water well, a freeway **South:** An orchard, an intermittent stream, and railroad tracks followed by undeveloped land **East:** Road followed by undeveloped land, orchards, and intermittent streams **West:** Railroad tracks followed by orchards and an intermittent stream

4.0 REGULATORY RECORDS REVIEW

4.1 Regulatory Agencies

Earth Science contacted various regulatory agencies in order to request information pertaining to any current and/or historic hazardous material usage, storage, and releases associated with the subject property. Additionally, Earth Science researched publically-available information on the presence of environmental liens and AULs from these agencies. All available regulatory records obtained for the subject property were reviewed by Earth Science on July 11, 2025. Copies of select regulatory agency records are included in Appendix B of this report. A summary of our findings is presented in the table below.

Agency Type	Agency Name	Summary of Correspondence
Federal	USEPA	The subject property is not listed in the USEPA Enforcement and Compliance History Online (ECHO), Facility Registry Service (FRS), Resource Conservation and Recovery Act (RCRA) Information (RCRAInfo), Toxics Release Inventory System (TRIS), Toxic Substances Control Act (TSCA) Chemical Substance Inventory, or Underground Storage Tank (UST) Finder databases.
State	California Department of Toxic Substances Control (DTSC)	A response was received stating that no records are available for the subject property. The subject property is not listed in the DTSC's EnviroStor or Hazardous Waste Tracking System (HWTS) databases.
State	California State Water Resources Control Board (SWRCB), Regional Water Quality Control Board (RWQCB), San Diego Region	A response was received stating that no records are available for the subject property. The subject property is listed in the SWRCB's GeoTracker database as a Public Drinking Water Well site. According to the SWRCB's GeoTracker database records, an inactive City of San Juan Capistrano groundwater production well is located at the subject property. The subject property is not listed in the SWRCB's Electronic Content Management (ECM) Filing System, California Integrated Water Quality System (CIWQS), or Storm Water Multiple Application and Report Tracking System (SMARTS) databases.
State	California Geologic Energy Management Division (CalGEM)	According to CalGEM's online Well Finder database, no oil or gas wells are located on the subject property.
State	California Department of Resources Recycling and Recovery	The subject property is listed in the CalRecycle's Solid Waste Information System (SWIS) database under the facility name of Earthco Arbor Care and the address of 30291 Camino Capistrano. The Earthco Arbor Care facility is a closed green material composting facility

Agency Type	Agency Name	Summary of Correspondence
	(CalRecycle)	was formerly located at the subject property. According to CalRecycle's SWIS database, there are no enforcement actions or violations listed for the subject property.
Air Quality Department	South Coast Air Quality Management District (SCAQMD)	The subject property is listed in the SCAQMD's Facility INformation Detail (F.I.N.D.) database under the facility name of North Open Space Well – San Juan Capistrano and the address of 30291 Camino Capistrano pertaining to a permit to operate a diesel-powered electrical generator associated with the water well. According to SCAQMD's F.I.N.D. database, there are no notices of violations or notices to comply listed for the subject property.
Building Department	City of San Juan Capistrano Development Services Department, Building Division	According to 1992 to 1993 permit records from the Building Division, two 250-gallon USTs containing gasoline, an aboveground storage tank (AST) containing diesel, an AST containing herbicide, and approximately 150 cubic yards of diesel and waste oil contaminated soil were previously located in the vicinity of the present-day barn located in eastern portion of the subject property. Additionally, the permit records indicated that historic soil testing was performed at the subject property, including 15 borings to terminal depths ranging from 5.0 to 40 feet and diesel contamination was encountered in the subsurface of the subject property. The permit records indicated that a final report would be prepared for clean certification as required by the regulatory agency. A note on the permit record states "Final Removal" dated May 18, 1993; however, no UST closure report (typically prepared following the removal of USTs) is available for the subject property. A 2012 plumbing permit was issued for the installation of a new leach line for an existing septic tank.
Fire Department	Orange County Fire Authority (OCFA)	No environmentally-significant records are available for the subject property.
Health Department	Orange County Health Care Agency (OCHCA) Environmental Health Division	A response was received stating that the OCHCA does not have any records for the subject property except for a notation in an old database that shows that the OCHCA conducted a tank removal inspection on September 17, 1992 at the subject property. The OCHCA stated that it does not have any tank removal records; sampling records; tank, dispenser, or piping location information; or disposal records.
Planning Department	City of San Juan Capistrano Development Services	The subject property is zoned Specific Plan/Precise Plan (SP/PP). According to records from the Planning Division, the Northwest Open Space property was acquired by the City in 1993. The General Plan Land

Agency Type	Agency Name	Summary of Correspondence
	Department, Planning Division	Use Map from 2002 designates the 65.5-acre Northwest Open Space property as a Community Park. The Community Park Land Use Designation allows sports fields, public facilities, nature study centers, and tot lots as permitted uses. The Roger Y. Williams House (also known as the Swanner House) located in the northern portion of the subject property was listed on the National Register of Historic Places in 2007. The National Register of Historic Places listing for the subject property included a two-story Craftsman house, a matching water tower, and a matching garage, all of which were built in 1923.
Public Works	Orange County Public Works	No environmentally-significant records are available for the subject property.

4.2 Mapped Environmental Records Search

Earth Science obtained an Environmental Radius Report (ERR) prepared by Nationwide Environmental Title Research, LLC (NETR) for the subject property. The Federal, State, and local agency environmental records contained in the NETR ERR 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, Earth Science considers the migration of hazardous substances or petroleum products in any form (including solid, liquid, and vapor) onto the subject property during the evaluation of each site listed in the ERR. A copy of the ERR is included in Appendix C of this report.

4.2.1 Regulatory Database Summary

The following table provides a summary of the ERR findings.

Environmental Regulatory Listing	Number Of Sites That Are:			Any Sites Of Concern ?
	<¼ Mile Away	¼-½ Mile Away	>½-1 Mile Away	
Lists of Federal National Priorities List (NPL) (Superfund) Sites	0	0	0	NA
Lists of Federal Delisted NPL Sites	0	0	0	NA
Lists of Federal Sites Subject to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) Removals and CERCLA Orders	0	0	0	NA

Environmental Regulatory Listing	Number Of Sites That Are:			Any Sites Of Concern ?
	<¼ Mile Away	¼-½ Mile Away	>½-1 Mile Away	
Lists of Federal CERCLA Sites with No Further Remedial Action Planned (NFRAP)	0	0	0	NA
Lists of Federal RCRA Treatment, Storage, and Disposal (TSD) Facilities	0	0	0	NA
Lists of Federal RCRA Facilities Undergoing Corrective Action	0	0	0	NA
Lists of Federal RCRA Generators	**2**	0	0	**NO**
Federal Institutional Control/Engineering Control (IC/EC) Registries	0	0	0	NA
Federal Emergency Response Notification System (ERNS) List	0	0	0	NA
Lists of State and Tribal Superfund Equivalent Sites	0	0	0	NA
Lists of State and Tribal Hazardous Waste Facilities	0	0	0	NA
Lists of State and Tribal Landfills and Solid Waste Disposal Facilities	0	0	0	NA
Lists of State and Tribal Leaking Storage Tanks	0	**3**	0	**NO**
Lists of State and Tribal Registered Storage Tanks	0	0	0	NA
State and Tribal IC/EC Registries	0	0	0	NA
Lists of State and Tribal Brownfields Sites	0	0	0	NA

Environmental Regulatory Listing	Number Of Sites That Are:			Any Sites Of Concern ?
	<¼ Mile Away	¼-½ Mile Away	>½-1 Mile Away	
Lists of State and Tribal Voluntary Cleanup Sites	0	0	0	NA
State and/or Tribal Lists of Sites Requiring Further Investigation/Remediation	0	0	0	NA
State List of Significant Environmental Hazards (SEH)	0	0	0	NA
Lists of State and Tribal Mine Sites Requiring Further Investigation and/or Remediation	0	0	0	NA
State and/or Tribal Lists of Spills and Spill Responses	0	0	0	NA
State and/or Tribal Lists of Emergency Responses	0	0	0	NA
State and/or Tribal Lists of Dry Cleaners	0	0	0	NA
State and/or Tribal Lists of Clandestine Laboratory Cleanups	0	0	0	NA
State and/or Tribal Lists of Scrap/Used Tire Processing Facilities	0	0	0	NA
State and/or Tribal Lists of Underground Injection Control Sites	0	0	0	NA
State and/or Tribal Listings of Permitted Drywells	0	0	0	NA
Automobile Salvage Yards	0	0	0	NA
Livestock Waste Control Sites	0	0	0	NA

Environmental Regulatory Listing	Number Of Sites That Are:			Any Sites Of Concern ?
	<¼ Mile Away	¼-½ Mile Away	>½-1 Mile Away	
Controlled Animal Feeding Operations (CAFOs)	0	0	0	NA
State and/or Tribal Lists of Registered Aboveground Storage Tanks (ASTs)	0	0	0	NA
Clean Air Act (CAA) Permitted Facilities	0	0	0	NA
National Pollutant Discharge Elimination System (NPDES) Permitted Facilities	0	0	0	NA
Onsite Wastewater Treatment Sites	0	0	0	NA
State and/or Tribal Lists of Permitted Facilities	0	0	0	NA
USEPA ECHO	0	0	0	NA
USEPA RCRAInfo	**3**	**9**	0	**NO**
USEPA USTs	0	0	0	NA
USEPA TSCA Database	0	0	0	NA
USEPA TRIS	0	0	0	NA

NA = not applicable

4.2.2 Subject Property Listings

The subject property is not listed in the ERR.

4.2.3 Adjacent Property Listings

The following adjacent properties are listed in the ERR:

- Silverado San Juan Capistrano (addressed as 30311 Camino Capistrano) is listed in the ERR as a USEPA RCRAInfo site. This facility is a senior care operation located adjacent to the south of the subject property and is presumed to be situated hydrogeologically cross/down-gradient relative to the subject property. According to available regulatory records, this facility is generator of hazardous wastes; however, there are no reported contaminant releases associated with this facility. Based on the presumed direction of groundwater flow in the area and the lack of reported contaminant releases, this facility is not expected to represent a significant environmental concern for the subject property at this time.

- Camino Health Center (addressed as 30300 Camino Capistrano) is listed in the ERR as a USEPA RCRAInfo site. This facility is a medical office located adjacent to the east of the subject property (beyond Camino Capistrano) and is presumed to be situated hydrogeologically up-gradient relative to the subject property. According to available regulatory records, this facility is generator of hazardous wastes; however, there are no reported contaminant releases associated with this facility. Based on the lack of reported contaminant releases, this facility is not expected to represent a significant environmental concern for the subject property at this time.

- Kaiser Foundation Hospital (addressed as 30400 Camino Capistrano) is listed in the ERR as a Federal RCRA Generator Biennial Reporter and USEPA RCRAInfo site. This facility is a medical office located adjacent to the east of the subject property (beyond Camino Capistrano) and is presumed to be situated hydrogeologically up-gradient relative to the subject property. According to available regulatory records, this facility is generator of Hazardous Waste Biennial Reporter and Large Quantity Generator (LQG) of hazardous wastes; however, there are no reported contaminant releases associated with this facility. Based on the lack of reported contaminant releases, this facility is not expected to represent a significant environmental concern for the subject property at this time.

- JSerra Catholic High School (addressed as 26351 Junipero Serra Road) is listed in the ERR as a USEPA RCRAInfo site. This facility is a private high school located adjacent to the east of the subject property (beyond Camino Capistrano) and is presumed to be situated hydrogeologically cross-gradient relative to the subject property. According to available regulatory records, this facility is generator of hazardous wastes; however, there are no reported contaminant releases associated with this facility. Based on the presumed direction of groundwater flow in the area and the lack of reported contaminant releases, this facility is not expected to represent a significant environmental concern for the subject property at this time.

4.2.4 Non-Adjacent Property Listings

The non-adjacent sites listed in the ERR are not likely to represent a significant environmental concern for the subject property at this time based on their distances from the subject property, lack of documented releases/violations, presumed direction of groundwater flow, current regulatory status, or other considerations.

4.2.5 Orphan Property Listings

No orphan property listings likely to impact the subject property are identified in the ERR.

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 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.

Earth Science has performed a Tier 1 Vapor Encroachment Screening (VES) in general accordance with the scope of work and limitations of ASTM Standard Practice E 2600-22 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 2600-22.

Based on the findings of the Tier 1 VES conducted by Earth Science, a VEC and a VIC may be an issue of concern in connection with the subject property at this time as further discussed in Section 7.0 of this report.

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. Earth Science requested our Client to provide information to satisfy User Responsibilities as identified in Section 6 of the ASTM guidance. Pursuant to ASTM E 1527-21, Earth Science requested the following site information from Legacy Ranch Partners, LLC and the City of San Juan Capistrano (Users of this report).

User Requested Information	Provided By User?	Description of Provided Documents/ Information
Environmental Questionnaire	Yes	Ms. Laura Stokes, Principal Planner with the City of San Juan Capistrano, completed the environmental questionnaire. No environmentally-significant information was provided in

User Requested Information	Provided By User?	Description of Provided Documents/ Information
		the questionnaire. A copy of the completed environmental questionnaire is included in Appendix B of this report.
Title records	No	
Environmental liens or activity and use limitations	No	
Specialized knowledge	No	
Actual knowledge	No	
Valuation reduction for environmental issues	No	
Identification of Key Site Manager	Yes	Mr. Harrison Taylor, representative for Legacy Ranch Partners, LLC, was identified as the key site manager.
Reason for performing the Phase I ESA	Yes	Refer to Section 1.1
Prior environmental reports	No	
Other documents/information provided	Yes	Legacy Ranch Partners, LLC provided general real estate related information for the subject property, including the property boundaries.

5.2 Interviews

Earth Science conducted the following interviews to obtain environmental information associated with the Subject Property.

Interviewee	Interviewed ?	Description of Information Obtained From Interview
Subject property owner	Yes	In lieu of an interview, Ms. Stokes completed an environmental questionnaire for the subject property on June 10, 2025. No environmentally-significant information was provided in the environmental questionnaire.
Report user	Yes	Earth Science interviewed Mr. Taylor on June 10, 2025 during the site reconnaissance performed at the subject property. According to Mr. Taylor, proposed renovations are planned at the subject property to improve the public park facilities and to develop additional facilities. No environmentally-significant information regarding the subject property was provided by Mr. Taylor.

Interviewee	Interviewed ?	Description of Information Obtained From Interview
Key site manager	Yes	Please refer to the subject property owner interview section above.
Past owners, operators, and occupants of the subject property	Yes	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 1527-21, interview with others were not performed.

6.0 SITE RECONNAISSANCE

The subject property was inspected on June 10, 2025 and Earth Science was accompanied during the field reconnaissance activities by Mr. Taylor. Some areas of the subject property were not accessible during the field reconnaissance due the presence of densely-covered trees and vegetation which limited Earth Science's ability to assess the condition of the subject property surfaces in these areas.

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	Yes	Several trash containers were observed at the subject property, including a trash dumpster located in the parking lot in the northern portion of the subject property.
Sewage discharge and disposal	No	
Surface water drainage	Yes	Surface water drains towards Trabuco Creek which runs through the eastern and southern portions of the subject property.
Surface impoundments, natural catch basins, settling ponds, drywells, wetlands, or lagoons	Yes	The area of Trabuco Creek which runs through the eastern and southern portions of the subject property is mapped as a Freshwater Emergent Wetland, Freshwater Forested Shrub Wetland, and Riverine Waterway.
Heating or cooling systems	No	
Wells or cisterns	Yes	An inactive City of San Juan Capistrano groundwater production well is located in the central portion of the subject property.
Wastewater/industrial discharge	No	
Septic systems	No	
Other significant characteristics	Yes	Several large soil stockpiles are located in the eastern portion of the subject property, near Camino Capistrano. Several stored items, including wood logs, steel components, and other miscellaneous debris and materials are located in the northwestern and eastern portions of the subject property. Several storage containers are located at the subject property.

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	A 55-gallon steel drum containing unknown material is located in the eastern portion of the subject property, near a barn.
Aboveground/underground hazardous substance/petroleum storage tanks	No	
Evidence of releases or spills	No	
Evidence of polychlorinated biphenyl-containing (PCB) equipment	Yes	Numerous pole-mounted electrical transformers are located at the subject property. No evidence of releases or staining was observed near the pole-mounted electrical transformers.
Strong, pungent, or noxious odors	No	
Pools of liquid	No	
Drains, sumps, or clarifiers	No	
Pits, ponds, or lagoons	No	
Stressed vegetation	No	
Landfill or radiological hazards	No	
Other environmental hazards	No	

6.3 Non-ASTM Environmental Concerns

The following table describes the non-ASTM environmental concerns observed at the subject property.

Non-ASTM Environmental Concern	Observed at the Subject Property?	Description of Observations
Suspect ACMs	Yes	ACMs may be present in the subject property structures that were constructed prior to 1980 (when ACMs were banned for consumer use).
Suspect LBPs	Yes	LBPs may be present in the subject property structures that were constructed prior to 1978 (when LBPs were banned for consumer use). Evidence of concrete delamination was observed on the concrete pillars of the railroad bridge

Non-ASTM Environmental Concern	Observed at the Subject Property?	Description of Observations
		located in the southwestern portion of the subject property, which included concrete surface debris on the unpaved surfaces of the subject property. Some of the concrete debris appeared to be painted and may contain LBPs.
Suspect mold	No	
Radon	NA	According to the USEPA, the subject property is mapped in Radon Zone 3, where the average predicted indoor radon screening levels are less than 2.0 pico Curies per Liter (pCi/L). Radon testing was not performed as part of this assessment.
Lead in drinking water	NA	According to the Santa Margarita Water District's 2025 Water Quality Report, water supplied to the subject property is in compliance with all Federal and State drinking water regulations, including lead in drinking water standards. Water quality testing was not performed as part of this assessment.
Emerging Contaminants	NA	According to the SWRCB's GeoTracker database records, an inactive City of San Juan Capistrano groundwater production well is located at the subject property. Testing of the groundwater production well performed from 2001 to 2024 indicated the presence of various contaminants, including emerging contaminants such as Per- and Polyfluoroalkyl Substances (PFAS) at concentrations exceeding the regulatory agency notification and response levels. A copy of the results of the testing of the groundwater production well located at the subject property is included in Appendix B of this report. No other information pertaining to the presence of emerging contaminants at the subject property is available as of the date of this report. Testing for emerging contaminants was not performed as part of this assessment.

6.4 Adjacent Property Reconnaissance

The adjacent property reconnaissance consisted of observing the adjacent properties from the subject property premises.

Railroad tracks predominantly used by Amtrak and Metrolink commuter trains run along the western portion boundary of the Site. No evidence of releases or staining was observed near the railroad tracks.

No other adjacent properties of concern were identified during the field reconnaissance activities.

7.0 FINDINGS AND CONCLUSIONS

Findings

The findings of this assessment are as follows:

Recognized Environmental Conditions (RECs)
A REC refers to the presence of hazardous substances or petroleum products in, on, or at the subject property, due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment which is neither certain nor proved, but can be expected or believed based on professional observations, experience, and/or available evidence. The term REC is not intended to include "*de minimis*" conditions. The findings of this assessment pertaining to RECs include the following:

- The lack of documentation confirming that the former USTs were removed from the subject property, that confirmatory soil sampling from the base pits and sidewalls of the excavations was performed following the UST removals, and that all dispenser piping and contaminated soils were properly removed from the subject property and disposed of at appropriate offsite facilities represents a REC.

- The subject property was used for agricultural purposes from at least 1923 up to at least 2000 and was part of a large orchard (orange groves). The potential storage and use of hazardous substances (including herbicides and pesticides) associated with the former agricultural operations conducted at the subject property represents a REC.

- The documented presence of contamination in the inactive groundwater production well located at the subject property at concentrations exceeding the regulatory agency notification and response levels represents a REC.

Controlled Recognized Environmental Conditions (CRECs)
A CREC refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of controls. The findings of this assessment pertaining to CRECs include the following:

- Earth Science did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Conditions (HRECs)
A HREC refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities, without subjecting the property to any controls. The findings of this assessment pertaining to HRECs include the following:

- Earth Science did not identify any HRECs during the course of this assessment.

Environmental Issues
An Environmental Issue refers to environmental concerns identified by Earth Science, which do not qualify as RECs; however, require discussion. The findings of this assessment pertaining to Environmental Issues include the following:

- The 55-gallon steel drum containing unknown material and exhibiting evidence of surface rust represents an Environmental Issue.

- ACMs may be present in the subject property structures that were constructed prior to 1980 (when ACMs were banned for consumer use), which represents an Environmental Issue.

- LBPs may be present in the subject property structures that were constructed prior to 1978 (when LBPs were banned for consumer use). Evidence of concrete delamination was observed on the concrete pillars of the railroad bridge located in the southwestern portion of the subject property, which included concrete surface debris on the unpaved surfaces of the subject property. Some of the concrete debris appeared to be painted and may contain LBPs. The potential presence of LBPs at the subject property represents an Environmental Issue.

Conclusions and Opinions

Earth Science has performed a Phase I ESA of the property located at 29943, 29991, 30091, 30261, and 30291 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 revealed no evidence of CRECs or HRECs; however, RECs and Environmental Issues were identified in connection with the subject property. Based on the conclusions of this assessment, Earth Science recommends the following:

- Earth Science recommends that a Phase II ESA be performed in order to assess the potential for residual contamination to be present in the area of the former USTs at the subject property. It is recommended that the Phase II ESA include a ground-

penetrating radar (GPR) survey in order to confirm that all USTs and other subsurface structures associated with the former USTs have been removed.

- Earth Science recommends sampling the shallow soils (where the highest concentrations of residual herbicides and pesticides are likely to be found) near the former herbicide AST and the orchard areas at subject property in order to confirm or deny the presence of hazardous substances associated with the former agricultural operations.

- Given that the groundwater production well located at the subject property is inactive and that the contamination detected in the samples collected from the well are documented in the SWRCB's GeoTracker online database, no further investigation of the known groundwater contamination in the well is recommended at this time. In the event that the groundwater production well located at the subject property is placed back into service, it is recommended that the well be sampled and tested in accordance with all Federal, State, and local regulations prior to operating the well.

- Earth Science recommends that the 55-gallon steel drum containing unknown material located in the eastern portion of the subject property be removed and disposed of in accordance with all applicable Federal, State, and local regulations.

- In the event that the structures at the subject property constructed prior to 1980 are renovated or demolished, it is recommended that an asbestos survey of the structures be performed, and that any identified ACMs be abated by a licensed abatement contractor according to all applicable Federal, State, and local regulations prior to conducting any proposed renovation or demolition activities.

- In the event that the structures at the subject property constructed prior to 1978 are renovated or demolished, all painted surfaces at the subject property should be assumed to contain LBPs and treated as such unless future testing is conducted proving otherwise. All Federal, State, and local regulations pertaining to LBPs should be followed by any renovation or demolition contractors as appropriate. The delaminated concrete debris containing paint which was observed on the unpaved surfaces of the subject property near the concrete pillars of the railroad bridge should be removed and disposed of in accordance with all applicable Federal, State, and local regulations in order to minimize potential LBPs impacts to the onsite soils.

8.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Earth Science has performed a Phase I Environmental Site Assessment of the property located at 29943, 29991, 30091, 30261, and 30291 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 on July 11, 2025, Earth Science 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. Earth Science has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Prepared By:



Zoey Spracklen, EP
Environmental Professional

Reviewed By:



Sean Rakhshani, EP
Principal

9.0 REFERENCES

Contact List

California Department of Resources Recycling and Recovery

California Department of Toxic Substances Control

California Geologic Energy Management Division

California State Water Resources Control Board, Regional Water Quality Control Board, San Diego Region

City of San Juan Capistrano Development Services Department, Building Division

City of San Juan Capistrano Development Services Department, Planning Division

Orange County Fire Authority

Orange County Health Care Agency, Environmental Health Division

Orange County Public Works

Orange County Treasurer-Tax Collector

South Coast Air Quality Management District

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.

American Society for Testing and Materials, Standard Practice for Environmental Site Assessments: Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, ASTM Designation: E2600-22.

California Department of Toxic Substances Control, EnviroStor Database, accessed via the Internet.

California Department of Toxic Substances Control, Hazardous Waste Tracking System Online Database, accessed via the Internet.

California State Water Resources Control Board, GeoTracker Database, accessed via the Internet.

County of Orange, Historical Aerial Imagery, accessed via the Internet.

Federal Emergency Management Agency, Federal Insurance Administration, National Flood Insurance Program, Flood Insurance Map.

Google Earth Historic Aerial Photographs, accessed via the Google Earth Program.

Google Maps, Street View, accessed via the Internet.

Library of Congress Digital Collection of Sanborn Maps, accessed via the Internet.

Nationwide Environmental Title Research, LLC, Environmental Radius Report.

Nationwide Environmental Title Research, LLC, Historic Aerials Viewer, accessed via the Internet.

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.

United States Geological Survey Historical Topographic Map Explorer, accessed via the Internet.

United States Geological Survey National Water Information System, accessed via the Internet.

FIGURES

1- SITE LOCATION MAP

2- SITE PLAN

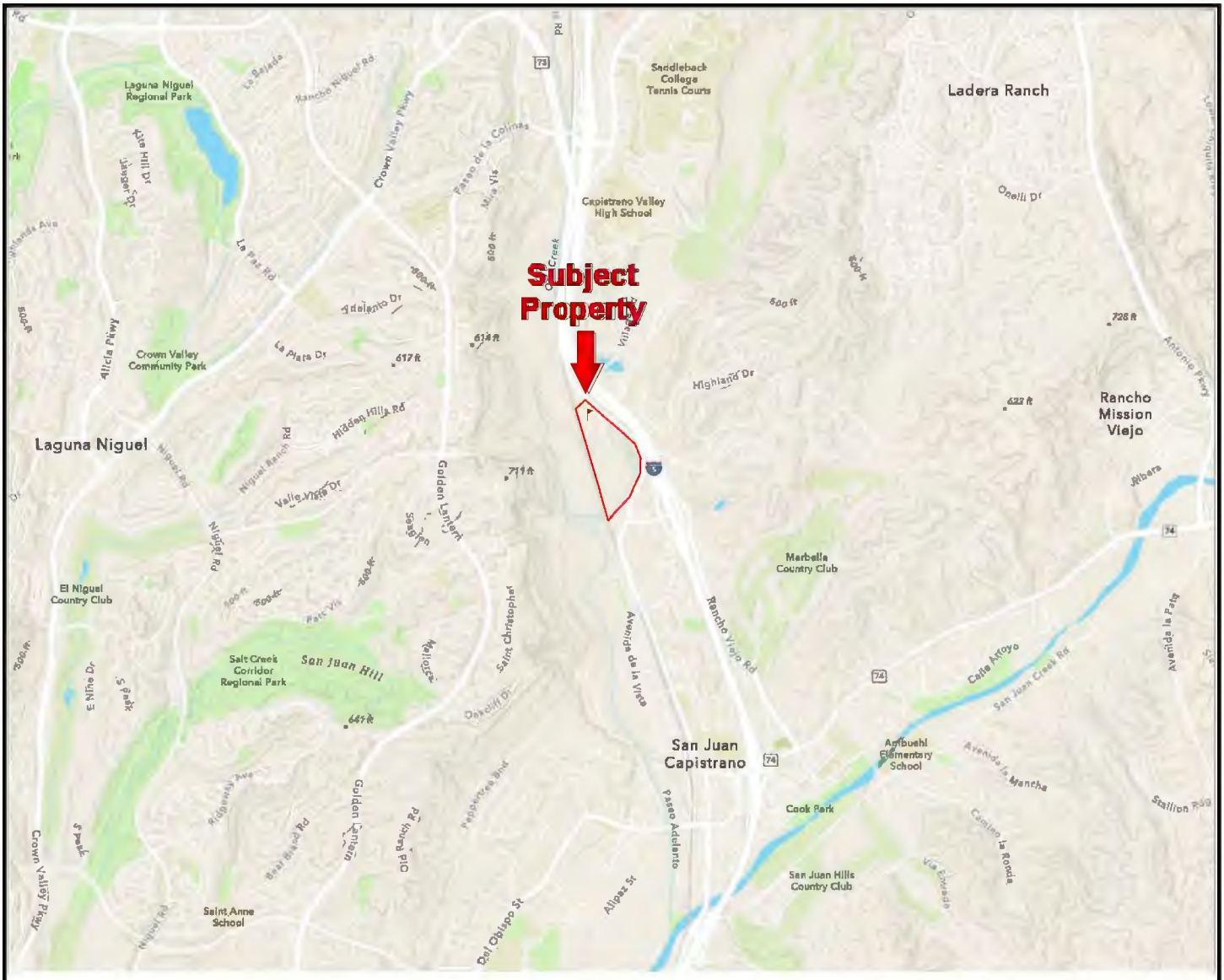


FIGURE 1: SITE LOCATION MAP
PROJECT NO. 25-2105

EARTH SCIENCE LLC



FIGURE 2: SITE PLAN
PROJECT NO. 25-2105

EARTH SCIENCE LLC

APPENDIX A: PHOTOGRAPHIC DOCUMENTATION



View of the Northwest Open Space, main entrance



View of the Northwest Open Space, main entrance parking area



View of the Swanner House at the subject property



View of the parking areas near the Swanner House



View of the historic Swanner House



View of the subject property, Swanner House grounds



Trash dumpster located in the northern portion of the subject property



Parking area in the northern portion of the subject property



View of Camino Capistrano and the east-adjacent properties



Pole-mounted electrical transformers near the northeastern boundary



Northern area of the subject property and the north-adjacent property



Vegetable farming in the northwestern portion of the subject property



Storage container in the northwestern portion of the subject property



Northwestern boundary of the subject property and adjacent building



View of the railroad tracks running along the western boundary



Wood and debris in the northwestern area of the subject property



Underground fiber optic warning post along the northwestern boundary



Water tank located near the vegetable farming operation



Vegetables in the storage container in the northwestern portion



Tractor located in the northwestern portion of the subject property



Amtrak Surfliner train heading south on the west-adjacent tracks



Trees and vegetation in the central portion of the subject property



Trabuco Creek near the eastern boundary of the subject property



View of Trabuco Creek



View of the irrigation system in the former orchard area



View of the irrigation system in the former orchard area



View of the orange trees located at the subject property



View of the orange trees located at the subject property



View of the Trabuco Creek Trail located at the subject property



View of the Trabuco Creek Trail, open spaces, and a northbound train



Eastern area of the subject property and the east-adjacent properties



View of the Trabuco Creek Trail located at the subject property



Concrete delamination and flaking paint near the railroad bridge



Concrete delamination and flaking paint near the railroad bridge



Southwestern area of the subject property, near the railroad bridge



Southwestern boundary of the subject property near Trabuco Creek



Concrete-lined area of Trabuco Creek near Camino Capistrano



View of a park restroom at the subject property



View of a park trash container at the subject property



View of an empty horse trough located at the subject property



View of the Dr Joe Cortese Dog Park at the subject property



Water well and pump station building at the subject property



Welcome sign for the Village of Putuidem at the subject property



Dedication plaque for the Village of Putuidem at the subject property



Structures in the Village of Putuidem at the subject property



Structure in the Village of Putuidem at the subject property



View of soil stockpiles in the eastern portion of the subject property



Eastern boundary of the subject property and Camino Capistrano



View of the barn in the eastern portion of the subject property



View of a 55-gallon drum containing unknown contents near the barn



View of wood logs and graffiti



Storage containers in the eastern portion of the subject property



View of steel poles in the eastern portion of the subject property



View of a used tire and a soil stockpile in the eastern portion



Reported area of the former aboveground and underground tanks



Barn and storage container, eastern portion of the subject property



Interior of the barn in the eastern portion of the subject property



Interior of the barn in the eastern portion of the subject property



View of soil stockpiles in the eastern portion of the subject property



Signage and main entrance to the Northwest Open Space



Park operations building in the eastern portion of the subject property



View of the southwest-adjacent properties



View of the south-adjacent property



View of the south-adjacent properties



View of the southern boundary of the subject property



View of the east-adjacent property

APPENDIX B: HISTORICAL/REGULATORY DOCUMENTATION

121-050-03

APN	121-050-03
Map No.	SYSTEM DEFAULT PLAN
Lot Type	Lot
Lot No.	25
Landuse	601
Legal Description	SEC 25 T 7 R 8 POR SW1/4
Site Address	29943 CAMINO CAPISTRANO
City/State	SAN JUAN CAPISTRANO
Zipcode	92675

Area: **15,325.99 sqft**

121-050-04

APN	121-050-04
Map No.	SYSTEM DEFAULT PLAN
Lot Type	Lot
Lot No.	36
Landuse	500
Legal Description	SEC 36 T 7 R 8 POR NW1/4

Area: **1,536.01 sqft**

121-050-14

APN	121-050-14
Map No.	SYSTEM DEFAULT PLAN
Lot Type	Lot
Lot No.	36
Landuse	500
Legal Description	SEC 36 T 7 R 8 POR OF SEC

Area: **625.01 sqft**

121-050-17

APN	121-050-17
Map No.	SYSTEM DEFAULT PLAN
Lot Type	Lot
Lot No.	36
Landuse	601
Legal Description	SEC 36 T 7 R 8 POR NW1/4

Area: **106,099.21 sqft**

121-050-20

APN	121-050-20
Map No.	SYSTEM DEFAULT PLAN
Lot Type	Lot
Lot No.	36
Landuse	601
Legal Description	SEC 36 T 7 R 8 POR NW1/4

Area: **33,425.67 sqft**

121-050-29

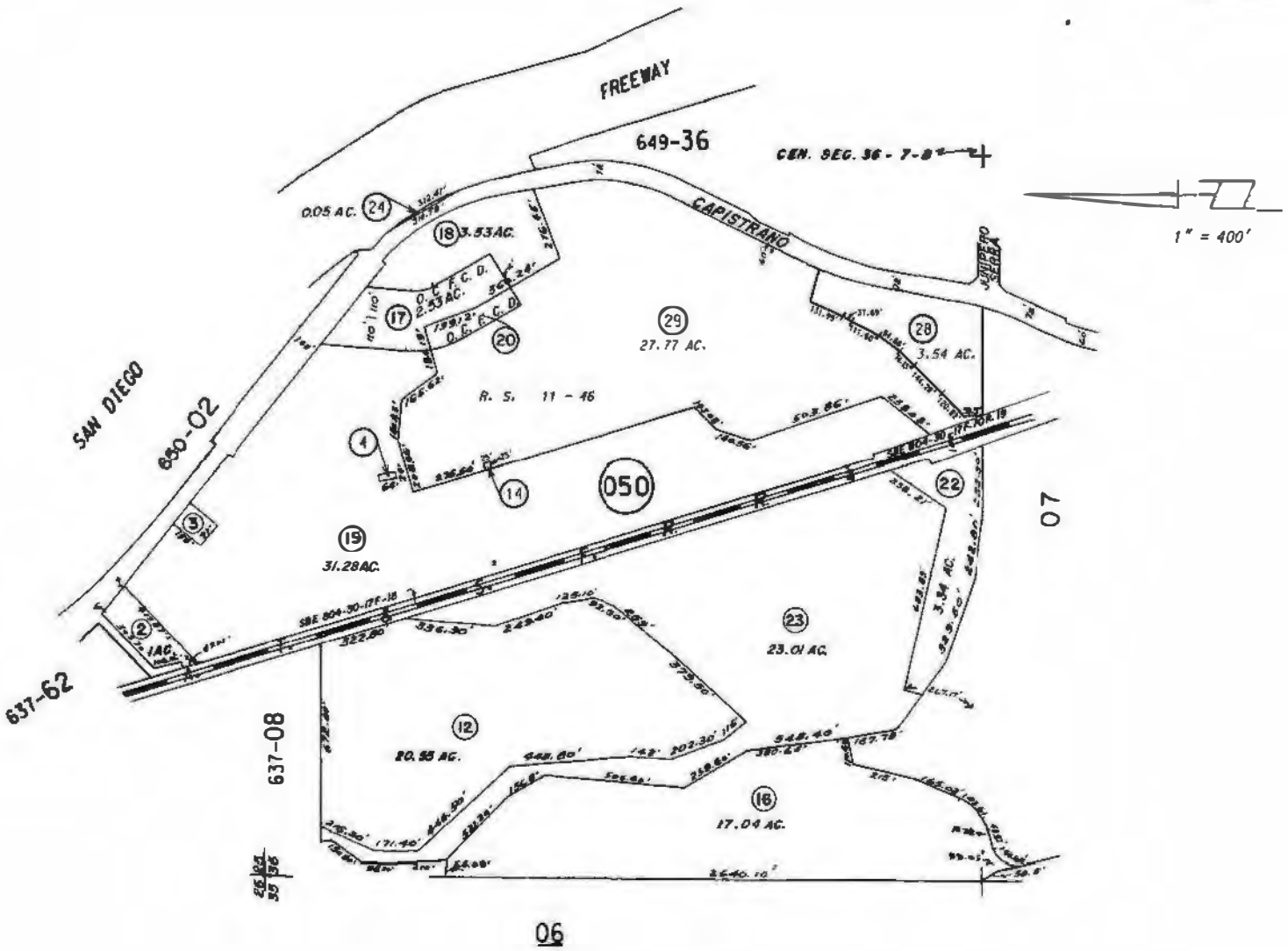
APN	121-050-29
Map No.	LLA 19-001
Lot Type	Lot
Lot No.	2
Landuse	601
Legal Description	SEC 36 T 7 R 8 POR NW1/4

Area: **2,696,165.70 sqft**


Layers
SAVE LAYER SETTINGS
DEFAULT LAYER SETTINGS
Operational Layers
Development Services
Districts
Documents and Maps
Flood
Geodetic
Irvine's Subdivision
Jurisdictions
Mitigation
Parcels
Right of Way
Survey Documents
TG Index
Transportation Features
Unincorporated Islands
Welcome Public User to the OCPW Public map!!
address intersect
121-050-03
121-050-17
121-050-04
121-050-20
121-050-14
121-050-29

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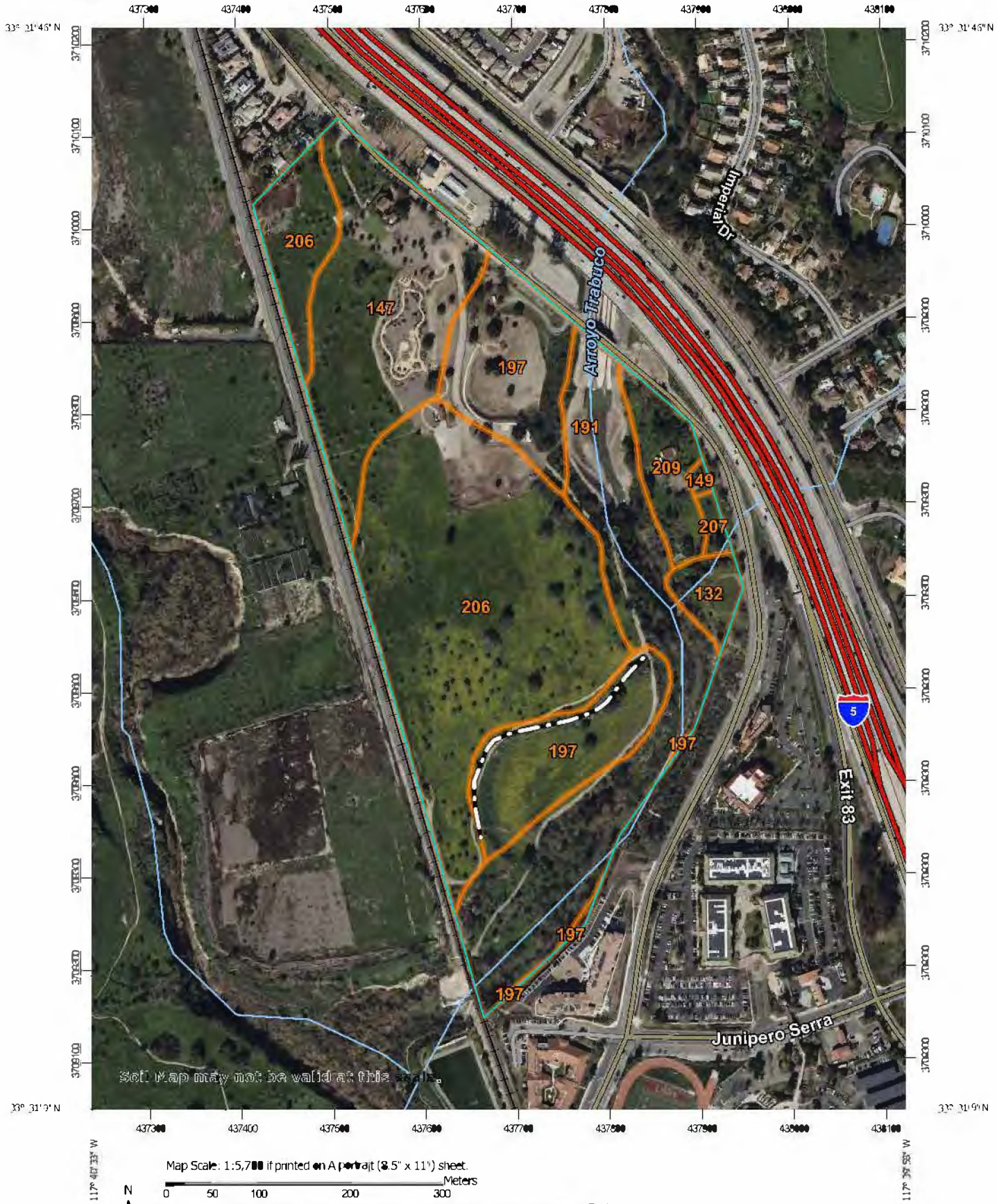
POR. SEC. 25 & 36, T 7 S, R 8 W



MARCH 1951

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 121 PAGE 05 COUNTY OF ORANGE



Map Scale: 1:5,700 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 17, 2023—Feb 8, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
132	Botella clay loam, 2 to 9 percent slopes, warm MAAT, MLRA 19	1.3	2.0%
147	Corralitos loamy sand, moderately fine substratum	11.4	17.5%
149	Cropley clay, 2 to 9 percent slopes, warm MAAT, MLRA 19	0.2	0.3%
191	Riverwash	14.2	21.6%
197	Soboba gravelly loamy sand, 0 to 5 percent slopes	11.1	16.9%
206	Sorrento loam, 0 to 2 percent slopes, warm MAAT, MLRA 19	24.4	37.2%
207	Sorrento loam, 2 to 9 percent slopes, warm MAAT, MLRA 19	0.4	0.6%
209	Sorrento clay loam, 2 to 9 percent slopes, warm MAAT, MLRA 19	2.6	4.0%
Totals for Area of Interest		**65.5**	**100.0%**

Orange County and Part of Riverside County, California

132—Botella clay loam, 2 to 9 percent slopes, warm MAAT, MLRA 19

Map Unit Setting

National map unit symbol: 2tyz8
Elevation: 80 to 1,450 feet
Mean annual precipitation: 14 to 16 inches
Mean annual air temperature: 64 to 65 degrees F
Frost-free period: 330 to 360 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Botella and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Botella

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Riser, flat
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Alluvium derived from sedimentary rock

Typical profile

A - 0 to 8 inches: clay loam
2Bt - 8 to 35 inches: silty clay loam
2C - 35 to 66 inches: clay loam

Properties and qualities

Slope: 2 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: High (about 10.0 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R019XD001CA - CLAYEY

Hydric soil rating: No

Minor Components

Sorrento

Percent of map unit: 6 percent
Landform: Alluvial fans
Landform position (two-dimensional): Footslope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Mocho

Percent of map unit: 4 percent
Landform: Alluvial fans
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

Orange County and Part of Riverside County, California

147—Corralitos loamy sand, moderately fine substratum

Map Unit Setting

National map unit symbol: hcmr
Elevation: 30 to 1,000 feet
Mean annual precipitation: 21 inches
Mean annual air temperature: 57 degrees F
Frost-free period: 230 to 300 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Corralitos and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Corralitos

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Riser, flat
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from mixed

Typical profile

H1 - 0 to 10 inches: loamy sand
H2 - 10 to 40 inches: loamy sand
H3 - 40 to 46 inches: silt loam
H4 - 46 to 80 inches: stratified sand to fine sand to loamy sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 36 to 60 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 5.5 inches)

Interpretive groups

Land capability classification (irrigated): 3s
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: A
Ecological site: R019XD035CA - SANDY

Hydric soil rating: No

Minor Components

Corralitos, loamy sand
Percent of map unit: 10 percent
Hydric soil rating: No

Unnamed
Percent of map unit: 5 percent
Hydric soil rating: No

Metz, loamy sand
Percent of map unit: 5 percent
Hydric soil rating: No

Capistrano, sandy loam
Percent of map unit: 3 percent
Hydric soil rating: No

Riverwash
Percent of map unit: 2 percent
Landform: Fans
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

Orange County and Part of Riverside County, California

149—Cropley clay, 2 to 9 percent slopes, warm MAAT, MLRA 19

Map Unit Setting

National map unit symbol: 2tb9k
Elevation: 20 to 3,360 feet
Mean annual precipitation: 15 to 27 inches
Mean annual air temperature: 60 to 65 degrees F
Frost-free period: 270 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Cropley and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Cropley

Setting

Landform: Terraces, alluvial fans
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from calcareous shale

Typical profile

Ap - 0 to 3 inches: clay
A - 3 to 15 inches: clay
Bss1 - 15 to 29 inches: clay
Bss2 - 29 to 38 inches: clay
BCk1 - 38 to 49 inches: clay
BCk2 - 49 to 79 inches: clay

Properties and qualities

Slope: 2 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 15 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Sodium adsorption ratio, maximum: 4.0
Available water supply, 0 to 60 inches: Moderate (about 9.0 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Ecological site: R019XD047CA - Coastal Terrace 14-16" p.z., R019XD001CA - CLAYEY
Hydric soil rating: No

Minor Components

Rincon

Percent of map unit: 4 percent
Landform: Terraces, alluvial fans
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Salinas

Percent of map unit: 4 percent
Landform: Alluvial fans
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Botella

Percent of map unit: 2 percent
Landform: Low hills
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

Orange County and Part of Riverside County, California

191—Riverwash

Map Unit Composition

Riverwash: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Riverwash

Setting

Landform: Fans
Parent material: Sandy and gravelly alluvium

Typical profile

C1 - 0 to 6 inches: gravelly sand
C2 - 6 to 60 inches: stratified gravelly coarse sand to sandy loam

Properties and qualities

Slope: 0 to 5 percent
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: About 0 to 24 inches
Frequency of flooding: Frequent
Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8w
Ecological site: R019XG912CA - Sandy Fan
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

Orange County and Part of Riverside County, California

197—Soboba gravelly loamy sand, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: hcpc
Elevation: 30 to 4,200 feet
Mean annual precipitation: 10 to 20 inches
Mean annual air temperature: 61 to 63 degrees F
Frost-free period: 175 to 250 days
Farmland classification: Not prime farmland

Map Unit Composition

Soboba and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Soboba

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Riser, flat
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and gravelly alluvium derived from mixed

Typical profile

H1 - 0 to 10 inches: gravelly loamy sand
H2 - 10 to 60 inches: very gravelly sand

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Excessively drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Very high (19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Very low (about 1.8 inches)

Interpretive groups

Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: R019XD035CA - SANDY
Hydric soil rating: No

Minor Components

Unnamed
Percent of map unit: 10 percent
Hydric soil rating: No

Corralitos, loamy sand
Percent of map unit: 5 percent
Hydric soil rating: No

Soboba, gravelly loamy sand
Percent of map unit: 5 percent
Hydric soil rating: No

Riverwash
Percent of map unit: 5 percent
Landform: Fans
Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

Orange County and Part of Riverside County, California

206—Sorrento loam, 0 to 2 percent slopes, warm MAAT, MLRA 19

Map Unit Setting

National map unit symbol: 2tz09
Elevation: 20 to 1,100 feet
Mean annual precipitation: 13 to 19 inches
Mean annual air temperature: 61 to 65 degrees F
Frost-free period: 330 to 360 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Sorrento and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sorrento

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Parent material: Alluvium derived from sedimentary rock

Typical profile

A - 0 to 12 inches: loam
C - 12 to 37 inches: silty clay loam
Ck - 37 to 62 inches: silty clay loam
2C - 62 to 72 inches: sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 3c
Hydrologic Soil Group: C
Ecological site: R019XD029CA - LOAMY
Hydric soil rating: No

Minor Components

Mocho

Percent of map unit: 5 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Sorrento, noncalcareous

Percent of map unit: 3 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Bolsa, drained

Percent of map unit: 2 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Anacapa

Percent of map unit: 2 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Garretson

Percent of map unit: 2 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Pico

Percent of map unit: 1 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Convex
Hydric soil rating: No

Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

Orange County and Part of Riverside County, California

207—Sorrento loam, 2 to 9 percent slopes, warm MAAT, MLRA 19

Map Unit Setting

National map unit symbol: 2tz0c
Elevation: 0 to 1,340 feet
Mean annual precipitation: 12 to 18 inches
Mean annual air temperature: 62 to 66 degrees F
Frost-free period: 320 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Sorrento and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sorrento

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

A - 0 to 12 inches: loam
AB - 12 to 37 inches: silty clay loam
Bk - 37 to 62 inches: silty clay loam
2C - 62 to 72 inches: sandy loam

Properties and qualities

Slope: 2 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R019XD029CA - LOAMY
Hydric soil rating: No

Minor Components

Mocho

Percent of map unit: 7 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Botella

Percent of map unit: 2 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R019XD029CA - LOAMY
Hydric soil rating: No

Pico

Percent of map unit: 2 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Garretson

Percent of map unit: 2 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Anacapa

Percent of map unit: 2 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear

Hydric soil rating: No

Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

Orange County and Part of Riverside County, California

209—Sorrento clay loam, 2 to 9 percent slopes, warm MAAT, MLRA 19

Map Unit Setting

National map unit symbol: 2tz07
Elevation: 20 to 2,040 feet
Mean annual precipitation: 12 to 18 inches
Mean annual air temperature: 62 to 66 degrees F
Frost-free period: 320 to 365 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Sorrento and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Sorrento

Setting

Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium derived from sedimentary rock

Typical profile

Ap1 - 0 to 6 inches: clay loam
Ap2 - 6 to 12 inches: clay loam
AB1 - 12 to 21 inches: silty clay loam
AB2 - 21 to 27 inches: silty clay loam
AB3 - 27 to 37 inches: silty clay loam
Bk1 - 37 to 49 inches: silty clay loam
Bk2 - 49 to 62 inches: silty clay loam
2C - 62 to 72 inches: stratified loamy fine sand to silt loam

Properties and qualities

Slope: 2 to 9 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 5 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 11.3 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R019XD001CA - CLAYEY
Hydric soil rating: No

Minor Components

Mocho
Percent of map unit: 10 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R019XD029CA - LOAMY
Hydric soil rating: No

Sorrento, loam
Percent of map unit: 10 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R019XD029CA - LOAMY
Hydric soil rating: No

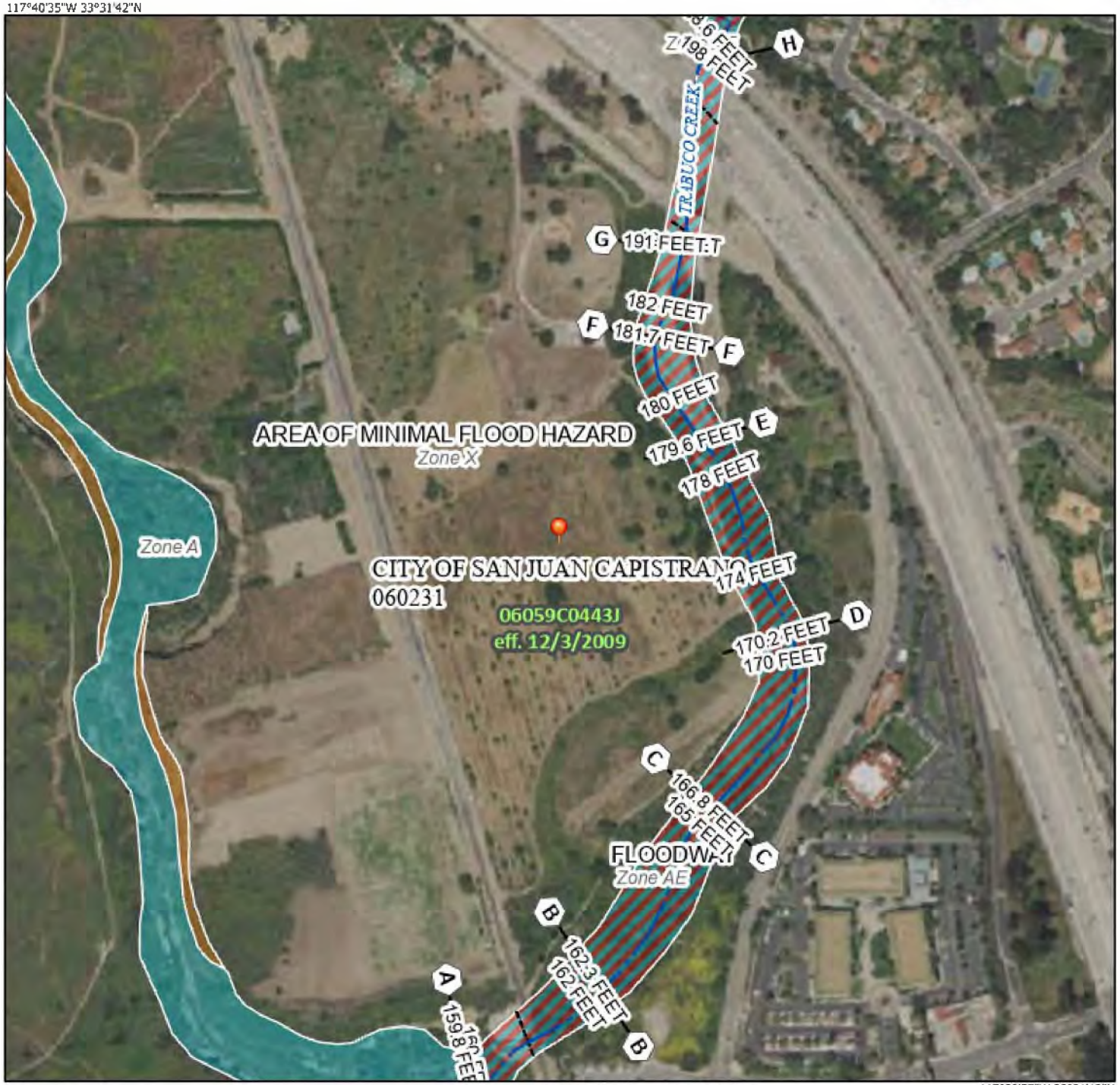
Botella
Percent of map unit: 5 percent
Landform: Alluvial fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R019XD001CA - CLAYEY
Hydric soil rating: No

Data Source Information

Soil Survey Area: Orange County and Part of Riverside County, California
Survey Area Data: Version 18, Aug 30, 2024

National Flood Hazard Layer FIRMette

FEMA



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS
  - Without Base Flood Elevation (BFE) Zone A, V, A99
  - With BFE or Depth Zone AE, AO, AH, VE, AR
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD
  - 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood Risk due to Levee. See Notes. Zone X
  - Area with Flood Risk due to Levee Zone D
- OTHER AREAS
  - NO SCREEN Area of Minimal Flood Hazard Zone X
  - Effective LOMRs
  - Area of Undetermined Flood Hazard Zone D
- GENERAL STRUCTURES
  - Channel, Culvert, or Storm Sewer
  - Levee, Dike, or Floodwall
- OTHER FEATURES
  - 20.2 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
  - Coastal Transect
  - Base Flood Elevation Line (BFE)
  - Limit of Study
  - Jurisdiction Boundary
  - Coastal Transect Baseline
  - Profile Baseline
  - Hydrographic Feature
- MAP PANELS
  - Digital Data Available
  - No Digital Data Available
  - Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/1/2025 at 11:06 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

U.S. Fish and Wildlife Service

National Wetlands Inventory

Wetlands Map



July 1, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

HIG Research Summary

Site Location
Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

Requested by
Earth Science, LLC

Irvine, CA

HIG Project #
2091836
Client Project #

Date Created
07/02/2025

Historical Information Gatherers

This Research Summary identifies the products and services provided by Historical Information Gatherers, Inc. (HIG) for the above referenced site location. All products are provided as PDFs unless otherwise noted.

Historical Aerial Photographs

Aerial photographs of the site location were used to create a multi-page file named AerialPhotos. Each aerial photograph has a title block that includes the year and scale of the photograph as well as project information submitted at the time the order was placed. The years provided are:

1929, 1938, 1946, 1952, 1960, 1963, 1967, 1974, 1977, 1980, 1985, 1988, 1994, 2002, 2005, 2009, 2012, 2016, 2020, 2024

City Directory Pages/Abstracts

Research Methodology: A search was conducted for city directories that include coverage of the site area using HIG's City Directory Collection and other sources, if needed. Directories for the following years were identified for the site area. A comma between date ranges indicates a gap of 10 years or more in available city directories:

Orange Co: (1930-2018)

The above listed directories were reviewed at approximate 5 year intervals to determine if the street(s) specified in the order were included in the directories and had listings for the site area. HIG attempted to identify former street names and aliases and if identified, these were also included in the review.

Research Results: City directory information, when provided, was used to create a multi-page file(s) named CD- followed by the street name. When City Directory Pages are provided, the publication name and date are shown at the top of each page. When a City Directory abstract is provided, the first page of the abstract includes the relevant publication information. The years of coverage identified for each street and any identified historical street names are as follows:

Camino Capistrano: (1963-2018)

Disclaimer & Limitation of Liability

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Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

2024

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

2020

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

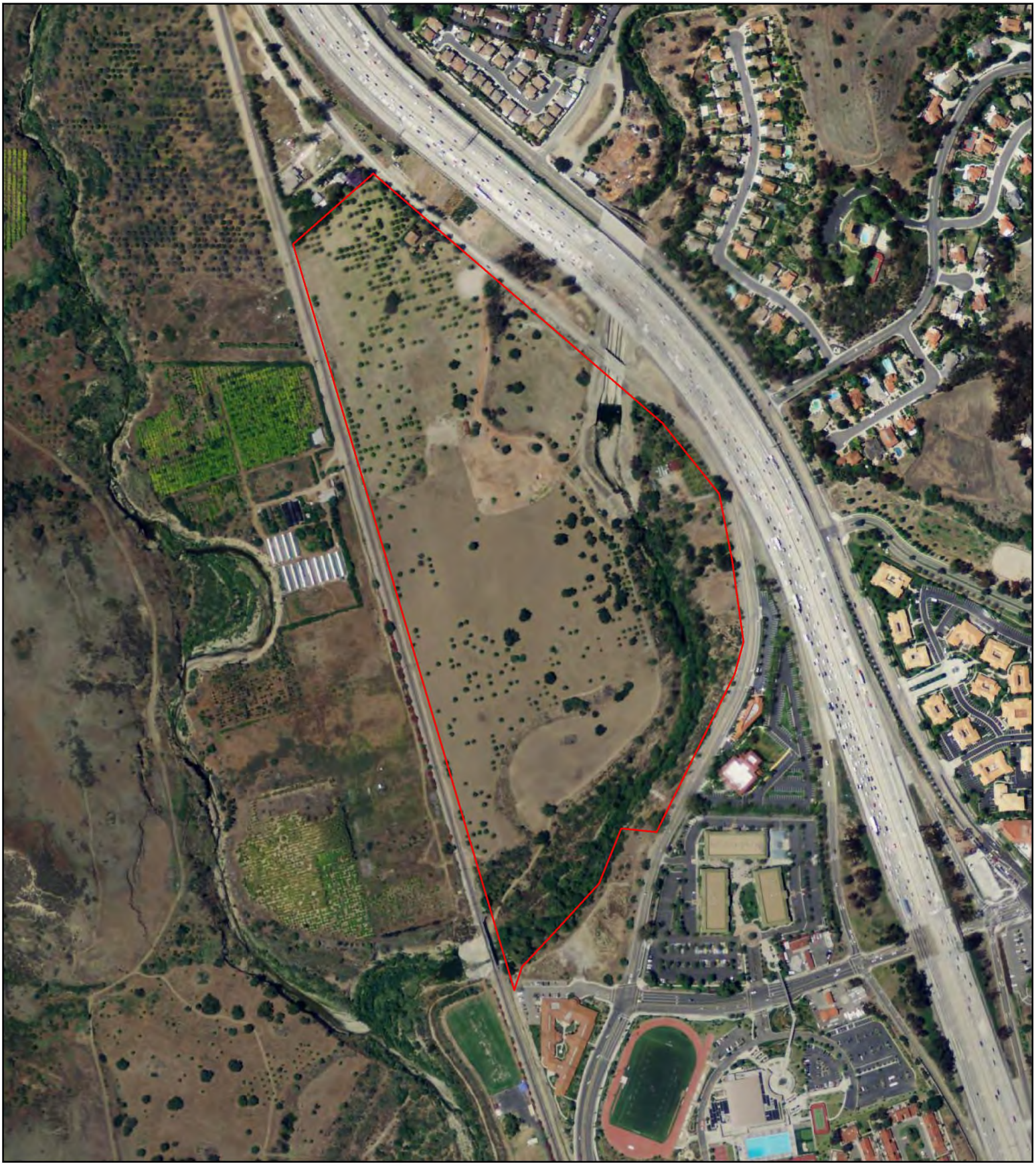
Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

2016

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

2012

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

2009

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

2005

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

2002

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1994

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1988

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1985

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1980

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1977

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch Camino Capistrano San Juan Capistrano, CA	N	**1974** HIG Project # 2091836 Client Project # Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1967

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1963

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1960

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

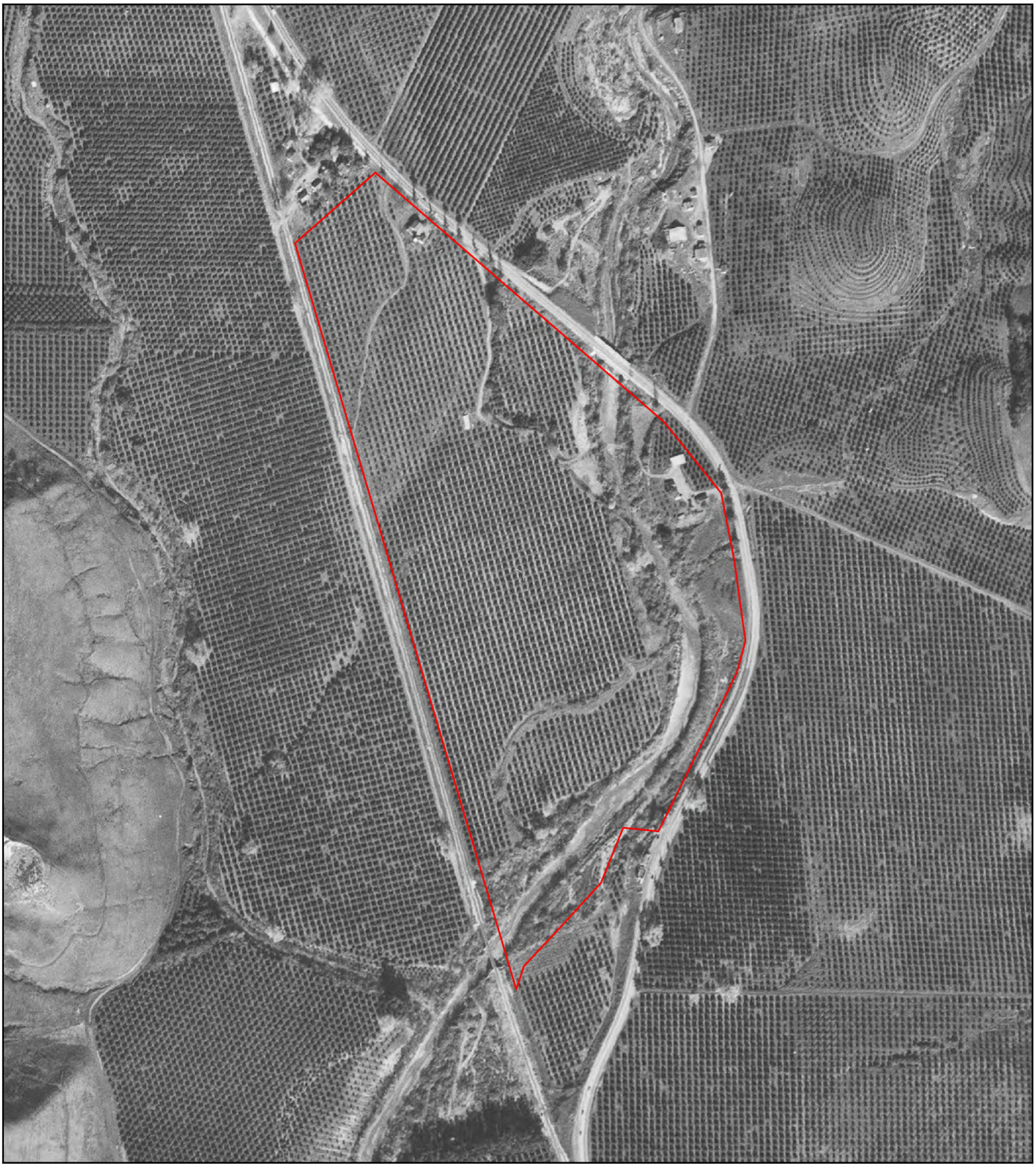
Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1952

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

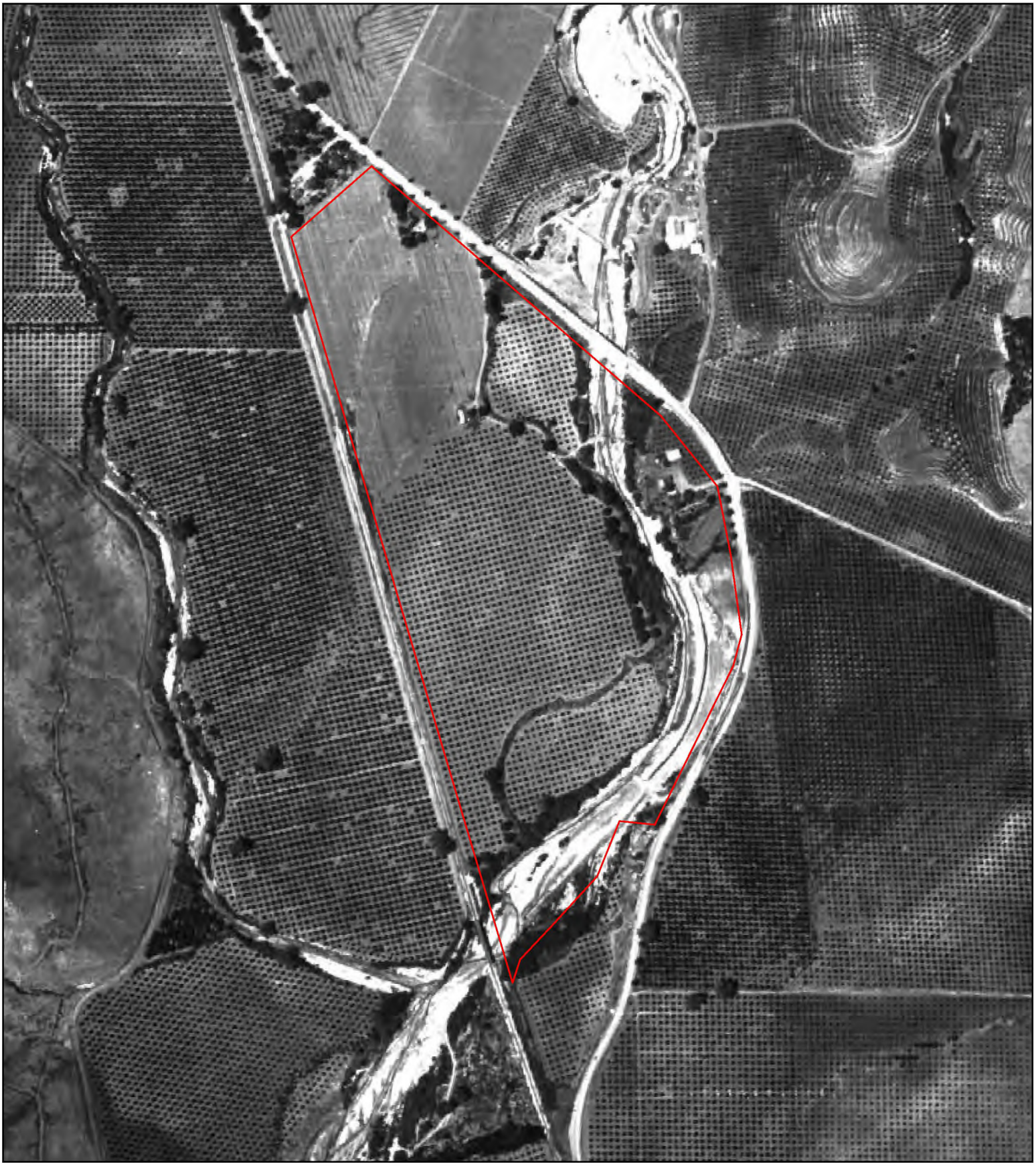
Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1946

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

N

1938

HIG Project # 2091836
Client Project #
Approximate Scale 1: 6,000 (1"=500')
www.historicalinfo.com

HIG



Site boundaries shown in red are approximate

Legacy Ranch Camino Capistrano San Juan Capistrano, CA	N	**1929** HIG Project # 2091836 Client Project # Approximate Scale 1: 6,000 (1"=500') www.historicalinfo.com	HIG

Research Summary for City Directory Abstract

Site Location
Legacy Ranch
Camino Capistrano
San Juan Capistrano, CA

Conducted For
Earth Science, LLC

Irvine, CA

HIG Project #
2091836
Client Project #

Date Created
07/02/2025

Historical Information Gatherers

HIG has produced a city directory abstract for one or more streets associated with the site location indicated above. The publications used to create the CD Abstract are listed below.

The information below is taken directly from the city directory books. The following are definitions as they are found in the Haines books:

XXXX = is no phone, no people or non-published phone.

600 XXXX = Correct address only. No other information.

X Streetname = intersecting cross street

Publication year, publisher and title

2018 Haines South Orange County

2011 Haines South Orange County

2006 Haines South Orange County

2001-02 Haines South Orange County

1996-97 Haines South Orange County

1991 Haines South Orange County

1986 Haines Orange County

1981 Haines Orange County

1976 Haines Orange County

1971 Haines Orange County

1967 Pacific Telephone Orange County

1963 Pacific Telephone Orange County

Abstract Section 1- This section includes the city directory data sorted by address.

29643 Camino Capistrano	
1996-97	XXXX
1991	BATHGATE William A
1976	BATHGATE WILLIAM A
1976	BATHGATE WM A
1971	BATHGATE DORIS
1971	BATHGATE WILLIAM A
1971	BATHGATE WM A
1967	BATHGATE WM A
1967	THOMPSON J H
1963	BATHGATE WM A
29691 Camino Capistrano	
1996-97	WALLACE Jane
1996-97	WALLACE Jon
1976	BECKTEL RICHARD
29832 Camino Capistrano	
1963	GATES R E
29861 Camino Capistrano	
1981	XXXX
1976	XXXX
1967	LINDELL E E
29901 Camino Capistrano	
1981	XXXX
1976	XXXX
1971	SMITH MYRON
1967	SMITH M
29921 Camino Capistrano	
2018	ADAM Daniel
2011	ADAM John
2011	SMITH Jonathan
2006	XXXX
2001-02	SMITH Brooks R
1996-97	SMITH Brooks R
1991	JOHNSON Robt J
1986	JOHNSON ROBT J

1981	SMITH MYRON
1981	SOUTH CST BAIL BNDS
1981	SOUTH CST SDLBK ANS
1981	WILLIAMS RANDY
1981	WILLIAMS W R
1976	SMITH MYRON
1967	WILLIAMSON R C
29931 Camino Capistrano	
2018	WILLIAMS Ronald A
2011	WILLIAMS Phyllis
2006	XXXX
2001-02	BATHGATE William A
1996-97	BATHGATE William A
1991	XXXX
1986	XXXX
1976	SOUTH CST ANSWRG SV
1976	SOUTH CST BAIL BOND
1976	WILLIAMS RANDY
1976	WILLIAMS W R
1971	WILLIAMS RANDY
1971	WILLIAMS W R
1967	WILLIAMS RANDY
1967	WILLIAMS W R
1963	WILLIAMS RANDY
1963	WILLIAMS W R
29932 Camino Capistrano	
2018	XXXX
2011	MOUNTAIN PINES CHRSTMS TRE FRM
2006	PELTZER FARMS
2001-02	BATHGATE RANCH
2001-02	PELTZER FARMS
1996-97	BATHGATE RANCH
29943 Camino Capistrano	
2018	A STONE'S THROW
2018	HAMILTON OAKS VINEYARD EVENTS
29991 Camino Capistrano	

2018	XXXX
2011	XXXX
2006	XXXX
2001-02	XXXX
1996-97	XXXX
1967	SWANNER J L
30291 Camino Capistrano	
2006	XXXX
2001-02	XXXX
1996-97	XXXX
1991	LUJANO R
1986	SWANNER C D
1981	SWANNER C D
1976	SWANNER C D
1971	LAY JAS W
1971	SWANNER C D
1967	SWANNER C D
30300 Camino Capistrano	
2018	CAMINO HEALTH CENTER
2018	SOUTH COUNTY COMMUNITY CLINIC
2011	CAMINO HEALTH CENTERS MEDICAL
2011	SOUTH COUNTY COMMUNITY CLINIC
2006	CAMINO HEALTH CENTERS MEDICAL
2006	SOUTH COUNTY COMMUNITY CLINIC
30311 Camino Capistrano	
2018	REBECCA Cote
2018	SILVERADO SENIOR LIVING
2011	FRAZEE Myrtle
2011	PEDEGO Pamela
2011	ROBERTS David
2011	SILVERADO SENIOR LVNG CPLSTRNO
2006	FRAZEE Myrtle
2006	HERSCHMAN Philip
2006	JONES Stewart
2006	SILVERADO SENIOR LIVING
2006	VAUGHN Philomena
30400 Camino Capistrano	

2018	KAISER PRMNNTE SAN JN CPSTRNO
2011	KAISER PERMANENTE ADMIN
2006	KAISER MED ADMINISTRATION
2006	KAISER MED PHARMACY
2006	KAISER MED PHARMACY REFILLS
2001-02	KAISER MED ADMINISTRATION
2001-02	KAISER MED PHARMACY
2001-02	KAISER MED PHARMACY REFILLS
30782 Camino Capistrano	
1981	XXXX
1976	XXXX
1971	CAPISTRAND VILLAS
1971	CPSTRNO VILLAS DSGN
1971	CPSTRNO VILAS ESCRW
1971	CAPSTRND VILLAS SLS
1971	CAPISTRAND VLS SLS
1971	MURRAY ESCROW CORP

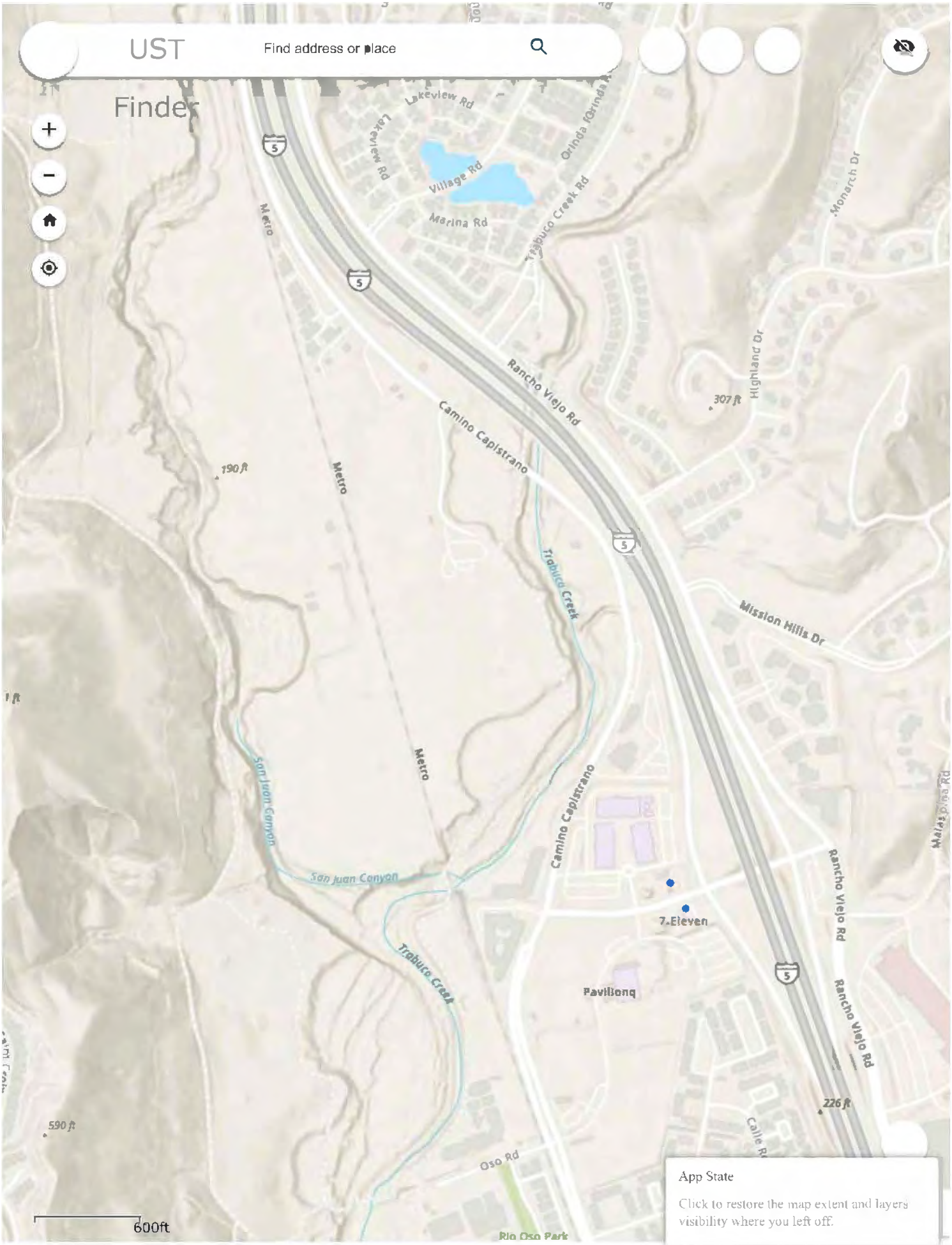
Abstract Section 2: This section includes the city directory data sorted by the year the city directory was published.

2018	
	X JUNIPERO SERRA RD
29921	ADAM Daniel
29931	WILLIAMS Ronald A
29932	XXXX
29943	A STONE'S THROW
29943	HAMILTON OAKS VINEYARD EVENTS
29991	XXXX
30300	CAMINO HEALTH CENTER
30300	SOUTH COUNTY COMMUNITY CLINIC
30311	REBECCA Cote
30311	SILVERADO SENIOR LIVING
30400	KAISER PRMNNTE SAN JN CPSTRNO
2011	
29921	ADAM John
29921	SMITH Jonathan
29931	WILLIAMS Phyllis

29932	MOUNTAIN PINES CHRSTMS TRE FRM
29991	XXXX
30300	CAMINO HEALTH CENTERS MEDICAL
30300	SOUTH COUNTY COMMUNITY CLINIC
30311	FRAZEE Myrtle
30311	PEDEGO Pamela
30311	ROBERTS David
30311	SILVERADO SENIOR LVNG CPLSTRNO
30400	KAISER PERMANENTE ADMIN
2006	
29921	XXXX
29931	XXXX
29932	PELTZER FARMS
29991	XXXX
30291	XXXX
30300	CAMINO HEALTH CENTERS MEDICAL
30300	SOUTH COUNTY COMMUNITY CLINIC
30311	FRAZEE Myrtle
30311	HERSCHMAN Philip
30311	JONES Stewart
30311	SILVERADO SENIOR LIVING
30311	VAUGHN Philomena
30400	KAISER MED ADMINISTRATION
30400	KAISER MED PHARMACY
30400	KAISER MED PHARMACY REFILLS
2001-02	
29921	SMITH Brooks R
29931	BATHGATE William A
29932	BATHGATE RANCH
29932	PELTZER FARMS
29991	XXXX
30291	XXXX
30400	KAISER MED ADMINISTRATION
30400	KAISER MED PHARMACY
30400	KAISER MED PHARMACY REFILLS
1996-97	
29643	XXXX

29691	WALLACE Jane
29691	WALLACE Jon
29921	SMITH Brooks R
29931	BATHGATE William A
29932	BATHGATE RANCH
29991	XXXX
30291	XXXX
1991	
29643	BATHGATE William A
29921	JOHNSON Robt J
29931	XXXX
30291	LUJANO R
1986	
29921	JOHNSON ROBT J
29931	XXXX
30291	SWANNER C D
1981	
29861	XXXX
29901	XXXX
29921	SMITH MYRON
29921	SOUTH CST BAIL BNDS
29921	SOUTH CST SDLBK ANS
29921	WILLIAMS RANDY
29921	WILLIAMS W R
30291	SWANNER C D
30782	XXXX
1976	
29643	BATHGATE WILLIAM A
29643	BATHGATE WM A
29691	BECKTEL RICHARD
29861	XXXX
29901	XXXX
29921	SMITH MYRON
29931	SOUTH CST ANSWRG SV
29931	SOUTH CST BAIL BOND
29931	WILLIAMS RANDY

29931	WILLIAMS W R
30291	SWANNER C D
30782	XXXX
1971	
29643	BATHGATE DORIS
29643	BATHGATE WILLIAM A
29643	BATHGATE WM A
29901	SMITH MYRON
29931	WILLIAMS RANDY
29931	WILLIAMS W R
30291	LAY JAS W
30291	SWANNER C D
30782	CAPISTRAND VILLAS
30782	CPSTRNO VILLAS DSGN
30782	CPSTRNO VILAS ESCRW
30782	CAPSTRND VILLAS SLS
30782	CAPISTRAND VLS SLS
30782	MURRAY ESCROW CORP
1967	
29643	BATHGATE WM A
29643	THOMPSON J H
29861	LINDELL E E
29901	SMITH M
29921	WILLIAMSON R C
29931	WILLIAMS RANDY
29931	WILLIAMS W R
29991	SWANNER J L
30291	SWANNER C D
1963	
29643	BATHGATE WM A
29832	GATES R E
29931	WILLIAMS RANDY
29931	WILLIAMS W R


UST Finder
Find address or place
Lakeview Rd
Lakeview Rd
Village Rd
Marina Rd
Trabuco Creek Rd
Monarch Dr
Metro
Rancho Viejo Rd
Camino Capistrano
307 ft
Highland Dr
190 ft
Metro
Trabuco Creek
Mission Hills Dr
Metro
San Juan Canyon
San Juan Canyon
Camino Capistrano
7-Eleven
Rancho Viejo Rd
Trabuco Creek
Pavilions
Rancho Viejo Rd
226 ft
590 ft
Oso Rd
600ft
Rio Oso Park
App State
Click to restore the map extent and layers visibility where you left off.

Department of Toxic Substances Control

Yana Garcia
Secretary for
Environmental Protection

Katherine M. Butler, MPH, Director
5796 Corporate Avenue
Cypress, California 90630
https://dtsc.ca.gov/

Gavin Newsom
Governor

July 2, 2025

Sean Rakhshani
Earth Science
seanr@ea-science.com

PR4-070125-03

Dear Requestor:

On July 1, 2025, the Department of Toxic Substances Control (DTSC) Cypress and San Diego received your email June 30, 2025, requesting records under the Public Records Act. After a thorough review of our files, ***no site records*** were found pertaining to the sites/facilities referenced below.

Earth Science, 30291 Camino Capistrano, San Juan Capistrano: Yes, for HWTS: (bold & underline)

DTSC Generator information: DTSC Cypress Office does not house Generator /**HWTS** Records.

DTSC's Hazardous Waste Tracking System (**HWTS**) may have records that pertain to this request. This unit tracks toxic waste generators, transporters (manifests), and disposal facilities. If you are interested in this type of information, it can be identified by accessing the HWTS database at http://hwts.dtsc.ca.gov .If you are interested in retrieving detailed reports, additional charges may apply. Please contact the HWTS unit by email at HWtsadmn@dtsc.ca.gov by phone at (800) 618-6942 for further information. For copies of manifests, please send an email to mcr@dtsc.ca.gov .

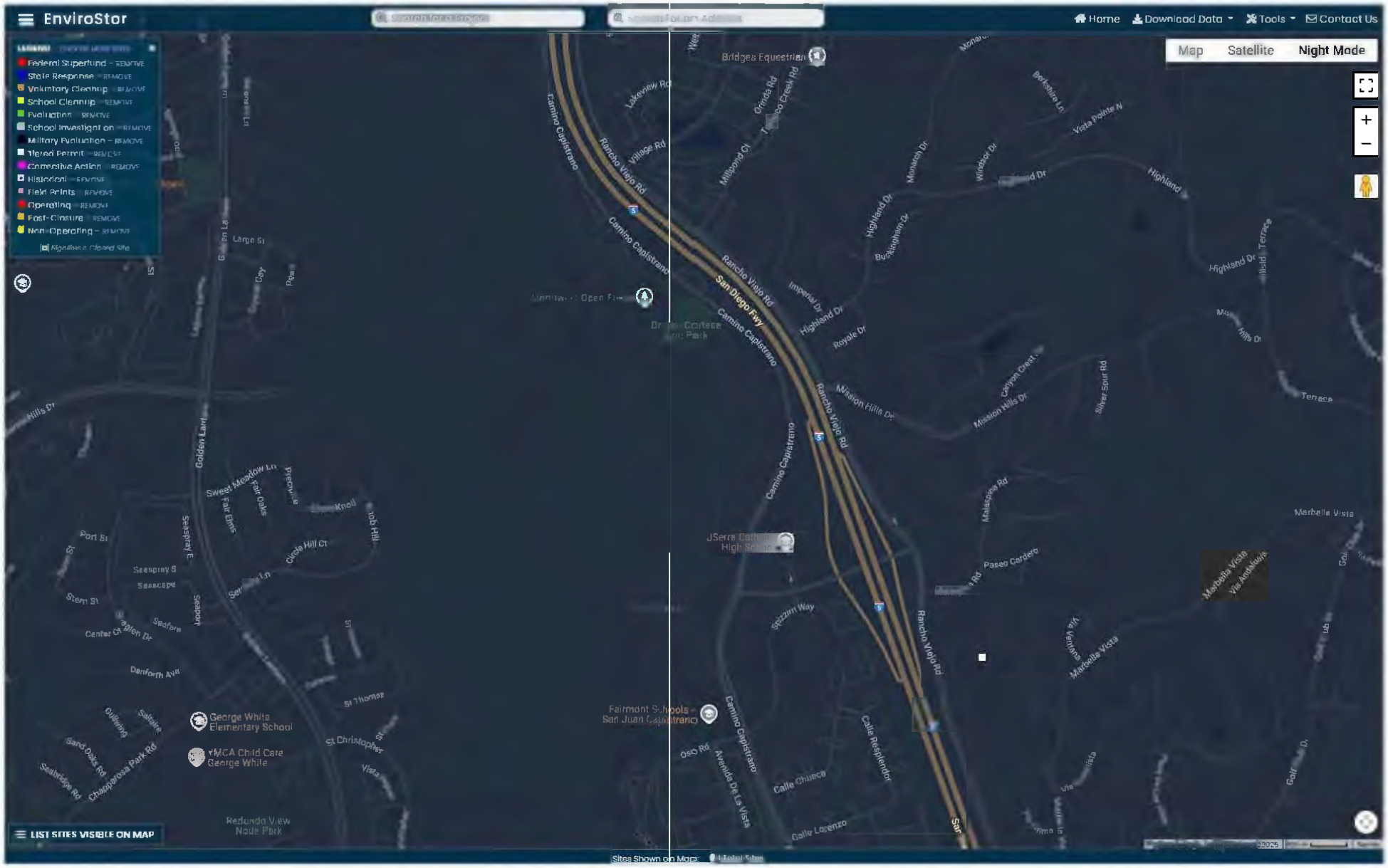
A large number of our records are available on EnviroStor, an online database that provides non-confidential, public access to DTSCs data management system. It tracks our cleanup, permitting, enforcement, and investigation efforts at hazardous waste facilities and sites with known or suspected contamination issues. EnviroStor is available 24/7, 365 days a year. The data reflects the latest updates as they are entered in the system. Access it from your computer or smartphone, the local library – anywhere Internet access is available. Just go to www.envirostor.dtsc.ca.gov. You'll find a step-by-step tour of EnviroStor under the "How to Use EnviroStor" menu on the website.

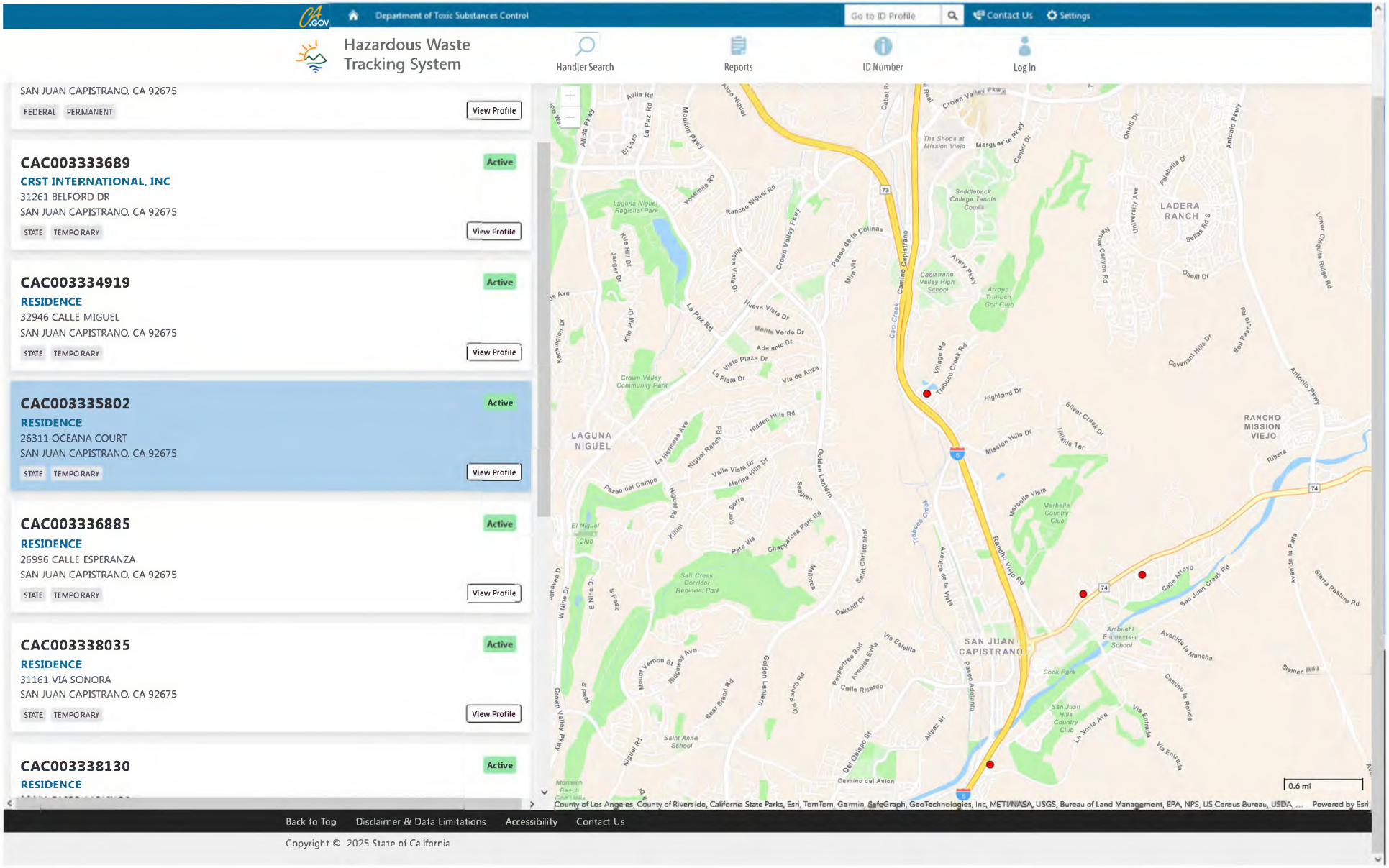
If you have any questions, would like further information regarding your request, please contact me, via email at jone.barrio@dtsc.ca.gov or call: (714) 484-5336.

Sincerely,

Jone Barrio

Jone Barrio
Regional Records Coordinator
Dept. of Toxic Substances Control – Cypress
Administration/Cypress
jone.barrio@dtsc.ca.gov
Department of Toxic Substances Control
5796 Corporate Avenue, Cypress, California 90630
California Environmental Protection Agency


EnviroStor
Home
Download Data
Tools
Contact Us
Map
Satellite
Night Mode
Federal Superfund – REMOVE
State Response – REMOVE
Voluntary Cleanup – REMOVE
School Cleanup – REMOVE
Evaluation – REMOVE
School Investigation – REMOVE
Military Evaluation – REMOVE
Tiered Permit – REMOVE
Corrective Action – REMOVE
Historical – REMOVE
Field Points – REMOVE
Operating – REMOVE
Post-Closure – REMOVE
Non-Operating – REMOVE
Significant Cleanup Site
Bridges Equestrian
Camino Capistrano
Rancho Viejo Rd
San Diego Fwy
Village Rd
Lakeview Rd
Highland Dr
Imperial Dr
Royale Dr
Mission Hills Dr
Golden Lantern
Large St
Sweet Meadow Ln
Fair Oaks
Circle Hill Ct
Port St
Seaspray S
Seascape
Stern St
Seafarer
Danforth Ave
George White Elementary School
YMCA Child Care George White
Chaparrosa Park Rd
Redondo View Neighborhood Park
Fairmont Schools - San Juan Capistrano
Oso Rd
Avenida De La Vista
Calle Chueca
Calle Resplendor
Calle Lorenzo
Paseo Cordero
Malaspina Rd
Marbella Vista
Spezzini Way
LIST SITES VISIBLE ON MAP
Sites Shown on Map:


Department of Toxic Substances Control
Go to ID Profile
Contact Us
Settings
Hazardous Waste Tracking System
Handler Search
Reports
ID Number
Log In
SAN JUAN CAPISTRANO, CA 92675
FEDERAL PERMANENT
View Profile
CAC003333689
Active
CRST INTERNATIONAL, INC
31261 BELFORD DR
SAN JUAN CAPISTRANO, CA 92675
STATE TEMPORARY
View Profile
CAC003334919
Active
RESIDENCE
32946 CALLE MIGUEL
SAN JUAN CAPISTRANO, CA 92675
STATE TEMPORARY
View Profile
CAC003335802
Active
RESIDENCE
26311 OCEANA COURT
SAN JUAN CAPISTRANO, CA 92675
STATE TEMPORARY
View Profile
CAC003336885
Active
RESIDENCE
26996 CALLE ESPERANZA
SAN JUAN CAPISTRANO, CA 92675
STATE TEMPORARY
View Profile
CAC003338035
Active
RESIDENCE
31161 VIA SONORA
SAN JUAN CAPISTRANO, CA 92675
STATE TEMPORARY
View Profile
CAC003338130
Active
RESIDENCE
LAGUNA NIGUEL
LADERA RANCH
RANCHO MISSION VIEJO
SAN JUAN CAPISTRANO
0.6 mi
Back to Top
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Contact Us
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RE: Public Record Request for 30291 Camino Capistrano, San Juan Capistrano, CA 92675

From <rb9_records@waterboards.ca.gov>
To Sean Rakhshani <seanr@ea-science.com>
Date 2025-07-07 08:10 AM

Good Morning,

The San Diego Water Board received your California Public Records Act request. In reviewing your request, I searched the following databases: the Board's Electronic Content Management (ECM) filing system, California Integrated Water Quality System (CIWQS), Stormwater Multiple Application and Report Tracking System (SMARTS), and GeoTracker.

Based on the information you provided, my search did not return any records related to your request. Feel free to email me back if you have any further questions.

Sincerely,

CALIFORNIA Water Boards

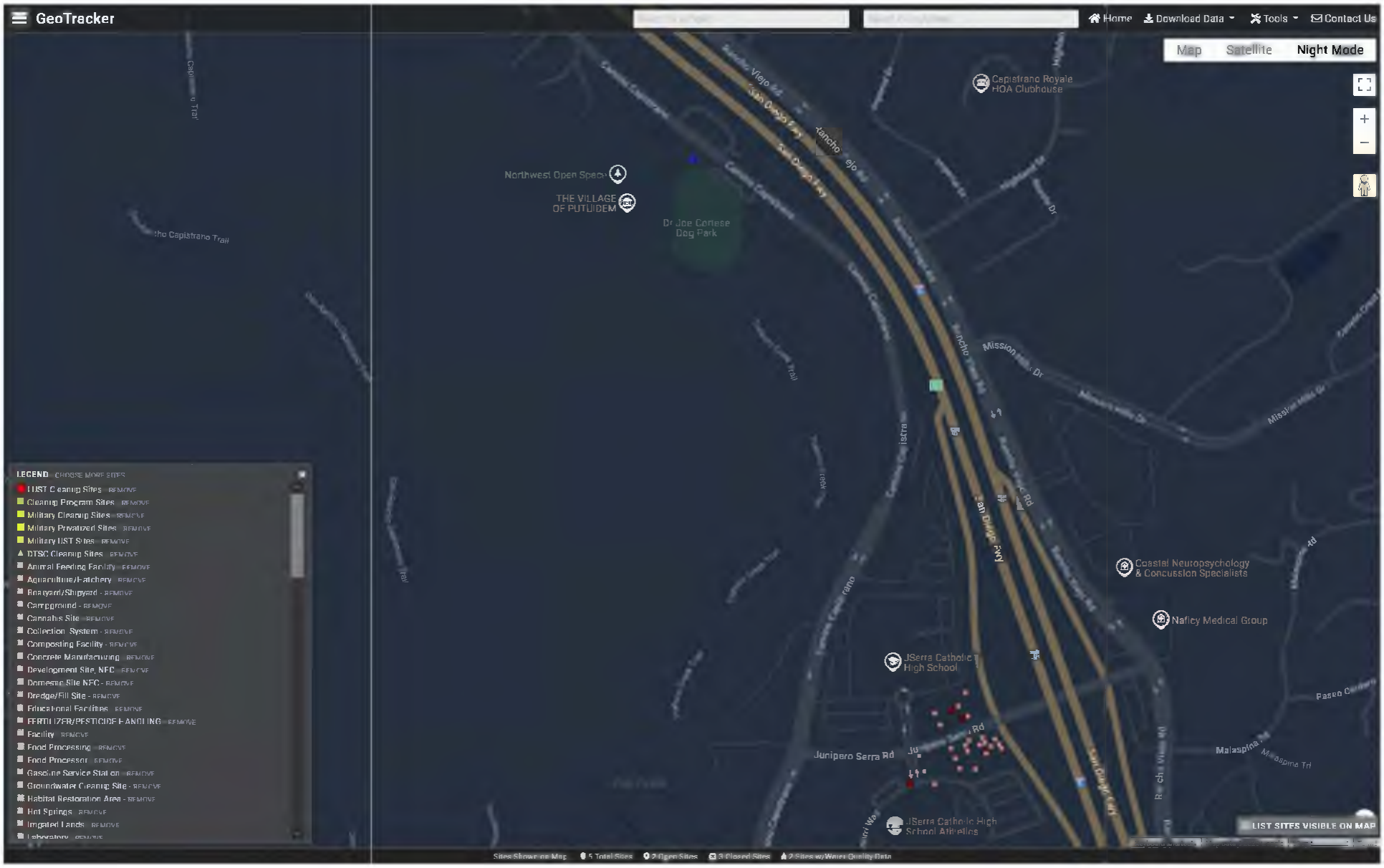
Regina Coughlin
Office Technician

R9 SAN DIEGO
R9 Healthy Waters | R9 Mission Support Services

Email: Regina.Coughlin@Waterboards.ca.gov
Phone: +1 (619) 521-3356

Regional Water Quality Control Boards
2375 Northside Drive, Suite 100, San Diego CA 92108-2700
Website: www.waterboards.ca.gov

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GeoTracker
Home
Download Data
Tools
Contact Us
Map
Satellite
Night Mode
Capistrano Royale HOA Clubhouse
Northwest Open Space
THE VILLAGE OF PUTUIDEM
Dr Joe Cortese Dog Park
Junipero Serra Rd
Coastal Neuropsychology & Concussion Specialists
Nafiey Medical Group
JSerra Catholic High School
JSerra Catholic High School Athletics
LEGEND
LIST SITES VISIBLE ON MAP

Public Drinking Water Well Report

CITY OF SAN JUAN CAPISTRANO (SAN JUAN CAPISTRANO)
NORTH OPEN SPACE WELL
P.O. Box 967
SAN JUAN CAPISTRANO , CA 92675

State ID #: CA3010030_010_010
Source: Groundwater
Status: Inactive

Detailed Information | Water Quality Data

Details

Local Name
NORTH OPEN SPACE WELL (CA3010030_010_010)

Source Origin
Well / Groundwater

Status
Inactive

Source Location Method
Not Specified

Public Water System Information

LIST ALL WELLS / SURFACE WATER INTAKES FOR THIS PWS

Public Water System
CITY OF SAN JUAN CAPISTRANO

Water System Address:
P.O. Box 967
SAN JUAN CAPISTRANO, 92675

PWS Class:

Number of Service Connections:
11098

Population Served:
40000

Public Drinking Water Well Report

CITY OF SAN JUAN CAPISTRANO (SAN JUAN CAPISTRANO)
NORTH OPEN SPACE WELL
P.O. Box 967
SAN JUAN CAPISTRANO , CA 92675

State ID #: CA3010030_010_010
Source: Groundwater
Status: Inactive

Detailed Information | Water Quality Data

Plot Selected Chemicals | Reset Boxes **Note: You may select up to 6 chemicals.**

(ALL DATA) | (MOST RECENT) | (MAXIMUM CONCENTRATIONS)

DATE	PARAMETER	SOURCE QUALIFIER	SOURCE RESULT	UNITS	MCL	Plot
6/13/2018	1,1,1,2-TETRACHLOROETHANE	<	0.5	UG/L	NA	
10/20/2020	1,1,1-TRICHLOROETHANE	<	0.5	UG/L	200	
10/20/2020	1,1,2,2-TETRACHLOROETHANE	<	0.5	UG/L	1	
10/20/2020	1,1,2-TRICHLORO-1,2,2-TRIFLUOROETHANE	<	10	UG/L	1200	
10/20/2020	1,1,2-TRICHLOROETHANE	<	0.5	UG/L	5	
10/20/2020	1,1-DICHLOROETHANE	<	0.5	UG/L	5	
10/20/2020	1,1-DICHLOROETHYLENE	<	0.5	UG/L	6	
9/27/2001	1,1-DICHLOROPROPANE	<	0	UG/L	NA	
6/13/2018	1,1-DICHLOROPROPENE	<	0.5	UG/L	NA	
6/13/2018	1,2,3-TRICHLOROBENZENE	<	0.5	UG/L	NA	
5/13/2010	1,2,3-TRICHLOROPROPANE	<	0.5	UG/L	0.005	
9/27/2001	1,2,3-TRIMETHYLBENZENE	<	0	UG/L	NA	
10/20/2020	1,2,4-TRICHLOROBENZENE	<	0.5	UG/L	5	
6/13/2018	1,2,4-TRIMETHYLBENZENE	<	0.5	UG/L	NA	
10/20/2020	1,2-DICHLOROBENZENE	<	0.5	UG/L	600	
10/20/2020	1,2-DICHLOROETHANE	<	0.5	UG/L	NA	
10/20/2020	1,2-DICHLOROPROPANE	<	0.5	UG/L	5	
6/13/2018	1,3,5-TRIMETHYLBENZENE	<	0.5	UG/L	NA	
6/13/2018	1,3-DICHLOROBENZENE	<	0.5	UG/L	NA	
6/13/2018	1,3-DICHLOROPROPANE	<	0.5	UG/L	NA	
6/13/2018	1,3-DICHLOROPROPENE (TOTAL)	<	0.5	UG/L	0.5	
10/20/2020	1,4-DICHLOROBENZENE	<	0.5	UG/L	5	
12/2/2020	11-CHLOROEICOSAFLUORO-3-OXAUNDECANE-1-SULFONIC ACID (11Cl-PF3OUdS)	<	2	NG/L	NA	
6/13/2018	2,2-DICHLOROPROPANE	<	0.5	UG/L	NA	
12/3/2007	2,3,7,8-TCDD (DIOXIN)	<	0	PG/L	30	
6/27/2013	2,4,5-TP (SILVEX)	<	1	UG/L	50	
6/27/2013	2,4-D	<	10	UG/L	70	
1/7/2004	2,4-DINITROTOLUENE	<	2	UG/L	NA	
1/7/2004	2,6-DINITROTOLUENE	<	2	UG/L	NA	
9/14/2004	2-CHLOROETHYLVINYL ETHER	<	0	UG/L	NA	
6/13/2018	2-CHLOROTOLUENE	<	0.5	UG/L	NA	
6/27/2013	3-HYDROXYCARBOFURAN	<	3	UG/L	NA	
2/23/2010	4,4-DDD	<	0	UG/L	NA	
2/23/2010	4,4-DDE	<	0	UG/L	NA	
2/23/2010	4,4-DDT	<	0	UG/L	NA	
12/2/2020	4,8-DIOXA-3H-PERFLUORONONANOIC ACID (ADONA)	<	2	NG/L	NA	

6/13/2018	4-CHLOROTOLUENE	<	0.5	UG/L	NA	☐
8/15/2006	4-NITROPHENOL	<	5	UG/L	NA	☐
12/2/2020	9-CHLOROHEXADECAFLUORO-3-OXANONE-1-SULFONIC ACID (9CI-PF3ONS)	<	2	NG/L	NA	☐
1/7/2004	ACETOCHLOR	<	2	UG/L	NA	☐
8/18/2020	AGGRSSIVE INDEX (CORROSIVITY)		12		NA	☐
7/14/2020	ALACHLOR	<	1	UG/L	2	☐
6/27/2013	ALDICARB	<	3	UG/L	NA	☐
6/27/2013	ALDICARB SULFONE	<	4	UG/L	NA	☐
6/27/2013	ALDICARB SULFOXIDE	<	3	UG/L	NA	☐
5/13/2010	ALDRIN	<	0.07	UG/L	NA	☐
8/18/2020	ALKALINITY (TOTAL) AS CACO3		300	MG/L	NA	☐
2/23/2010	ALPHA-BHC	<	0	UG/L	NA	☐
8/18/2020	ALUMINUM	<	50	UG/L	1000	☐
7/14/2020	AMMONIA (NH3-N)	<	0.1	MG/L	NA	☐
8/18/2020	ANTIMONY	<	6	UG/L	6	☐
8/18/2020	ARSENIC	<	2	UG/L	10	☐
6/27/2013	ASBESTOS	<	0.2	MFL	7	☐
7/14/2020	ATRAZINE	<	0.5	UG/L	1	☐
8/18/2020	BARIUM	<	100	UG/L	1000	☐
6/27/2013	BENTAZON	<	2	UG/L	18	☐
10/20/2020	BENZENE	<	0.5	UG/L	1	☐
7/14/2020	BENZO (A) PYRENE	<	0.1	UG/L	0.2	☐
8/18/2020	BERYLLIUM	<	1	UG/L	4	☐
2/23/2010	BETA-BHC	<	0	UG/L	NA	☐
8/18/2020	BICARBONATE ALKALINITY		370	MG/L	NA	☐
9/22/2000	BIS (2-CHLOROETHYL) ETHER	<	0	UG/L	NA	☐
10/20/2020	BORON		110	UG/L	NA	☐
7/14/2020	BROMACIL	<	10	UG/L	NA	☐
6/13/2018	BROMOBENZENE	<	0.5	UG/L	NA	☐
6/13/2018	BROMOCHLOROMETHANE	<	0.5	UG/L	NA	☐
12/28/2010	BROMODICHLOROMETHANE (THM)	<	1	UG/L	NA	☐
10/20/2020	BROMOFORM (THM)	<	1	UG/L	NA	☐
6/13/2018	BROMOMETHANE	<	0.5	UG/L	NA	☐
7/14/2020	BUTACHLOR	<	0.3	UG/L	NA	☐
8/18/2020	CADMIUM	<	1	UG/L	5	☐
8/18/2020	CALCIUM		200	MG/L	NA	☐
6/27/2013	CARBARYL	<	5	UG/L	NA	☐
6/27/2013	CARBOFURAN	<	5	UG/L	18	☐
5/10/2018	CARBON DIOXIDE	<	2000	UG/L	NA	☐
6/13/2018	CARBON DISULFIDE	<	0.5	UG/L	NA	☐
10/20/2020	CARBON TETRACHLORIDE	<	0.5	UG/L	0.5	☐
8/18/2020	CARBONATE ALKALINITY	<	13	MG/L	NA	☐
6/27/2013	CHLORDANE	<	0.1	UG/L	0.1	☐
8/18/2020	CHLORIDE		170	MG/L	500	☐
10/20/2020	CHLORODIBROMOMETHANE	<	1	UG/L	100	☐
6/13/2018	CHLOROETHANE	<	0.5	UG/L	NA	☐
10/20/2020	CHLOROFORM (THM)	<	1	UG/L	NA	☐
6/13/2018	CHLOROMETHANE	<	0.5	UG/L	NA	☐

2/23/2010	CHLOROTHALONIL	<	0	UG/L	NA	☐
12/17/2003	CHROMIUM (TOTAL CR-CRVI SCREEN)	<	0	UG/L	NA	☐
8/18/2020	CHROMIUM (TOTAL)	<	10	UG/L	50	☐
10/20/2020	CHROMIUM, HEXAVALENT	<	1	UG/L	NA	☐
10/20/2020	CIS-1,2-DICHLOROETHYLENE	<	0.5	UG/L	6	☐
10/20/2020	CIS-1,3-DICHLOROPROPENE	<	0.5	UG/L	NA	☐
8/18/2020	COLOR	<	5	UNITS	15	☐
12/3/2007	COMBINED RA 226 + RA 228		0.83	PCI/L	5	☐
12/3/2007	COMBINED RA 226 + RA 228 COUNTING ERROR		0.29	PCI/L	NA	☐
8/18/2020	COPPER	<	50	UG/L	1000	☐
6/13/2018	CUMENE	<	0.5	UG/L	NA	☐
10/20/2020	CYANIDE	<	100	UG/L	150	☐
1/7/2004	DACTHAL	<	1	UG/L	NA	☐
8/19/2020	DALAPON	<	10	UG/L	200	☐
6/27/2013	DCPA (TOTAL DI & MONO ACID DEGRADATES)	<	2	UG/L	NA	☐
2/23/2010	DELTA-BHC	<	0	UG/L	NA	☐
7/14/2020	DI(2-ETHYLHEXYL)ADIPATE	<	5	UG/L	400	☐
7/14/2020	DI(2-ETHYLHEXYL)PHTHALATE	<	3	UG/L	4	☐
7/14/2020	DIAZINON		0.003	UG/L	NA	☐
8/19/2020	DIBROMOACETIC ACID (DBAA)		1.2	UG/L	NA	☐
12/28/2010	DIBROMOCHLOROMETHANE (THM)	<	1	UG/L	NA	☐
6/27/2013	DIBROMOCHLOROPROPANE (DBCP)	<	0	UG/L	0.2	☐
6/13/2018	DIBROMOMETHANE	<	0.5	UG/L	NA	☐
6/27/2013	DICAMBA	<	1.5	UG/L	NA	☐
10/20/2020	DICHLORBROMOMETHANE	<	1	UG/L	100	☐
8/19/2020	DICHLOROACETIC ACID (DCAA)	<	1	UG/L	NA	☐
6/13/2018	DICHLORODIFLUOROMETHANE (FREON 12)	<	0.5	UG/L	NA	☐
10/20/2020	DICHLOROMETHANE	<	0.5	UG/L	5	☐
5/13/2010	DIELDRIN	<	0.02	UG/L	NA	☐
6/13/2018	DIISOPROPYL ETHER	<	3	UG/L	NA	☐
7/14/2020	DIMETHOATE		0.098	UG/L	NA	☐
6/27/2013	DINOSEB	<	2	UG/L	7	☐
6/27/2013	DIQUAT	<	4	UG/L	20	☐
9/22/2000	DIURON	<	0	UG/L	NA	☐
2/23/2010	ENDOSULFAN I	<	0	UG/L	NA	☐
2/23/2010	ENDOSULFAN II	<	0	UG/L	NA	☐
2/23/2010	ENDOSULFAN SULFATE	<	0	UG/L	NA	☐
6/27/2013	ENDOTHALL	<	45	UG/L	100	☐
6/27/2013	ENDRIN	<	0.1	UG/L	2	☐
2/23/2010	ENDRIN ALDEHYDE	<	0	UG/L	NA	☐
6/13/2018	ETHYL-TERT-BUTYL ETHER	<	3	UG/L	NA	☐
10/20/2020	ETHYLBENZENE	<	0.5	UG/L	300	☐
6/27/2013	ETHYLENE DIBROMIDE (EDB)	<	0	UG/L	0.05	☐
9/30/2009	FLUORIDE (F) (NATURAL-SOURCE)		0.39	MG/L	2	☐
8/18/2020	FLUORIDE (TREATMENT RELATED-DISTRIBUTION)		0.26	MG/L	NA	☐
8/18/2020	FOAMING AGENTS (MBAS)	<	0	MG/L	0.5	☐
6/27/2013	GLYPHOSATE	<	25	UG/L	700	☐
10/20/2020	GROSS ALPHA		8.73	PCI/L	15	☐

11/1/2010	GROSS ALPHA COUNTING ERROR		4.2	PCI/L	NA	☐
11/1/2010	GROSS ALPHA MDA95		3.18	PCI/L	NA	☐
10/20/2020	GROSS BETA		3.06	PCI/L	50	☐
8/27/2007	GROSS BETA COUNTING ERROR		2.8	PCI/L	NA	☐
8/19/2020	HALOACETIC ACIDS (5) (HAA5)	<	0	UG/L	60	☐
8/18/2020	HARDNESS (TOTAL) AS CACO3		670	MG/L	NA	☐
6/27/2013	HEPTACHLOR	<	0	UG/L	0.01	☐
6/27/2013	HEPTACHLOR EPOXIDE	<	0	UG/L	0.01	☐
5/10/2018	HEXACHLOROBENZENE	<	0.5	UG/L	1	☐
6/13/2018	HEXACHLOROBUTADIENE	<	0.5	UG/L	NA	☐
5/10/2018	HEXACHLOROCYCLOPENTADIENE	<	1	UG/L	50	☐
9/17/2008	HEXACHLOROETHANE	<	5	UG/L	NA	☐
12/2/2020	HEXAFLUOROPROPYLENE OXIDE DIMER ACID (HFPO-DA)	<	2	NG/L	NA	☐
8/18/2020	HYDROXIDE ALKALINITY	<	13	MG/L	NA	☐
8/18/2020	IRON	<	100	UG/L	300	☐
9/17/2008	ISOPROPYLBENZENE	<	0.5	UG/L	NA	☐
5/10/2018	LANGELIER INDEX @ 60 C		1.3		NA	☐
8/18/2020	LANGELIER INDEX AT SOURCE TEMP		0.23		NA	☐
8/18/2020	LEAD	<	5	UG/L	NA	☐
6/27/2013	LINDANE (gamma-BHC)	<	0.2	UG/L	0.2	☐
10/20/2020	M,P-XYLENE	<	0.5	UG/L	NA	☐
9/14/2004	M-XYLENE	<	0	UG/L	NA	☐
8/18/2020	MAGNESIUM		42	MG/L	NA	☐
8/18/2020	MANGANESE	<	20	UG/L	50	☐
8/18/2020	MERCURY	<	1	UG/L	2	☐
6/27/2013	METHOMYL	<	2	UG/L	NA	☐
6/27/2013	METHOXYCHLOR	<	10	UG/L	30	☐
6/13/2018	METHYL ETHYL KETONE	<	5	UG/L	NA	☐
6/13/2018	METHYL ISOBUTYL KETONE	<	5	UG/L	NA	☐
12/28/2010	METHYL-TERT-BUTYL-ETHER (MTBE)	<	3	UG/L	13	☐
7/14/2020	METOLACHLOR	<	0	UG/L	NA	☐
7/14/2020	METRIBUZIN	<	0	UG/L	NA	☐
7/14/2020	MOLINATE	<	2	UG/L	20	☐
8/19/2020	MONOBROMOACETIC ACID (MBAA)	<	1	UG/L	NA	☐
8/19/2020	MONOCHLOROACETIC ACID (MCAA)	<	2	UG/L	NA	☐
10/20/2020	MONOCHLOROBENZENE	<	0.5	UG/L	70	☐
6/13/2018	N-BUTYLBENZENE	<	0.5	UG/L	NA	☐
12/2/2020	N-ETHYL PERFLUOROOCTANESULFONAMIDOACETIC ACID (NEtFOSAA)	<	2	NG/L	NA	☐
12/2/2020	N-METHYL PERFLUOROOCTANESULFONAMIDOACETIC ACID (NMeFOSAA)	<	2	NG/L	NA	☐
6/13/2018	N-PROPYLBENZENE (1-PHENYLPROPANE)	<	0.5	UG/L	NA	☐
6/13/2018	NAPHTHALENE	<	0.5	UG/L	NA	☐
8/18/2020	NICKEL	<	10	UG/L	100	☐
8/18/2020	NITRATE (AS N)		1.6	MG/L	10	☐
8/24/2015	NITRATE (AS NO3)		4.5	MG/L	45	☐
8/18/2020	NITRATE + NITRITE (AS N)	<	0.4	UG/L	10000	☐
8/18/2020	NITRITE (AS N)	<	0.4	UG/L	1000	☐
10/20/2020	O-XYLENE	<	0.5	UG/L	NA	☐
8/18/2020	ODOR THRESHOLD @ 60 C	<	1	TON	3	☐

6/27/2013	OXAMYL	<	20	UG/L	50	
6/13/2018	P-ISOPROPYLTOLUENE	<	0.5	UG/L	NA	
9/14/2004	P-XYLENE	<	0	UG/L	NA	
6/27/2013	PARAQUAT	<	20	UG/L	NA	
6/27/2013	PCB-1016 (AS DECACHLOROBIPHENYL (DCB))	<	0.5	UG/L	NA	
6/27/2013	PCB-1221 (AS DCB)	<	0.5	UG/L	NA	
6/27/2013	PCB-1232 (AS DCB)	<	0.5	UG/L	NA	
6/27/2013	PCB-1242 (AS DCB)	<	0.5	UG/L	NA	
6/27/2013	PCB-1248 (AS DCB)	<	0.5	UG/L	NA	
6/27/2013	PCB-1254 (AS DCB)	<	0.5	UG/L	NA	
6/27/2013	PCB-1260 (AS DCB)	<	0.5	UG/L	NA	
6/27/2013	PENTACHLOROPHENOL	<	0.2	UG/L	1	
10/20/2020	PERCHLORATE	<	4	UG/L	6	
12/2/2020	PERFLUOROBUTANESULFONIC ACID (PFBS)		19	NG/L	NA	
12/2/2020	PERFLUORODECANOIC ACID (PFDA)	<	2	NG/L	NA	
12/2/2020	PERFLUORODODECANOIC ACID (PFDoA)	<	2	NG/L	NA	
12/2/2020	PERFLUOROHEPTANOIC ACID (PFHpA)		6.6	NG/L	NA	
12/2/2020	PERFLUOROHEXANE SULFONIC ACID (PFHxS)		6.6	NG/L	NA	
12/2/2020	PERFLUOROHEXANOIC ACID (PFHxA)		11	NG/L	NA	
12/2/2020	PERFLUORONONANOIC ACID (PFNA)		2.7	NG/L	NA	
12/2/2020	PERFLUOROOCTANE SULFONIC ACID (PFOS)		24	NG/L	NA	
12/2/2020	PERFLUOROOCTANOIC ACID (PFOA)		22	NG/L	NA	
12/2/2020	PERFLUOROTETRADECANOIC ACID (PFTA)	<	2	NG/L	NA	
12/2/2020	PERFLUOROTRIDECANOIC ACID (PFTrDA)	<	2	NG/L	NA	
12/2/2020	PERFLUOROUNDECANOIC ACID (PFUnA)	<	2	NG/L	NA	
4/24/2024	PH, FIELD		6.9		NA	
5/10/2018	PH, LABORATORY		7.5		NA	
6/27/2013	PICLORAM	<	1	UG/L	500	
6/27/2013	POLYCHLORINATED BIPHENYLS, TOTAL, AS DCB	<	0.5	UG/L	0.5	
8/18/2020	POTASSIUM		3.2	MG/L	NA	
8/29/2005	PROMETRYN	<	0.5	UG/L	NA	
7/14/2020	PROPACHLOR	<	0.5	UG/L	NA	
6/27/2013	RA-226 FOR CWS OR TOTAL RA FOR NTNC BY 903.0		0.043	PCI/L	5	
12/3/2007	RADIUM 226		0.29	PCI/L	NA	
12/3/2007	RADIUM 226 COUNTING ERROR		0.12	PCI/L	NA	
1/14/2020	RADIUM 228		0.763	PCI/L	NA	
12/3/2007	RADIUM 228 COUNTING ERROR		0.27	PCI/L	NA	
6/13/2018	SEC-BUTYLBENZENE	<	0.5	UG/L	NA	
8/18/2020	SELENIUM	<	5	UG/L	50	
8/18/2020	SILVER	<	10	UG/L	100	
7/14/2020	SIMAZINE	<	1	UG/L	4	
8/18/2020	SODIUM		110	MG/L	NA	
4/24/2024	SOURCE TEMPERATURE C		19.3	C	NA	
8/18/2020	SPECIFIC CONDUCTANCE		2090	US	1600	
10/20/2020	STYRENE	<	0.5	UG/L	100	
8/18/2020	SULFATE		300	MG/L	500	
1/7/2004	TERBACIL	<	2	UG/L	NA	
6/13/2018	TERT-AMYL-METHYL ETHER	<	3	UG/L	NA	

5/13/2010	TERT-BUTYL ALCOHOL (TBA)	<	2	UG/L	NA	☐
6/13/2018	TERT-BUTYLBENZENE	<	0.5	UG/L	NA	☐
10/20/2020	TETRACHLOROETHYLENE	<	0.5	UG/L	5	☐
8/18/2020	THALLIUM	<	1	UG/L	2	☐
7/14/2020	THIOBENCARB	<	1	UG/L	70	☐
10/20/2020	TOLUENE	<	0.5	UG/L	150	☐
8/18/2020	TOTAL DISSOLVED SOLIDS		1100	MG/L	1000	☐
8/18/2020	TOTAL ORGANIC CARBON (TOC)		2.2	MG/L	NA	☐
10/20/2020	TOTAL TRIHALOMETHANES	<	0.5	UG/L	80	☐
6/27/2013	TOXAPHENE	<	1	UG/L	3	☐
10/20/2020	TRANS-1,2-DICHLOROETHYLENE	<	0.5	UG/L	10	☐
10/20/2020	TRANS-1,3-DICHLOROPROPENE	<	0.5	UG/L	0.5	☐
8/19/2020	TRICHLOROACETIC ACID (TCAA)	<	1	UG/L	NA	☐
10/20/2020	TRICHLOROETHYLENE	<	0.5	UG/L	5	☐
10/20/2020	TRICHLOROFLUOROMETHANE	<	5	UG/L	150	☐
2/23/2010	TRIFLURALIN	<	0	UG/L	NA	☐
9/14/2004	TURBIDITY, FIELD		0.28	NTU	NA	☐
8/18/2020	TURBIDITY, LABORATORY		0.13	NTU	5	☐
4/20/2020	URANIUM (PCI/L)		5.61	PCI/L	20	☐
11/15/2004	URANIUM COUNTING ERROR		1.2	PCI/L	NA	☐
10/20/2020	VANADIUM	<	3	UG/L	NA	☐
10/20/2020	VINYL CHLORIDE	<	0.5	UG/L	0.5	☐
10/20/2020	XYLENES (TOTAL)	<	0.5	UG/L	1750	☐
8/18/2020	ZINC	<	50	UG/L	5000	☐



0 0.2 0.4 mi

0 0.25 0.5 km

Powered by WellSTAR

7/1/2025

Geologic Energy Management Division
715 P Street, MS 1803
Sacramento, CA 95814
Phone: (916) 445-9686
Email: calgem_webmaster@conservation.ca.gov
www.conservation.ca.gov/calgem

California Natural Resources Agency
Department of Conservation

Well Status & Type

Active	Oil & Gas	Observation
Idle	Gas	Multi-purpose
New	Dry Hole	Water Source
Plugged	Injection	Unknown
Canceled	Cyclic Steam	Core Hole
Unknown	Gas Storage	

SWIS Facility/Site Summary

Earthco Arbor Care (30-AB-0474)

Site Information

Earthco Arbor Care
30291 Camino Capistrano
San Juan Capistrano, CA 92675

Site Operational Status

Closed

Site Regulatory Status

Notification

Operator

EarthCo Arbor Care
1225 E. Wakeham
Santa Ana, CA 92705
Phone: (714) 571-0455

Land Owner(s)

Name ↑	Address	Phone
Henry Hsaio	26661 Stetson Place, Laguna Hills, CA, 92653	

Recent Inspections

	Inspection Date ↓	CalRecycle Received

	Inspection Date ↓	CalRecycle Received
→	12/10/2021	1/7/2022
→	9/28/2021	10/5/2021
→	6/10/2021	7/8/2021
→	3/17/2021	4/7/2021
→	1/27/2021	2/25/2021
→	12/18/2020	1/8/2021
→	9/23/2020	10/2/2020

Local Enforcement Agency (LEA)

County of Orange
Health Care Agency, Environmental Health Division
1241 E Dyer Rd Ste 120
Santa Ana, CA 92705-5611
Phone: (714) 433-6270

Recent Documents

	Title	Date ↓
⬇	Update SWIS Form - Facility Closure Document	8/2/2023
⬇	Facility Closure Correspondence	9/30/2021
⬇	Updated EA Notification	11/3/2020
⬇	Updated Odor Impact Management Plan	11/3/2020
⬇	EA Notification	5/18/2020

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SWIS Facility/Site Inspections

Earthco Arbor Care (30-AB-0474)

Back

Year

2021

Search | Reset

Export to Excel

	Inspection Date ↓	Activity	Inspected By	Areas of Concern	Violations
→	12/10/2021	Green Material Composting Facility	Orange County	No	No
→	9/28/2021	Green Material Composting Facility	Orange County	No	No
→	6/10/2021	Green Material Composting Facility	Orange County	No	No
→	3/17/2021	Green Material Composting Facility	Orange County	No	No
→	1/27/2021	Green Material Composting Facility	Orange County	No	No

1 | 100 items per page | 1 - 5 of 5 items

CalRecycle Contact: Megan Emslander (916) 341-6363

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SWIS Facility/Site Enforcement Actions

Earthco Arbor Care (30-AB-0474)

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Export to Excel

Enforcement Action Number	Program	Status	Superseded By	Issued	Scheduled Compliance	Final Compliance
There are no Site Enforcement Actions.						

0 | 100 items per page | No items to display

CalRecycle Contact: Megan Emslander (916) 341-6363

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South Coast AQMD Facilities
A tool to filter and search facilities
Select Search Type
La Estrada Dr
Via de Anza
Spindlewood
Rustic Oak
Steadywood
Aldenwood
Hidden Hills Park
Laguna Serrano Apartments
Hidden Hills Apartments
Tesner
Aruba
Crystal Cay
Pearl
Coronado St
Mariposa St
Fountain Glen At Laguna Niguel Apartments
Camino los Padres
Moulton Niguel Water District
The Market Place At Laguna Heights
Macine Cleaners
Golden Lantern
Sweet Meadow Ln
Seaspray N
Precipice
Fair Oaks
Fair Elms
Silent Knls
Knob Hl
Circle Hill Ct
Serenity Ln
Seaspray Dr
Seaspray Fr
Seaside At Laguna Heights Apartments
Seaspray S
Seascape
Ripperock
Seaview
Seaglen
Seaflare
Cedar Ct
Tobago
Drake
St Vincent
Curacao
St Thomas
St Croix
Key West
Glen Cir
Daytona Dr
Dartmouth Ave
Guilford
Santiago
Sand Oaks Rd
Seabridge Rd
Mariposa Park Rd
George L White Elementary School
Private Park
Redondo View Node Park
Redondo
Dunes
Arroyo Trabuco
Rancho Viejo Rd
San Diego Fwy
Melia Valle Rd
Lakeview Rd
Woodlake Ct
Oliveira Rd
Trabuco Creek Rd
Rosemeal
Marina Rd
Oceana Ct
Summer Walk Dr
Millpond Ct
Imperial Dr
Monarch Dr
Windsor Dr
Vista Pointe E
Highland Dr
Buckingham Dr
North Open Space Well - San Juan Capistr
Royale Dr
Canyon Crest Rd
Mission Hills Dr
Silver Spur Rd
Branding Iron Rd
Emergency Access Rd
Saddleridge Dr
Hillside Ter
Silver Cree
Peppers
Mulvanna Rd
Paseo Cardero
Oso Creek
Junipero Serra Rd
San Juan Service
J Serra Catholic High School
Camino Capistrano
Meggitt (San Juan Capistrano), Inc.
Marbella Vis
Via Andalusa
Via Ventana
Marbella Country Club
Golf Club Dr
Via Conquista
Via Ultimo
Bravo
Plaza de las Villas
R K Engineering Inc. Saddleback
Oso Rd
Calle Lotengo
Calle Resplendor
Calle Cordoba
-117.673 33.522 Degrees
ft
505 ft
City of Laguna Niguel, County of Los Angeles, County of Riverside, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, M...
esri

NORTH OPEN SPACE WELL - SAN JUAN CAPISTR

× Close



City of Laguna Niguel, County of Los Angeles, County of Riverside, Bureau of Land... Powered by Esri

Address: 30291 CAMINO CAPISTRANO SAN JUAN CAPISTRANO, CA 92675

Facility ID: 125241

Status: Active

Back Fees Due: No.

Equipment List

1 Results

Sort: Application Number

375346

I C E (50-500 HP) EM ELEC GEN-DIESEL

Application Status PERMIT TO OPERATE GRANTED

Permit Status INACT_NR

Permit Number: F34485

Issue Date 10/18/2000

Application Date 10/13/2000

Type Basic

Export all records to Excel

Compliance

Emissions

Hearing Board

Transportation

Documents

NORTH OPEN SPACE WELL - SAN JUAN CAPISTR

× Close



City of Laguna Niguel, County of Los Angeles, County of Riverside, Bureau of Land... Powered by Esri

Address: 30291 CAMINO CAPISTRANO SAN JUAN CAPISTRANO, CA 92675

Facility ID: 125241

Status: Active

Back Fees Due: No.

Equipment List

Compliance

Notices of Violation

NONE

Notices to Comply

NONE

Emissions

Hearing Board

Transportation

Documents

SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT
21865 East Copley Drive, Diamond Bar, CA 91765

PERMIT TO CONSTRUCT/OPERATE

Permit No.
F34485
~~A/N 375346~~

This initial permit must be renewed ANNUALLY unless the equipment is moved, or changes ownership.
If the billing for annual renewal fee (Rule 301.f) is not received by the expiration date, contact the District.

LEGAL OWNER OR OPERATOR: NORTH OPEN SPACE WELL - SAN JUAN CAPISTR
32400 PASEO ADELANTO
SAN JUAN CAPISTRANO, CA 92675

ID 125241

Equipment Location: 30291 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675

Equipment Description:

INTERNAL COMBUSTION ENGINE, JOHN DEERE, 6 CYLINDERS, TURBOCHARGED, MODEL NO. 6068T (142 KW), 190 BHP, DIESEL-FUELED, DRIVING AN EMERGENCY ELECTRICAL GENERATOR.

Conditions:

1) OPERATION OF THIS EQUIPMENT SHALL BE CONDUCTED IN ACCORDANCE WITH ALL DATA AND SPECIFICATIONS SUBMITTED WITH THE APPLICATION UNDER WHICH THIS PERMIT IS ISSUED UNLESS OTHERWISE NOTED BELOW.

2) THIS EQUIPMENT SHALL BE PROPERLY MAINTAINED AND KEPT IN GOOD OPERATING CONDITION AT ALL TIMES.

3) A TIMER SHALL BE MAINTAINED TO INDICATE THE ENGINE ELAPSED OPERATING TIME.

4) THE OPERATING TIME OF THIS ENGINE SHALL NOT EXCEED 199 HOURS IN ANY ONE YEAR.

5) AN ENGINE OPERATING LOG LISTING THE DATE OF OPERATION, THE ELAPSED TIME, IN HOURS, AND THE REASON FOR OPERATION SHALL BE KEPT AND MAINTAINED ON FILE FOR A MINIMUM OF TWO YEARS AND MADE AVAILABLE TO DISTRICT PERSONNEL UPON REQUEST.

6) SULFUR CONTENT OF FUEL SUPPLIED TO THE ENGINE SHALL NOT EXCEED 0.05 % BY WEIGHT.

NOTICE

IN ACCORDANCE WITH RULE 206, THIS PERMIT TO OPERATE OR COPY SHALL BE POSTED ON OR WITHIN 8 METERS OF THE EQUIPMENT.

South Coast Air Quality Management District
Certified Copy

FILE COPY

PERMIT TO CONSTRUCT/OPERATE

CONTINUATION OF PERMIT TO CONSTRUCT/OPERATE

THIS PERMIT DOES NOT AUTHORIZE THE EMISSION OF AIR CONTAMINANTS IN EXCESS OF THOSE ALLOWED BY DIVISION 26 OF THE HEALTH AND SAFETY CODE OF THE STATE OF CALIFORNIA OR THE RULES OF THE AIR QUALITY MANAGEMENT DISTRICT. THIS PERMIT CANNOT BE CONSIDERED AS PERMISSION TO VIOLATE EXISTING LAWS, ORDINANCES, REGULATIONS OR STATUTES OF OTHER GOVERNMENT AGENCIES.

EXECUTIVE OFFICER

Dorris M Bailey

By Dorris M. Bailey/wc01
10/18/2000

South Coast Air Quality Management District
Certified Copy

FILE COPY

30291 Camino Capistrano

File 30506

PERMIT APPLICATION

BUILDING DEPARTMENT
32400 Paseo Adelanto, San Juan Capistrano CA 92675
(714) 493-1171

Description of work: underground storage tank excavation (2) Diesel tanks approximately 250 gallons/ea. (Approved 8/19/92 - 92-PC207)

PERMIT NO: 30506 | RECEIPT NO | DATE: 9/3/92 | COMPUTER NO | PLAN CHECK NO: 286-92 | RECEIPT NO: N/A | DATE: 8/19/92 | ISSUED BY | PLANS CHECKED BY: DATE/INIT

LOT | TRACT | SUBDIVISION | CENSUS NO | ASSESSOR PARCEL NO

VALUATION: 16,092 — OCC GROUP | OCCUP LOAD | TYPE CONST | CODE YEAR | LOT AREA | PRIMARY BLDG SF | ACC BLDGS SF | NO STORIES | NO UNITS

JOB ADDRESS: 32291 Camino Capistrano
OWNER'S NAME: City of San Juan Capistrano PHONE NO: 493-1171
OWNER'S MAILING ADDRESS: 32400 Paseo Adelanto
CITY / STATE / ZIP: San Juan Capistrano, CA 92675
CONTRACTOR'S NAME: TOXIC Technology, Inc. PHONE NO: 668-1669
MAILING ADDRESS: 3197-C Airport Loop Dr. STATE LICENSE NO:
CITY / STATE / ZIP: Costa Mesa, CA 92626 CITY BUSINESS LICENSE NO:

TENANT'S NAME: Swanner Ranch
TENANT'S NAME: PHONE NO:
MAIL ADDRESS: 32291 Camino Capistrano
CITY / STATE / ZIP: San Juan Capistrano, CA 92675
ARCHITECT'S NAME: PHONE NO:
MAILING ADDRESS: N/A STATE LICENSE NO:
CITY / STATE / ZIP:

F

I. CONTRACTOR

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

License Class: B,S-D

Contractor's License No: 668-1669

I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

II. OWNER / BUILDER

I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.)

I am exempt under Sec. _____, B. & P. C. for this reason _____

III. WORKERS' COMPENSATION

I hereby affirm that I have a certificate of consent to self-insure, or a certificate of Workers' Compensation Insurance, or a certified copy thereof (Sec. 3800, Labor Code).

POLICY NO _____ EXP DATE _____

COMPANY: BSD

Certificate filed with the City.

Certified copy is hereby furnished. Faxing

CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE
(This section need not be completed if the permit is for one hundred dollars ($100) or less)

I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.

NOTICE TO APPLICANT: If, after making this Certificate of Exemption, you should become subject to the Workers' Compensation provisions of the Labor Code, you must forthwith comply with such provisions or this permit shall be deemed revoked.

IV. LENDER

I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

QTY.	ELECTRICAL PERMIT	AMOUNT
	Issuance	
	Meter	
	sq. ft. x	
	Outlets / Fixtures	
	Swimming Pool / Spa	
	Temp. Pole	
	Sub-Panel	
	Sign(s)	
	Extend Electrical	
	TOTAL ELECTRICAL	

QTY.	MECHANICAL PERMIT	AMOUNT
	Issuance	
	Install furn. ducts up to 100,000 BTU	
	Install furn. ducts over 100,000 BTU	
	Boiler / Compressor	
	Mechanical Exhaust - Hood / Ducts	
	Vent Fans	
	Fireplace	
	Swimming Pool / Spa	
	Extend Ductwork	
	TOTAL MECHANICAL	

QTY.	PLUMBING PERMIT	AMOUNT
	Issuance	
	Fixture	
	Sewer	
	Water Heater	
	Gas System	
	Water Piping	
	Fire Sprinklers	
	Lawn Sprinkler System	
	Swimming Pool/Spa	
	Extend Plumbing	
	TOTAL PLUMBING	

QTY.	MOBILE HOME PERMIT	AMOUNT
	Issuance	
	Awning / Carport	
	Porch	
	Set-up	
	Ramada, Cabana	
	TOTAL MOBILE HOME	

DATE RECEIVED		
	HOA Approval -	/ /
	School Fees -	/ /
	Engineering Fees -	/ /
	CVWD Fees -	/ /

FEE SUMMARY		AMOUNT
Plan Check	$ 0	
Additional Plan Check	(01 - 4411)	
Building Permit	(01 - 4412)	
Electrical	(01 - 4417)	
Plumbing	(01 - 4416)	
Mechanical	(01 - 4415)	
SMIP	(19 - 2343)	
Ordinance 211	(02 - 4462)	
Ordinance 364	(03 - 4214)	
S. J. Hills - Zone A & B	(19 - 2322)	
Foothill / Eastern - Zone A	(19 - 2323)	
Bond Processing	(01 - 4411)	
Microfilm	(01 - 4411)	
Grading	(01 - 4414)	
Grading Plan Check	(01 - 4413)	
Geo / Soils Review	(01 - 4419)	
SUBTOTAL		
Refundable Bond/Deposit	(19 - 2302)	
Posted by ___ Owner ___ Contractor		
TOTAL FEES PAYABLE TO: CITY OF SAN JUAN CAPISTRANO		NO FEE

I HAVE CAREFULLY EXAMINED THE COMPLETED "PERMIT APPLICATION" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF SAN JUAN CAPISTRANO AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

APPLICANT'S SIGNATURE: Bradford L Dales DATE: 9/3/92 OWNER / CONTRACTOR

Bradford Dales 668-1669

EXPIRATION: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void, if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days.

An OSHA permit is required for excavations over 5' 0" deep and demolition or construction of structures over 3 stories in height.

DECLARATIONS — OWNER / BUILDER — CONTRACTOR — WORKERS' COMPENSATION — LENDER

SAN JUAN CAPISTRANO — ORIGINAL

CONSTRUCTION AND PLANNING

APPROVALS Permit #	Date	Inspector
1 [illegible]		
2 Soil Pipe — Underground		
3 Water Pipe — Underground		
4 Electrical Conduit — Underground		
5 Electrical Wire Grade		
6 Gas Line Underground & Test		
7 Footings & Steel		
8 Foundation — Slab on Grade		
9 Steel Reinforcement		
10 Pre Pour		
11 Structural Floor System		
12 Property Sewer Line & House Connection		
13 Roof Drains & Overflows		
14 Rough Plumbing		
15 Rough Electrical Conduit		
16 Rough Electric Wiring		
17 Rough Wiring Sign		
18 Rough Electrical — T Bar Ceiling		
19 Rough Heating & Air Conditioning		
20 Rough Factory Fireplace		
21 Ducts, Ventilating		
22 Fire Dampers		
23 Gas Pipe — Rough		
24 Gas Pipe — Test		
25 Roof Sheathing		
26 Roof Framing		
27 Shear Walls		
28 Frame and Flashing		
29 T-Bar Ceiling		
30 Lathing & Siding		
31 Insulation		
32 Drywall Nailing		
33 Electrical Power Meter — Final		
34 Final Electric		
35 Final Sign		
36 Hood or Canopy		
37 Final Factory Fireplace		
38 Final Heating & Air Conditioning		
39 Final Plumbing		
40 Water Service Final		
41 Gas Final Including Connectors		
42 Backflow Irrigation		
43 Solar Domestic — Final		
44 Re-Roof Final		
45 Retaining Wall Final		
46 Handicap Regulations		
47 ZONING — FINAL		
48 ENGINEERING — FINAL		
49 HEALTH DEPT. — FINAL		
50 FINAL STRUCTURE & BUILDING		
51 Electric Release		
52 Gas Release		

POOL AND SPA

APPROVALS Permit #	Date	Inspector
1 Pool & Equipment Location		
2 Steel Reinforcement		
3 Electrical Bonding		
4 Rough Plumbing & Pressure Test		
5 APPROVAL TO COVER — GUNITE		
6 Electrical Conduit — Underground		
7 Gas Pipe: ☐ Underground Test		
8 Backwash Lines, P Trap: ☐ Underground		
9 Backwash & Receptacle — Final		
10 Fencing & Access Approval		
11 APPROVED FOR PLASTERING		
12 Heater & Vent — Final		
13 Plumbing Systems — Final		
14 Electrical — Final		
15 Solar System — Final		
16 POOL / SPA SYSTEMS FINAL		

FIRE DEPT. REQUIREMENT

APPROVALS Permit #	Date	Inspector
1 Underground Hydro		
2 Product Piping ☐ Gas ☐ Oil		
3 Underground Flush		
4 Underground Storage Tank ☐ Gas ☐ Oil		
5 Overhead Hydro		
6 Dry Chemical		
7 Dry Standpipe		
8 FIXED SYSTEM FINAL		
9 FIRE PREVENTION FINAL		

NOTES:

Final Removal
5-18-93 MG

SEP 4 1992

MEMORANDUM

September 3, 1992

TO: Cathy Selstad, Building Assistant

FROM: Ronald C. Sievers, Director
Public Lands and Facilities

SUBJECT: Permit No. 30506 - Toxic Technology, Inc.

Per discussion with Lee Hitchcock, the above project is to be permitted at no fee to applicant. The work being performed will be on the Swanner property, currently owned by the City of San Juan Capistrano, thereby requiring no fee to applicant.

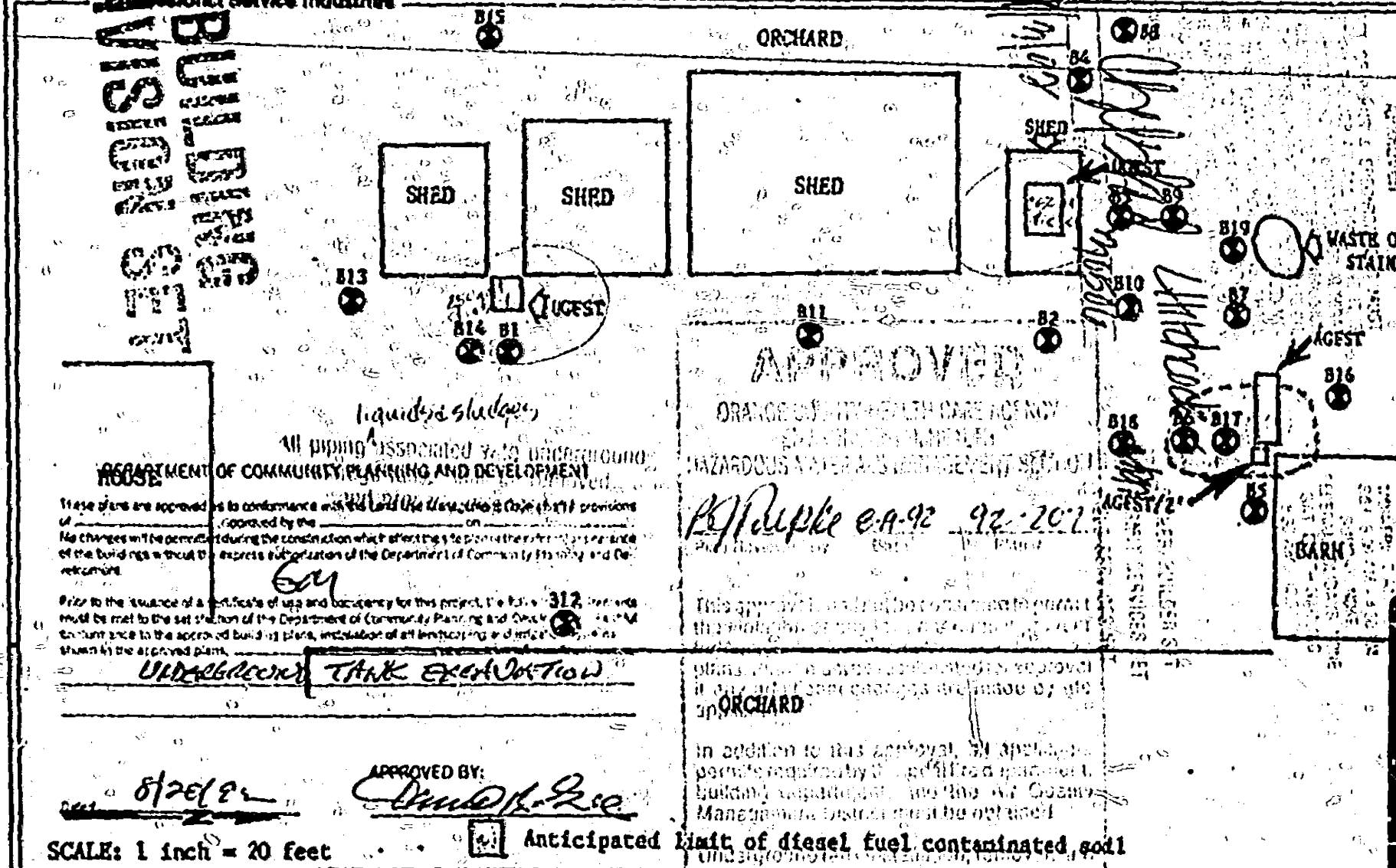
If you have any questions, please contact me.

Ron Sievers

RCS:nb

cc: Ron Sievers
Lee Hitchcock

Professional Service Industries



SCALE: 1 inch = 20 feet

PROJECT NAME	B1 BORING LOCATIONS	PROJECT NO.
SWANNER RANCH	A copy of these approved plans must be available on the job site at all times.	062-24011
CAMINO CAPISTRANO		DATE
SAN JUAN CAPISTRANO, CA	BORINGS B1 - B4 AND AGEST1/2 COMPLETED 11/91	MARCH 1992

San Juan Capistrano
Community
Redevelopment
Agency

August 7, 1992

Adam P. Zipp
Toxic Technology, Inc.
3197-C Airport Loop Drive
Costa Mesa, California 92626

Dear Mr. Zipp:

This letter authorizes your firm to proceed with the work outlined in your proposal (#92-042) dated July 2, 1992 (copy attached) on our property known as Swanner Ranch at a not to exceed price of $18,092.00. Any changes in the proposed scope of work must be approved by the Redevelopment Agency prior to the work beginning and must be supported by fixed cost estimates.

Your contact person will continue to be Mr. Ron Sievers, Director of Public Lands and Facilities (714) 493-1171) and he will assist you in gaining access to the property.

Please remit all invoices to my attention.

Yours truly,

David P. Bentz
Finance Officer

DPB:ja

Enclosures

cc: Mike Talbot, Stradling, Yocca, Carlson & Rauth
Ron Sievers, Director of Public Lands & Facilities
Steve Julian, City Manager
Judy Moore, First American Title
John N. Stanley, Attorney at Law

32400 Paseo Adelanto
San Juan Capistrano
California 92675
714 - 493-1171

TTI Toxic Technology, Inc.
3197-C Airport Loop Drive • Costa Mesa, California 92626 • (714) 668-1669 • FAX (714) 668-1106

JUL 07 1992

July 2, 1992

Mr. Ronald Sievers
Department of Public Lands & Facilities
City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675

Subject: Removal of Two (2) 250 Gallon Underground Storage Tanks (USTs) and Remediation of Approximately 150 cubic yards of Diesel and Waste Oil Contaminated Soil at the Swanner Ranch in Camino Capistrano.

Proposal #: 92-042

INTRODUCTION:

On June 24, 1992, Toxic Technology, Inc. (TTI) was asked to prepare this price proposal for the removal of two (2) 250 gallon gasoline underground storage tanks (USTs) and the remediation of approximately 150 cubic yards of diesel fuel and waste oil contaminated soil. TTI thanks you for the opportunity to present this price proposal.

BACKGROUND:

TTI personnel have visited the Swanner Ranch site in Camino Capistrano where two (2) 250 gallon USTs are located. In addition to these tanks, previous environmental consultants (PSI) have identified areas of diesel fuel and waste oil contamination.

The subject site consists of an irregularly shaped parcel in Camino Capistrano which contains a house, barn, and several storage sheds. Underground storage tanks (USTs) are located under and immediately adjacent to two of the storage sheds. Both USTs are reported to have contained gasoline but have not been in use for many years. An above ground herbicide storage tank was located adjacent to a storage shed and an above ground fuel storage tank containing diesel fuel was located adjacent to the barn.

PREVIOUS SITE ASSESSMENT

Previous site assessment work was carried out by Professional Service Industries, Inc. (PSI). A total of fifteen (15) exploratory soil borings were advanced by PSI. Eight (8) of the borings were advanced to depths of twenty five to forty feet (25' to 40') in the vicinity of the two (2) USTs. Six (6) of the borings were advanced to depths ranging from ten to twenty feet (10' to 20') in the vicinity of the above ground fuel storage tank and one angled boring was advanced to a depth of five feet (5') under a waste oil stair near the above ground tank.

The test results of the sample collected from the borings advanced in the vicinity of the two (2) USTs indicate some "background" or naturally occurring lead in the area.

A review of test results of the samples collected from the borings advanced in the vicinity of the above ground tank indicate that diesel fuel contamination, resulting either from a leaking tank, spillage, or both, has migrated from the tank in a southerly direction to a depth of about ten feet (10'). Diesel fuel was detected at concentrations ranging from 44 to 77 mg/Kg in one (1) boring. No volatile organic fractions (BTXE) was found and the volume of soil contaminated with diesel fuel is estimated to be 140 cubic yards.

Finally, the volume of waste oil contaminated soil is estimated to be six (6) cubic yards

SCOPE OF WORK:

1. Obtain permits, schedule inspections, mobilize personnel, equipment and provide appropriate signage.

2. Provide equipment and manpower necessary to remove and legally dispose of two (2) 250 gallon underground steel diesel tanks.

3. Triple rinse two (2) diesel tanks. Rinseate limited to 5% of tank capacity.

4. In the event tanks have any remaining hazardous liquids and/or sludges, there will be an additional charge to remove and legally dispose of the material.

5. Purge and removal all product piping associated with the tanks up to and including vent lines. Product lines shall be cut off and capped at the building.

6. Transport and dispose of the tanks, provide a Certificate of Destruction from the metal recycler upon completion of the disposal activities.

7. If the results of the analysis from the laboratory indicate no contamination present, the excavation will be backfilled with the removed soil and clean imported material equal to the volume of the USTs. The materials then will be compacted.

8. Provide certified compaction report.

9. Provide the real-time monitoring for implementing Rule 1166 as per SCAQMD.

10. Provide the sampling, analytical services, and the closure report as required for the USTs.

11. Clean the area of construction debris, transport and dispose at a Class III landfill, demobilize personnel and equipment.

12. Bioremediate, on-site, approximately 150 cubic yards of diesel and waste oil contaminated soil. Carry out all inoculation, land farming, and sampling, as required. Prepare final report for clean soil certification as required by the regulatory agency.

The following conditions have been assumed in preparing this proposal:

1. Normal hours of operation are 8:00 a.m. to 5:00 p.m. with weekends and holidays excepted;

2. The USTs are currently registered and no delinquency fees are due;

3. The USTs are not filled with slurry, sand, or similar material;

4. The USTs are steel and do not exceed the capacity previously described;

5. The USTs are installed in a permeable, loose backfill without concrete anchors;

6. The USTs are intact with sufficient strength to permit lifting by hooks or devices on the upper surface of the USTs. If deterioration of the USTs is present precluding removal by the above described means, a change of scope will exist and client will be notified of this change at the time it is discovered;

7. The USTs do not contain PCBs or chlorinated solvents;

8. The owner or his representative shall grant free access to the site for necessary equipment and personnel;

9. The owner shall furnish EPA hazardous waste generator number for the liquid rinsate or other hazardous waste disposal. TTI shall assist the owner in making the contact with the appropriate regulatory agency, if necessary;

10. The owner or his representative shall be available to sign manifests for the transportation and disposal of hazardous waste or materials;

11. The quoted price does not include removal or disposal of solids or sludge;

12. The rinseate can be received by a recycler or Treatment Storage and Disposal (TSD) facility within the Los Angeles Basin;

13. The USTs can be rendered non-hazardous by high pressure washing in order to dispose at a metal recycler and the water is available at the site;

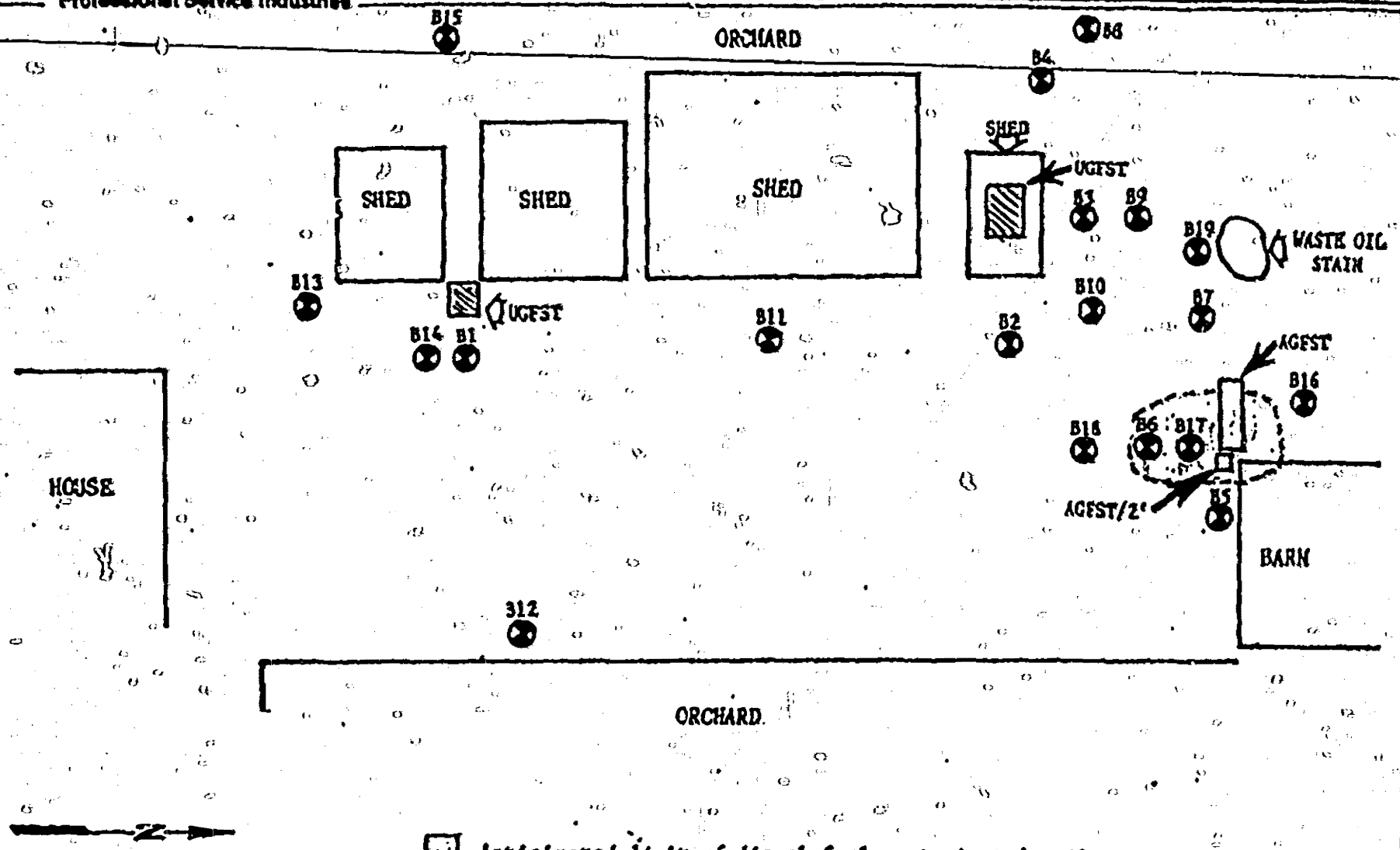
14. Any changes in the proposed scope of work shall be charged in accordance with TTI's standard schedule of rates and the client shall be notified of such changes.

Sincerely,

Toxic Technology, Inc.

Adam P. Zipp, Ph.D.
Chairman

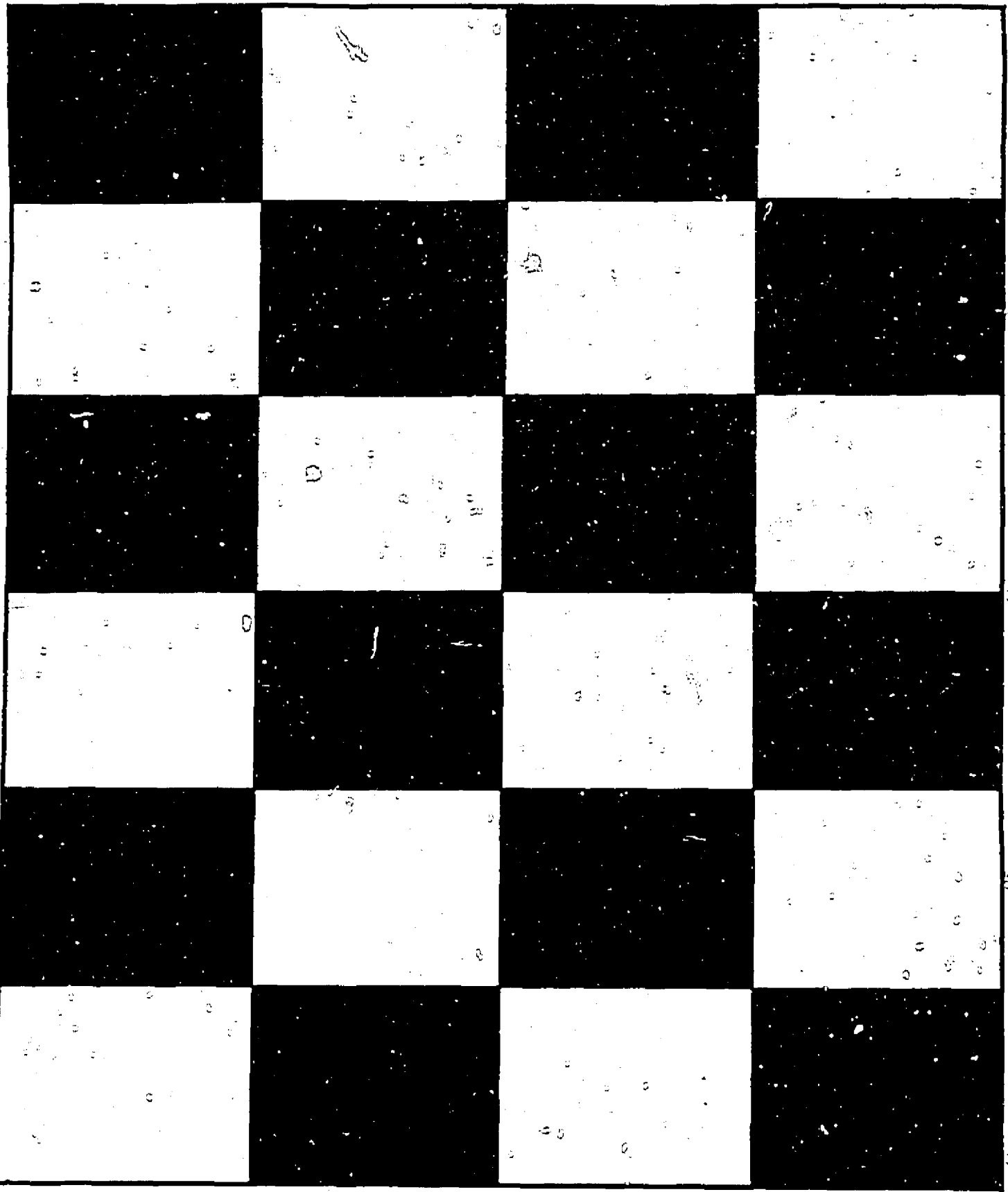
APZ/cjt
Enclosure



SCALE: 1 inch = 20 feet

Anticipated limit of diesel fuel contaminated soil

PROJECT NAME SWANNER RANCH CAMINO CAPISTRANO SAN JUAN CAPISTRANO, CA	B1 BORING LOCATIONS BORINGS B1 - B4 AND AGEST/2' COMPLETED 11/91	PROJECT NO. 062-24011 DATE MARCH 1992



INFINITE IMAGING SYSTEMS

23011 Moulton Parkway, Suite #E-8

Laguna Hills, California 92653

(714) 472-2777

30291

Camino Capistrano

Permit # 45339

NEW



PERMIT APPLICATION

BUILDING DEPARTMENT
32400 Paseo Adelanto, San Juan Capistrano CA 92675
714/493-1171

Description of work: Dig 10' trench 160 ft x 2' wide, fill trench w/ 3/4" gravel to Approx 5-6' Depth, Run New ABS/Leach Line from Septic Tank. Backfill

PERMIT NO. 45339
RECEIPT NO. 96097
DATE 4-10-02
COMPUTER CODE
PLAN CHECK NO
RECEIPT NO.
DATE
ISSUED BY: KB
PLANS CHECKED BY:

LOT | TRACT | SUBDIVISION | COST CENTER NO | ASSESSOR PARCEL NO. -

VALUATION
OCC GROUP | OCC LOAD
TYPE CONST. | CODE YEAR
LOT AREA
PRIMARY BLDG S F
ACC BLDGS. S F.
NO STORIES | NO. UNITS

JOB ADDRESS: 30291 Camino Capistrano
OWNER'S NAME: City of SJC | PHONE NO
OWNER'S MAILING ADDRESS:
CITY / STATE / ZIP:

CONTRACTOR'S NAME: Christopher Construction | PHONE NO: 240-4160
MAILING ADDRESS: 25541 Pacific Hills Dr. | STATE LICENSE NO.: B-737312
CITY / STATE / ZIP: Mission Viejo, Ca. 92692 | CITY BUSINESS LICENSE NO.

TENANT'S BUSINESS NAME
TENANT'S NAME | PHONE NO
MAILING ADDRESS
CITY / STATE / ZIP

ARCHITECT/ENGINEER/DESIGNER NAME | PHONE NO
MAILING ADDRESS | STATE LICENSE NO.
CITY / STATE / ZIP

OWNER / BUILDER DECLARATIONS

I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

CONTRACTOR

☐ I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5 Business and Professions Code). Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 commencing with Section 7000 of Division 3 of the Business and Professions Code) or that is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7031.5 by an applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars ($500).

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale).

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who contracts for such projects with a contractor(s) license pursuant to the Contractor's License Law).

☐ I am exempt under Sec _____, B. & P. C. for this reason _____

WORKERS' COMPENSATION

I hereby affirm under penalty of perjury one of the following declarations:

☐ I have and will maintain a certificate of consent to self-insure for workers' compensation, as provided for by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued

☒ I have and will maintain workers' compensation insurance, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are.

Carrier: State Fund

Policy Number: _____

[This section need not be completed if the permit is for one hundred dollars ($100) or less]

☐ I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the workers' compensation laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Date: 4/10/02

Applicant: _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS ($100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3706 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

LENDER

☐ I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3097, Civil Code).

Lender's Name _____

Lender's Address _____

QTY.	ELECTRICAL PERMIT	AMOUNT
	Issuance	
	Meter	
	____ sq. ft. x ____	
	Outlets / Fixtures	
	Swimming Pool / Spa	
	Temp. Pole	
	Sub-Panel	
	Sign(s)	
	Extend Electrical	
	TOTAL ELECTRICAL	

QTY.	MECHANICAL PERMIT	AMOUNT
	Issuance	
	Install furn. ducts up to 100,000 BTU	
	Install furn. ducts over 100,000 BTU	
	Boiler / Compressor	
	Mechanical Exhaust - Hood / Ducts	
	Vent Fans	
	Fireplace	
	Swimming Pool / Spa	
	Extend Ductwork	
	TOTAL MECHANICAL	

QTY.	PLUMBING PERMIT	AMOUNT
	Issuance	23.50
	Fixture	
	Sewer	24.65
	Water Heater	
	Gas System	
	Water Piping	
	Fire Sprinklers	
	Lawn Sprinklers System	
	Swimming Pool/Spa	
	Extend Plumbing	
	TOTAL PLUMBING	48.15

QTY.	MOBILE HOME PERMIT	AMOUNT
	Issuance	
	Awning / Carport / Porch	
	Set-up	
	Ramada, Cabana	
	TOTAL MOBILE HOME	

DATE RECEIVED

TCA Fees	/	/
HOA Approval -	/	/
School Fees -	/	/
Engineering Fees -	/	/
CVWD Fees -	/	/

FEE SUMMARY		AMOUNT
Plan Check $ _____		
Additional Plan Check	(01 - 4411)	
Building Permit	(01 - 4412)	
Electrical	(01 - 4417)	
Plumbing	(01 - 4416)	48.15
Mechanical	(01 - 4415)	
SMIP	(19 - 2343)	
Ordinance 211	(02 - 4462)	
Ordinance 364	(03 - 4214)	
Bond Processing	(01 - 4411)	
Microfilm	(01 - 4411)	2.00
Grading	(01 - 4414)	50.15
Grading Plan Check	(01 - 4413)	
Geo / Soils Review	(01 - 4419)	
OCFD Plan Check Fees	(19 - 2334)	
SUBTOTAL		
Refundable Bond/Deposit	(19 - 2302)	
Posted by ___ Owner ___ Contractor		
TOTAL FEES PAYABLE TO: CITY OF SAN JUAN CAPISTRANO		N/C

I HAVE CAREFULLY EXAMINED THE COMPLETED "PERMIT APPLICATION" AND DO HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT ALL INFORMATION HEREON INCLUDING THE DECLARATIONS ARE TRUE AND CORRECT AND I FURTHER CERTIFY AND AGREE IF A PERMIT IS ISSUED TO COMPLY WITH ALL CITY, COUNTY AND STATE LAWS GOVERNING BUILDING CONSTRUCTION, WHETHER SPECIFIED HEREIN OR NOT. I ALSO AGREE TO SAVE, INDEMNIFY AND KEEP HARMLESS THE CITY OF SAN JUAN CAPISTRANO AGAINST ALL LIABILITIES, JUDGEMENTS, COSTS AND EXPENSES WHICH MAY IN ANY WAY ACCRUE AGAINST SAID CITY IN CONSEQUENCE OF THE GRANTING OF THIS PERMIT.

APPLICANT'S SIGNATURE _____ DATE _____ ☐ OWNER ☐ CONTRACTOR

EXPIRATION: Every permit issued by the Building Official under the provisions of this Code shall expire by limitation and become null and void. If the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days

An OSHA permit is required for excavations over 5' 0" deep and demolition or construction of structures over 3 stories in height.

CITY OF SAN JUAN CAPISTRANO ORIGINAL

CONTRUCTION APPROVALS

PERMIT NO. _____

INSPECTION TYPE	DATE	INSP	INSPECTION TYPE	DATE	INSP
- - - STRUCTURAL - - -			- - - POOL & SPA - - -		
Footings & Steel			Pool & Equipment Location		
Foundation - Slab on Grade			Pre-Gunite - Steel		
Steel Reinforcement			Rough Plumbing & Pressure Test		
Structural Floor System			Approval to Cover - Gunite		
Pre-Grout - 1st Lift			Electrical Conduit - Underground		
Pre-Grout - 2nd Lift			Gas Pipe - Underground - Test		
Roof Sheathing			Backwash Lines - P-Trap		
Roof Framing			Backwash & Receptor - Final		
Exterior Shearwalls			Fencing & Access Approval		
Interior Shearwalls			Pool/Spa Systems Final		
Frame & Flashing			- - - FINALS - - -		
T-Bar Ceiling			Final - Mechanical		
Lathing & Siding			Final - Heating & Air Conditioning		
Exterior Plaster			Final - Electrical		
Insulation			Final - Plumbing	4-11-02	KB
Drywall Nailing			Final - Roof		
Disabled Access			Final - Masonry Wall		
- - - PLUMBING - - -			Final - Structure & Building		
Soil Pipe - Underground	4-11-02		Final - Grading		
Water Pipe - Underground			Final - Fire Dept - By:		
Gas Line - Underground & Test			Final - Health Dept. - By.		
Rough Plumbing					
Sewer Line / House Connection			- - - NOTES - - -		
Roof Drains & Overflows					
Water Service					
Gas Pipe - Rough					
Gas Pipe - Test					
Gas Final					
- - - ELECTRICAL - - -					
Temporary Power					
Electrical Conduit - Underground					
Electrical Ufer Ground					
Rough Electrical - Conduit					
Rough Electrical - Wiring					
Rough Electrical T-Bar Ceiling					
Electrical Power Meter - Final					
Rough Wiring - Sign					
Final - Sign					
- - - MECHANICAL - - -					
Rough Heating & Air Conditioning					
Ducts, Ventilating					
Hood or Canopy					
Fire Dampers					
Rough Factory Fireplace					
Final Factory Fireplace					
- - - GRADING - - -					
Pre-Grade					
Rough Grade					
Precise Grade					

SPAM [External Message Added] Orange County public records request #25-3779

From Orange County Public Records <messages@nextrequest.com>
To <seanr@ea-science.com>
Reply-To <orangecounty_25-3779-requester-notes@inbound.nextrequest.com>

Date 2025-07-07 08:05 AM

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

Orange County Public Records

A message was sent to you regarding record request #25-3779:

We are unable to locate the records requested.
Please see the following message from LOP/IC Supervisor: We do not have any files with the exception of a notation in an old database that shows OCHCA conducted a tank removal inspection on 9/17/1992 for SWANNER RANCH located at 30291 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO. We have no records confirming that tanks were removed or on the sampling, tank/dispensers/piping locations, disposal.
Please note that the cities of Anaheim and Orange monitor the underground storage tanks (UST) in those cities.
Please contact these cities directly for Hazardous Materials Business Plan File, Chemical Disclosure, and/or Electronic Submittal, Fountain Valley, Huntington Beach, La Habra (LA County Fire), Orange.
This Agency may not be the only source of records. You may wish to check with the OCPW (OC Public Works), Fire Department, Water Quality Control Board, and/or the State Department of Health Services for records.

The local Building Department may have the records you are seeking
If you have any questions please call us at (714) 433-6015.

View Request 25-3779

https://orangecounty.nextrequest.com/requests/25-3779

CIVICPLUS
NextRequest

help page

SPAM Your Orange County public records request #25-3779 has been closed.

From Orange County Public Records <messages@nextrequest.com>
To <seanr@ea-science.com>
Reply-To <orangecounty_25-3779-requester-notes@inbound.nextrequest.com>

Date 2025-07-07 08:05 AM

-- Attach a non-image file and/or reply ABOVE THIS LINE with a message, and it will be sent to staff on this request. --

Orange County Public Records

Record request #25-3779 has been closed. The closure reason supplied was:

No responsive records. Response has been made in accordance with the California Public Records Act.

View Request 25-3779

https://orangecounty.nextrequest.com/requests/25-3779

CIVICPLUS
NextRequest

[illegible] Reply to this email or sign in to contact staff at Orange County.

Need technical support? See our help page.

January 19, 2007

The Director of the National Park Service is pleased to send you the following announcements and actions on properties for the National Register of Historic Places. For further information or if you would like to receive this list weekly via e-mail, contact Edson Beall via voice (202) 354-2255 or E-mail: Edson_Beall@nps.gov

Our physical location address is:

National Park Service 2280
National Register of Historic Places
1201 "I" (Eye) Street, N.W.
Washington D.C. 20005

Please have any Fed Ex, UPS packages sent to the above address. Please continue to use alternate carriers, as all mail delivered to us via United States Postal Service is irradiated and subsequently damaged.

National Register Information System (NRIS) Web Database Refreshed January 9, 2007

For information on how to search our on-line database, please go to: http://www.cr.nps.gov/nr/research/nris.htm
If you are familiar with the NRIS, you may go directly to our search page: http://www.nr.nps.gov/

WEEKLY LIST OF ACTIONS TAKEN ON PROPERTIES: 1/08/07 THROUGH 1/12/07

KEY: State, County, Property Name, Address/Boundary, City, Vicinity, Reference Number, NHL, Action, Date, Multiple Name

ARIZONA, MARICOPA COUNTY,
Medlock Place Historic District,
Roughly bounded by Missouri Ave., Camelback Rd., 7th Ave. and Central Ave.,
Phoenix, 06000434,
ADDITIONAL DOCUMENTATION APPROVED, 1/09/07

CALIFORNIA, ALAMEDA COUNTY,
Altenheim,
1720 MacArthur Blvd.,
Oakland, 06001218,
LISTED, 1/10/07

CALIFORNIA, MARIPOSA COUNTY,
Wawona Covered Bridge,
Pioneer Yosemite History Center,
Wawona, 06001261,
LISTED, 1/11/07

CALIFORNIA, ORANGE COUNTY,
Williams, Roger Y., House,
29991 Camino Capistrano,
San Juan Capistrano, 06001237,
LISTED, 1/10/07

COLORADO, LARIMER COUNTY,
Shaffer, Henry K. and Mary E., House,
1302 N. Grant Ave.,

NPS Form 10-900
(Oct.1990)

OMB No. 1024-0018

final

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Williams, Roger Y., House

other names/site number Swanner House

2. Location

street & number 29991 Camino Capistrano n/a ☐ not for publication

city or town San Juan Capistrano n/a ☐ vicinity

state California code CA county Orange code 059 zip code 92675

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register Criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title — Date: 5 DEC 2006

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of commenting or other official — Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- ☐ entered in the National Register
  - ☐ See continuation sheet.
- ☐ *determined eligible for the* National Register
  - ☐ See continuation sheet.
- ☐ determined not eligible for the National Register
- ☐ removed from the National Register
- ☐ other (explain): _____

Signature of the Keeper — Date of Action

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☐ private
- ☒ public-local
- ☐ public-State
- ☐ public-Federal

Category of Property
(Check only one box)

- ☒ building(s)
- ☐ district
- ☐ site
- ☐ structure
- ☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
2		buildings
		sites
1		structures
		objects
3		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions)

Domestic/Single Dwelling
Domestic/Secondary Structure
Agricultural/Subsistence

Current Functions
(Enter categories from instructions)

Not In Use
Not In Use
Not In Use

7. Description

Architectural Classification
(Enter categories from instructions)

Craftsman

Materials
(Enter categories from instructions)

foundation Concrete
roof Composition Shingle
walls Wood
other Brick (chimney)

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations
(Mark "X" in all the boxes that apply.)

Property is:

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance
(Enter categories from instructions)
Architecture

Period of Significance
1923-1956

Significant Dates
1923

Significant Person
(Complete if Criterion B is marked above)
N/A

Cultural Affiliation
N/A

Architect/Builder
Unknown

Narrative Statement of Significance
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):
- ☐ preliminary determination of individual listing (36 CFR 67) has been requested.
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey # _____
- ☐ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
- ☐ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☒ Local government
- ☐ University
- ☐ Other

Name of repository:
County of Orange Archives, Santa Ana, CA

10. Geographical Data

Acreage of Property Less than one

UTM References
(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	11	437600	3709900	3			
2				4			

☐ See continuation sheet.

Verbal Boundary Description
(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification
(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Ilse M. Byrnes, historian and LSA Associates Inc., Janet Hansen, Shannon Carmack and Tanya Sorrell

organization LSA Associates Inc. date August 3, 2006

street & number 1500 Iowa Avenue telephone 951-781-9310

city or town Riverside state CA zip code 92507

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional items
(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

Name City of San Juan Capistrano Attn: Teri Delcamp

street & number 32400 Paseo Adelanto telephone 949-443-6330

city or town San Juan Capistrano state CA zip code 92675

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).
Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.0. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 1

Williams, Roger Y., House
Orange County, CA

153130
164752, 164753

Narrative Description:

Summary Paragraph:

The Roger Y. Williams House is situated on a .35 acre parcel on the west side of Camino Capistrano. The parcel slopes downward to the west so that the rear of the property is at a slightly lower elevation than the front. A two-story Craftsman style residence is situated at the northwest corner of the property and is set back approximately 72 feet from Camino Capistrano. A water tower is located southwest of the residence and a garage is located just southeast of the water tower. All three buildings were constructed in 1923 and are contributing features of the property. Mature specimen trees, numerous plants and shrubs and areas of lawn provide the landscaped setting for the house. The property is secured with chain link fencing. Approximately 32 acres of producing navel orange grove surround the property on the south and west sides, a portion of which will be preserved by the owner to maintain the property's setting. Large cedar trees are located east of the property along Camino Capistrano. Interstate 5, which is 165 feet east of Camino Capistrano and elevated six to eight feet above the property, is largely sheltered from view by trees. The residence, water tower, and garage appear virtually unaltered from their date of construction. Minor alterations include re-roofing of the buildings (2003) and installation of rain gutters on the residence and garage (2005). All buildings were repainted (2005) a soft grayish green following paint analysis to determine the original color. The buildings and property retain a remarkable degree of integrity from the period of significance.

Residence

This two-story, attic and basement Craftsman style residence is rectangular in plan. It has a wood frame resting on a raised board-formed concrete foundation punctuated with rectangular shaped vents. Due to the topography of the site, the foundation is about four feet higher at the rear of the house than at the front. The exterior of the residence is sheathed in horizontal redwood siding that is patterned two narrow and one wide, and is slightly flared at the foundation. The medium pitched gable roof is sheathed with composition shingles and has overhanging eaves and decorative rafter tails. Simple bargeboards, decorative knee brackets, and rectangular shaped attic vents are located at the gable ends. Simple wood banding is located above the second floor windows at the façade and rear elevation. A red brick chimney is centrally located on the roof. Fenestration consists primarily of wood frame double hung windows with simple flat wood trim and sills.

The entrance facade features a one story extension from the main body of the house. It has a gable roof at the south end that echoes the detailing of the main roof with overhanging eaves, bargeboards and knee brackets. Wood shingles are located beneath the gable end. The roof shelters the one-half width front porch that is supported by three square wood posts. The porch is entered from the south by two concrete steps and features a concrete floor. From the porch, the residence is accessed via a wood paneled door with a modern screen door (date unknown). The door is flanked by single double hung windows set in full length paneled wood frames that effectively form sidelights. At the north wall of the porch, curved shelves are located in each of the two corners; a single wood frame double hung window is located between the shelves. The one story portion of the façade north of the porch is capped with a hip roof. A single fixed picture window is centrally located below. Two pairs of symmetrically placed wood frame double hung windows are located at the second story portion of the façade.

The north side elevation is relatively unadorned except for single and groupings of wood frame double hung windows. The rear elevation features a one story portion which extends west from the main body of the house and a few feet beyond the wall of the north side elevation. It has a hip roof with overhanging eaves and decorative rafter tails. Fenestration on the rear consists of single wood frame double hung windows at the second story and casement and wood frame double hung windows at the first story.

A slight extension of the roof on the south elevation shelters a simple side porch. This concrete porch is entered from the west by two steps and features metal pipe railings. The porch door appears to have been replaced (date unknown). Fenestration on the south side consists of single and pairs of wood frame double hung windows.

Interior

The front door opens up to a small vestibule. To the left and right side of the front door are two built in bookcases with glass doors. There are two interior doors from the vestibule; one leads into the large parlor and the other leads into the kitchen. The parlor opens up to a large dining room. There are no doors between these two rooms, only an opening framed by stained fir wood trim.

In the parlor, on either side of the large window on the eastside, are two large stained fir built in bookcases with glass doors. They are the same style as the ones in the vestibule and are original. The dining room has a built in buffet that is also stained fir with original glass knobs.

The kitchen is located on the south side of the house. The floor, sink, and stove are not original. Evidence of the old stove pipe opening in the wall is located above today's stove. All cupboards are original. On one wall is a cupboard that has pull-out drawers lined with tin. On the wall adjacent to the mudroom is a cupboard with small sliding doors. The cupboard was used to keep food such as milk, butter and eggs cool with the help of a block of ice that was stored between the mudroom and the cabinet. The mudroom is accessed from the small porch on the south side. All cupboards are original fir wood with the exception of the electrical panel which is new. The floor is covered with new vinyl. The door from the kitchen to the mudroom and the door from the mudroom opening to the small hallway both have original transom windows with hardware.

A door from the kitchen and one from the mudroom open to the stairway that goes to the basement. There is a small storage room at the bottom of the stairs. In the center of the basement are a gas furnace and a brick chimney that goes to the roof. The house is heated by gravity and the chimney serves as a vent for the kitchen stove and the heating system. Rooms on the ground and second floors have small floor registers.

On the northwest corner of the ground floor is a large bedroom with a closet. Above the bedroom door is a transom window with the original hardware. The bathroom is off the hallway next to the mudroom. It has the original fixtures, mosaic tile floor, tub and cabinets, and a new vanity cabinet.

A narrow hallway between the dining room and the bedroom connects to the kitchen and then the porch. It is also the entrance to the stairs leading to the second floor. This entrance has two narrow swinging doors. The doors have frosted patterned glass panels which are original. Very likely, these doors served to keep in the heat on the ground floor.

On the second floor the stairs lead to a main hallway extending across the rear of the house. There are two large bedrooms facing east, each with a walk-in closet. Each of the closets has small sliding windows to the hallway that allow for light and air circulation. There is also a sliding wood door between the two closets for additional circulation.

The bathroom is on the south side off the hallway and the fixtures are not original. Brass hooks with porcelain knobs on the wall of the bath appear to be original.

On the northwest corner off the hallway is a small room that may have been a sewing room. All of the cabinet doors are original as is the hardware. The attic over the second floor is reached via a trap door in the hallway ceiling.

The oak floors throughout the house are original. Light fixtures are not original, although some fixtures stored in an upstairs cupboard may be original to the home.

Tank House

The tank house emulates the Craftsman design and detailing of the main residence. It is square in plan (12 x 12 feet), 35 feet in height, and has a wood frame resting on a concrete foundation. The tower is sheathed in horizontal redwood siding in the same pattern as the residence. It is capped with a hip roof sheathed in composition shingles with overhanging eaves and decorative rafter tails. Wood frame double hung windows are located on the lower portion of the tower, while rectangular wood frame horizontal slat vents are located on the upper portion of the tank house. The tank house is entered on the east facing façade via a wood paneled door. The original water tank is still located on the top level of the tower.

Garage

The 18 x 20 foot garage has a wood frame resting on a concrete foundation. It is sheathed with horizontal redwood siding in the same pattern as the residence and water tower. The gable roof has overhanging eaves and decorative rafter tails. The gable end has simple bargeboards and a decorative lattice vent on the east facing façade. The garage is entered via a pair of wood paneled horizontal sliding vehicle doors. Multi-light windows are centrally located in the upper portion of each door. The north side elevation features a wood door at the west end. The rear and south facing elevations feature simple wood frame double hung and casement windows. Remnants of a concrete driveway remain in front of the garage.

Landscape

The area in front of the house and between the house and garage features a lawn. A concrete walkway runs along the south side of the house and in front of the water tower to the garage. A small garden is located to the rear of the residence. Shrubs and flowers are located throughout the property. Mature tree specimens include a large camellia at the front entry, two large walnut trees to the south and a Bottlebrush tree to the north. To the east, fronting Camino Capistrano is a large Liquidambar tree. In the right-of-way along the front of the property are several large Cedar trees that line this portion of Camino Capistrano.

Statement of Significance:

The Roger Y. Williams House is significant as one of the few remaining intact examples of a ranch house in San Juan Capistrano. This once common, but now rare, property type reflects the late nineteenth and early twentieth century agricultural history of the San Juan Capistrano area. The property is eligible for listing in the National Register of Historic Places, at the local level of significance, under Criterion C, within the context of architecture. The period of significance is 1923, the date of construction of the residence and outbuildings, to 1956. The end date is arbitrary, based on the National Register of Historic Places criteria, as the property continued to function as a ranch house by descendants of the Williams family after 1956. The property is currently owned by the City of San Juan Capistrano and has been designated a "Building of Distinction."

Agricultural development of the area that would become the City of San Juan Capistrano began when the Mission San Juan Capistrano was established by Friar Junipero Serra in 1776. It was the seventh in a chain of 21 Spanish Franciscan missions founded along the California coast from San Diego to Sonoma. Mission Jan Juan Capistrano holdings were mainly used for cattle ranching for the trans-pacific hide and tallow trade. Local Native Americans provided the labor to construct the mission and surrounding settlement and plant subsistence crops. By the end of the eighteenth century, nearly one hundred adobe homes were clustered around the mission, many of which remain today.(1)

Following Mexico's independence from Spain, the missions were secularized and the land was sold to politically prominent Mexican families who continued the ranching activities introduced by the mission padres. The adobe town that surrounded the mission was declared a site for "free" Indians. In 1845, John Forster purchased Mission San Juan Capistrano and its surrounding 250,000 acres from his brother-in-law, Governor Pio Pico.(2)

In 1848, after California became a United States territory, many of the large rancho grants were rejected and the land was offered up to claim to the advantage of new Anglo settlers. Drought conditions in the 1860s also caused many ranchos to fail and put their owners in debt. Through the 1860s and 70s, Forster was forced to sell off pieces of his vast rancho, which allowed smaller scale farming activities to develop in the Capistrano Valley area.(3)

In 1868, newcomer Judge Richard Egan purchased 160 acres of land near the village of San Juan Capistrano. He also purchased 600 acres of land east of the mission and established residence in an old adobe on the property. Egan planted English walnuts, eucalyptus and Lombard poplar trees.(4) He later became the earliest elected representative of the town as well as justice of the

peace.(5) In 1883, Egan moved out of the adobe into a new Queen Anne style residence, located in the center of the town, just two blocks south of the mission.(6,7)

Agriculture and cattle ranching became driving economic forces in the Capistrano Valley. By 1870, the village of San Juan Capistrano consisted of several shops and saloons, a school, post office, and a number of residences. The census for the same year reported a total of 345 residents of Mexican descent and 31 residents of Anglo heritage.(8) By the late 1880s, the Santa Fe railroad arrived; it not only brought new settlers, but also made the export of produce and livestock easier. The population nearly doubled to 600 and it was reported that 3,000 acres of land surrounding the village were under cultivation.(9)

By the late nineteenth century, walnuts were the primary crop under cultivation in San Juan Capistrano, with orchards heavily planted north of the small community, along Trabuco Creek.(10) San Juan Capistrano's average agricultural production for the 1890s consisted of 62 tons of walnuts as well as six carloads of oranges, three carloads each of apples and apricots and two carloads of pears.(11)

By 1896, the local ranchers established the Capistrano Walnut Growers Association to represent their local interests.(12) A packing house was constructed at the northwest part of the town, between the railroad and Occidental Street.(13) Walnuts continued to be the primary crop under cultivation until the 1920s, when a large segment of the local crop was destroyed, most likely a result of crop blight.(14,15). At the beginning of the 1920s, San Juan Capistrano ranchers were growing an average of 400 tons of walnuts per year, but by the end of the decade local crop reports indicated that only 75 tons of walnuts were produced in the area.(16,17). In the decades that followed, citrus replaced walnuts as the primary crop as San Juan Capistrano ranchers began planting oranges and lemons as well as grapes and avocados.(18,19).

In other parts of the county, citrus planting began as early as the 1870s, making its arrival in San Juan Capistrano relatively late. Ranchers soon discovered that the area's climate was quite favorable to citrus, and it could be grown outdoors in the winter.

As oranges became the primary crop in the region, local growers soon found themselves dealing with many of the problems faced by orange growers throughout the county. The local growers were limited in how they could market their fruit. Wholesale fruit buyers and the local growers often disagreed on a fair market price for the produce, with the buyers regularly getting the better deal. Growers began to organize cooperatives to address the various problems that they were encountering. The earliest orange cooperatives began in 1885, however the most significant exchange, the Southern California Fruit Exchange was established in 1893.(20)

In 1934, the American Fruit Growers Association built a packing plant in San Juan Capistrano. (21,22). Evidence of confidence in the future of the local citrus industry was furthered in 1935, when the California Fruit Growers Exchange chose San Juan Capistrano as their new headquarters.(23)

The varied topography of San Juan Capistrano often determined where ranches and their associated residences were located. The Capistrano Valley consists of steep sloping hills ranging from 500 to 900 feet, separated by numerous stream channels that course southwesterly towards the Pacific Ocean. In the flatter-lying areas the land is characterized by alternating low mounds and depressions, as well as flat alluvial fans. From the Anglo period of settlement, the development of agricultural land in Southern California generally followed a deliberate and planned pattern; standard surveying patterns placed an artificial grid over the landscape. In contrast, the topography of the San Juan Capistrano area led to the unsystematic development of agricultural land often resulting in discontiguous and misshaped parcels.(24)

Two types of ranch properties were developed in San Juan Capistrano during the late nineteenth and early twentieth centuries. The smaller family farms averaged about 30 acres in size and typically consisted of one large or several contiguous parcels. The ranch contained a residence and outbuildings surrounded by agricultural land. The larger ranches ranged from 100 to 500 acres.(25) The families typically resided on one small parcel of land, ranging from less than one to three acres in size. The property would typically include a residence, small ancillary buildings, such as a garage, and a water source. Towers or tanks provided water to the residence via gravity and a gasoline driven pump was generally located in the kitchen. The area immediately surrounding the house was landscaped with trees and gardens. The land under cultivation was located near the family residence, but was not always contiguous with the residential parcel.(26) In these cases, larger agricultural buildings, such as barns, and equipment were placed on the farmed lands away from the residence.

Regardless of the ranch size, ranch houses were typically one to two stories in height, wood frame in construction and reflected a variety of architectural styles. Those constructed during the turn of the century period were modest variations of Victorian era styles. During the first decade of the twentieth century the Craftsman style was popularly used in the design of ranch houses. Craftsman architecture generally stresses the natural beauty of wood and the relationship of a building to its surrounding landscape. The distinctive features of the Craftsman style include a front porch supported by piers, wood siding, overhanging roof eaves with decorative brackets, and ample use of casement and double hung windows. Associated outbuildings often echoed the

architecture of the house in the use of Craftsman details. The R. Y. Williams House is an excellent example of an early twentieth century ranch house and typifies the property type.

Roger Yates Williams and his family came to California from Minnesota in 1880 and settled in Villa Park. After completing his schooling there, he went to Los Angeles to study law. He passed the bar in 1892, and established his career in Santa Ana.(27,28) In 1895, Williams married Lizzie D. Carson, who was also a native of Minnesota.(29) The couple resided in Santa Ana during most of Williams' law career.

In 1913, Roger Williams and his brother William purchased 347 acres (30) in the northern portion of San Juan Capistrano from Judge Richard Egan, who had owned the property since 1868.(31,32) With the assistance of their brother Guy, the Williams planned to grow walnuts on the property and subdivide a portion of the land into family farms.(33)

In 1916, Roger and William granted their brother Guy a 17.25 acre triangular-shaped parcel in the northern portion of their land.(34) The same year Guy and his wife Catherine Bathgate Williams built a two-story Craftsman style residence on one-acre fronting Highway 101, now Camino Capistrano.

In 1923, Roger and Lizzie Williams built their two-story Craftsman house on the .35 acre parcel that was subdivided that year from the larger property. Their house was constructed just south of Guy's house and also fronts on Camino Capistrano. The property includes a garage and tank house that were designed to complement the style of the residence. The Williams landscaped the yard around their house with walnut and fruit trees. By 1924, the couple relocated to San Juan Capistrano from their residence in Santa Ana.(35)

In the 1920s, Roger and Guy transitioned from walnuts as their primary crop to oranges. By the end of the decade the brothers had earned recognition for their success in citrus ranching and were featured in a 1929 interview for *Overland Monthly* magazine. According to the article, Roger Williams had, "for years been transforming the bean fields and waste stretches of this fertile little valley into a veritable paradise of citrus and walnut orchards."(36) In *Dos Cientos Anos en San Juan Capistrano,* author Patricia Hallan also discussed the Williams' citrus activities, stating, "The Williams' can be credited with starting the citrus industry in Capistrano which grew in to this major business in the 30s and 40s."(37)

In 1931 Lizzie Williams passed away.(38) Nine years later, Roger died and interest in his property was divided between his brother Guy and his nephews, Charles and John Swanner. John was an independent oil producer living in Wichita Falls, Texas and visited the property

periodically.(39) Charles practiced law and lived in Santa Ana. The Swanners did not play a day to day role in the operation of the ranch, as it was maintained by Guy Williams until his death in 1952.(40) Descendants of the Swanner family owned the residence until 1991, when it was purchased by the City of San Juan Capistrano with the intent of preserving it as a significant example of an intact ranch house.

Many other prominent families owned ranches in San Juan Capistrano in the late nineteenth and early twentieth centuries. However, in the post WWII period, as agricultural land gave way to suburbanization, many historic ranch houses and associated buildings were demolished or relocated to make way for residential subdivisions, commercial development and freeways. Demolished ranch houses include those of the Smith, Rosenbaum, McKinley, Honeyman, Strohschein, and Oyharzabal families. Relocated properties include the Folk Victorian style Hankey/Rowse residence (1884; 30981 Via Cristal) which was moved a few yards from its original site in 1994 and is now surrounded by a modern residential subdivision.(41) Likewise the Errecarte House (1910; 30882 Via Errecarte) was moved and reoriented from its original site to a place farther back on the lot and is also surrounded by a modern residential subdivision. The Craftsman style Leck House (1920) was relocated in three pieces to Los Rios Street in December 2005, and is currently in the process of obtaining building permits for adaptive re-use as a museum.

While other ranch houses remain in their original locations, the integrity of setting, feeling and association have been compromised. The Craftsman style Harrison Residence (1906; 27762 Ortega Highway), while listed in the National Register, is surrounded by new residential development. The one-story Folk Victorian style Rudolphus B. Cook Residence (1882; 32222 Del Obispo Street) is now part of a church property and is surrounded by an asphalt-paved parking lot and a U-shaped two-story church building. The Craftsman style Buchheim Residence (date 1926; 26560 Calle Lorenzo), is completely encompassed by residential development and has virtually no visibility from any public street.

The Joel R. Congdon House, Roger Y. Williams House and Guy Williams House are the only three intact and in situ late nineteenth to early twentieth century ranch houses surrounded by their original settings that remain in San Juan Capistrano. The Congdon House, the earliest of the three, represents the Folk Victorian style (1878; 32701 Alipaz Street). It was listed in the National Register of Historic Places in 2002. The Craftsman style Guy Williams House and Roger Y. Williams House are later examples of the property type and reflect the Craftsman style. The Guy Williams House lacks the original water tower. All original features of the Roger Y. Williams House are intact; it represents one of the best examples of the property type and retains a high degree of integrity.

Notes:

(1) City of San Juan Capistrano, *Historic Preservation Strategy for City Owned Properties.* (City of San Juan Capistrano, 2006), 3-4.
(2) Mary Ellen Tryon, *Guide to Historic San Juan Capistrano* (Orange, CA: The Paragon Agency, 1999), 2.
(3) Ibid., 2-3.
(4) Warren F. Morgan, *This Was Mission Country: Reflections of Merle and Mabel Ramsey* (Laguna Beach: Mission Printing Co., 1973), 216-217.
(5) Charles D. Swanner, *Fifty Years a Barrister in Orange County* (Claremont, CA: Fraser Press, 1965), 44.
(6) Tryon, 34-35.
(7) City of San Juan Capistrano, 4.
(8) The Richard Egan House, 32892 Camino Capistrano, is listed in the National Register of Historic Places.
(9) "Orange County," *Los Angeles Times*, 12 June 1888.
(10) Karen Wilson Turnbull, "Interview with Lynn Shrewsbury," *San Juan Capistrano Project: General History of San Juan Capistrano*, California State University, Fullerton, Oral History Program (O.H. 1460: 11 July 1975), 5.
(11) "Orange County," *Los Angeles Times*, 5 September 1891: 6.
(12) "Orange County," *Los Angeles Times,* 1 August 1896: 11.
(13) Sanborn Fire Insurance Maps, San Juan Capistrano, California, 1929.
(14) Brooks Smith. Personal Communication. 2006. Smith is the grandson of Roy Smith, an early settler and farmer of San Juan Capistrano, who built a residence several hundred yards north of the R.Y. Williams House. Smith lived in the residence and farmed the family land until the property was sold and the residence was demolished in 2004.
(15) Turnbull, 5.
(16) "Setting of Nuts Promises Good Crops," *Los Angeles Times*, 9 July 1922: IX5.
(17) E.J. Carpenter and R. Earl Storie, *Soil Survey of the Capistrano Area, California* (U.S. Department of Agriculture Bureau of Chemistry and Soils in Cooperation with the University of California Agricultural Experimentation Station, 1929, Series 1929, no.19): 6-11.
(18) Smith.
(19) Carpenter and Storie, 11.
(20) Jim Sleeper, "The Story of Orange County's Golden Harvest, A Century of Citrus," *Santa Ana Register,* 17 November 1968.

(21) Pamela Hallan, *Dos Cientos Años en San Juan Capistrano* (Irvine, CA: Walker Color Graphics, 1975), 96-97.
(22) *Coastline Dispatch*, 9 March 1934: 1.
(23) *Coastline Dispatch*, 3 May 1935: 1.
(24) Carpenter and Storie, 1.
(25) Ibid, 6.
(26) Smith.
(27) According to the *Los Angeles Times* Williams also co-owned the law firm Williams and Rutan and served as district attorney from 1899 to 1908 (5 December 1918: I14).
(28) In 1919, Williams was appointed to the bench of the Superior Court. Known as a skilled litigator in corporate law and water rights, Judge Williams made several contributions to the agricultural, commercial and civic development of Orange County, helping to establish the First National Bank of Santa Ana and several district water companies. Williams retired from the Superior Court in 1926 due to health problems, but maintained a private legal practice with his nephew, Charles D. Swanner, until his death in 1940. See "Roger Y. Williams, County Pioneer, Dead" *Santa Ana Register,* 23 November 1940, 1-4.
(29) J.E. Pleasants, *History of Orange County, California,* Biographical Volumes II and III (Los Angeles, CA: L.R. Finnell and Sons Publishing Co., 1931), 84-85.
(30) Some accounts say 200 acres. See Louis DeJean, "Twenty Years After" in *Overland Monthly*, (LXXXV, April 1927): 108-109, 124.
(31) See Grant Deeds, County of Orange Assessor's Office (Santa Ana, CA: Orange County Archives), 1913.
(32) Tryon, 138.
(33) *Los Angeles Times*, 9 May 1913: II9.
(34) See Grant Deeds, 1916.
(35) See County Directories, 1913-1941. On file, City of Santa Ana Library and Orange County Archives.
(36) DeJean, 109.
(37) Hallan, 93.
(38) *Santa Ana Register*, 23 November 1940.
(39) "John Swanner's Funeral Slated," *Wichita Falls Record News*, 23 August 1972: 7.
(40) "Guy Williams, Prominent Rancher, Died Monday." *Coastline Dispatch.* 15 August 1952.
(41) Don Tryon, "Old San Juan, State Eyes Historic Homes on Ortega Highway," *Capistrano Valley News*, 3 January 2002.

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---------- "Orange County" 1 August 1896: 11.

---------- "Setting of Nuts Promises Good Crops" 9 July 1922.

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--------- *Assessor's Building Records, Parcel Numbers 121-050-03 and 121-050-19.*

--------- *Assessor's Parcel Maps of San Juan Capistrano,* circa 1930.

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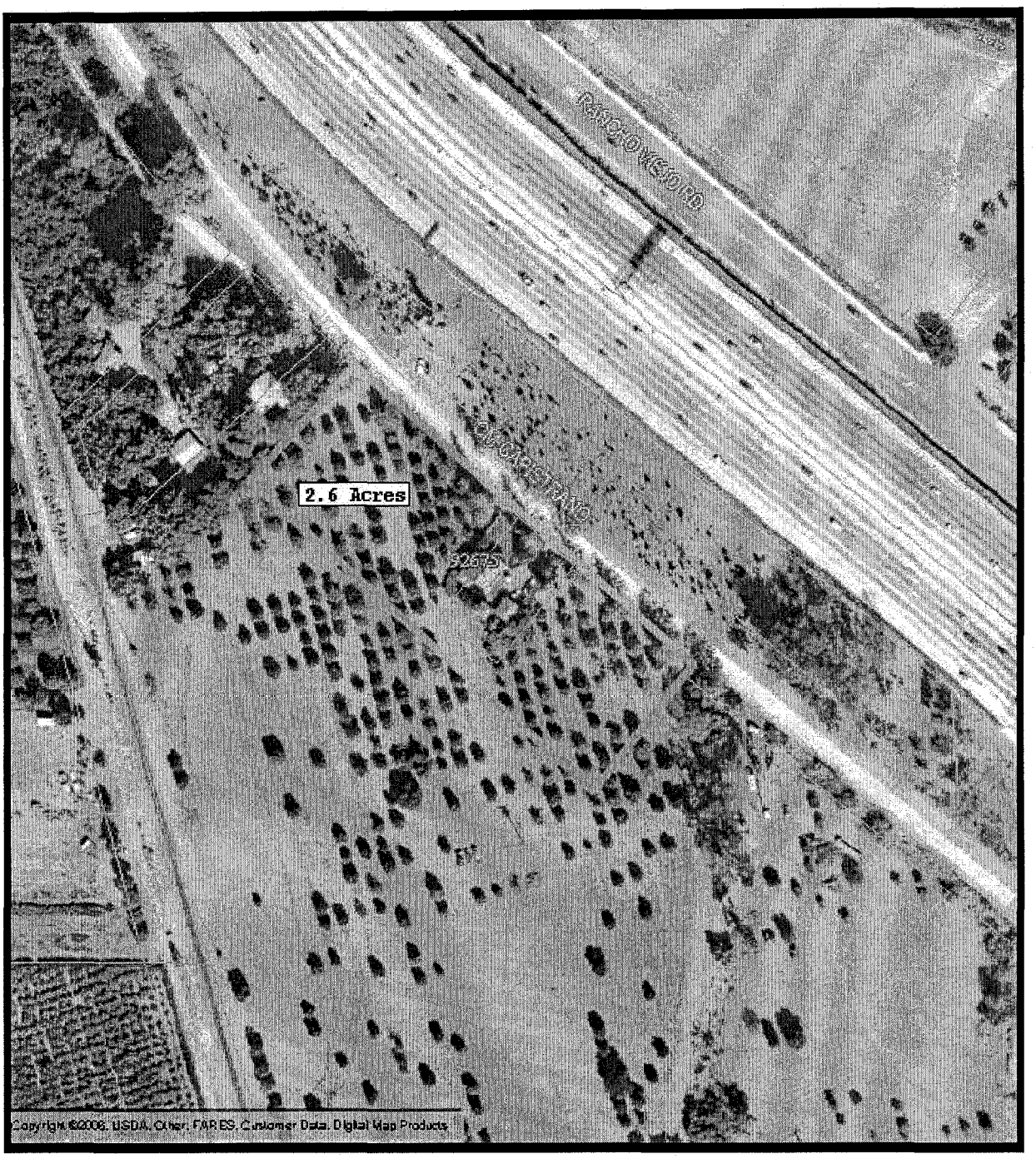
-------- *Calif. Corona.* 30 Minute Series, 1902, reprinted 1946.

Verbal Boundary Description

Please see enclosed sketch map that serves as the verbal boundary description.

Boundary Description

APN 121-050-03 and portion of APN 121-050-19, Sec 25 T 7 R 8 POR SW/1/4 and portion of SEC 25 T7 R8 POR W ½ and POR W ½ Sec 36 T7 R8. The property is a rectangular parcel measuring: Lt Frontage 572 ft; Lot Depth 200 ft; Lot Number 6. The boundaries encompass the significant resources and their immediate setting that have been historically associated with the property.



R.Y. Williams House

Boundary Description

N

200ft

CityGIS 6.0

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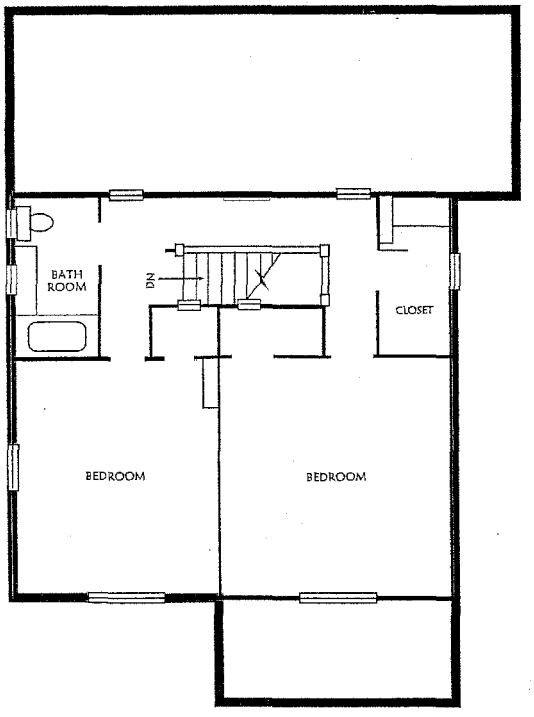
United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

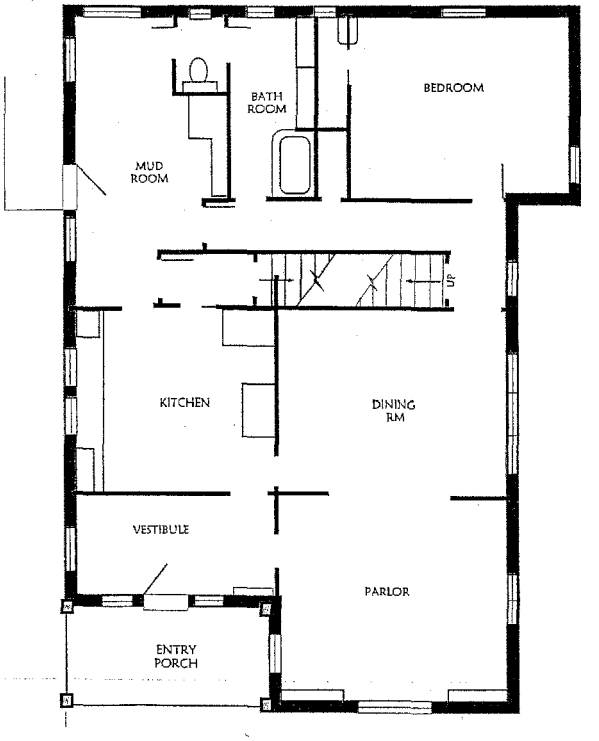
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Williams, Roger Y., House
Orange County, California

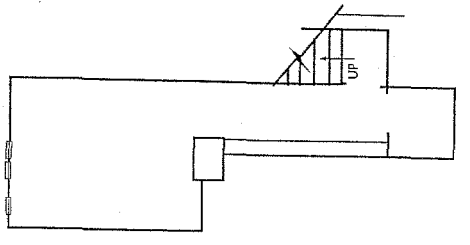
Floor Plans



SECOND FLOOR



FIRST FLOOR



BASEMENT

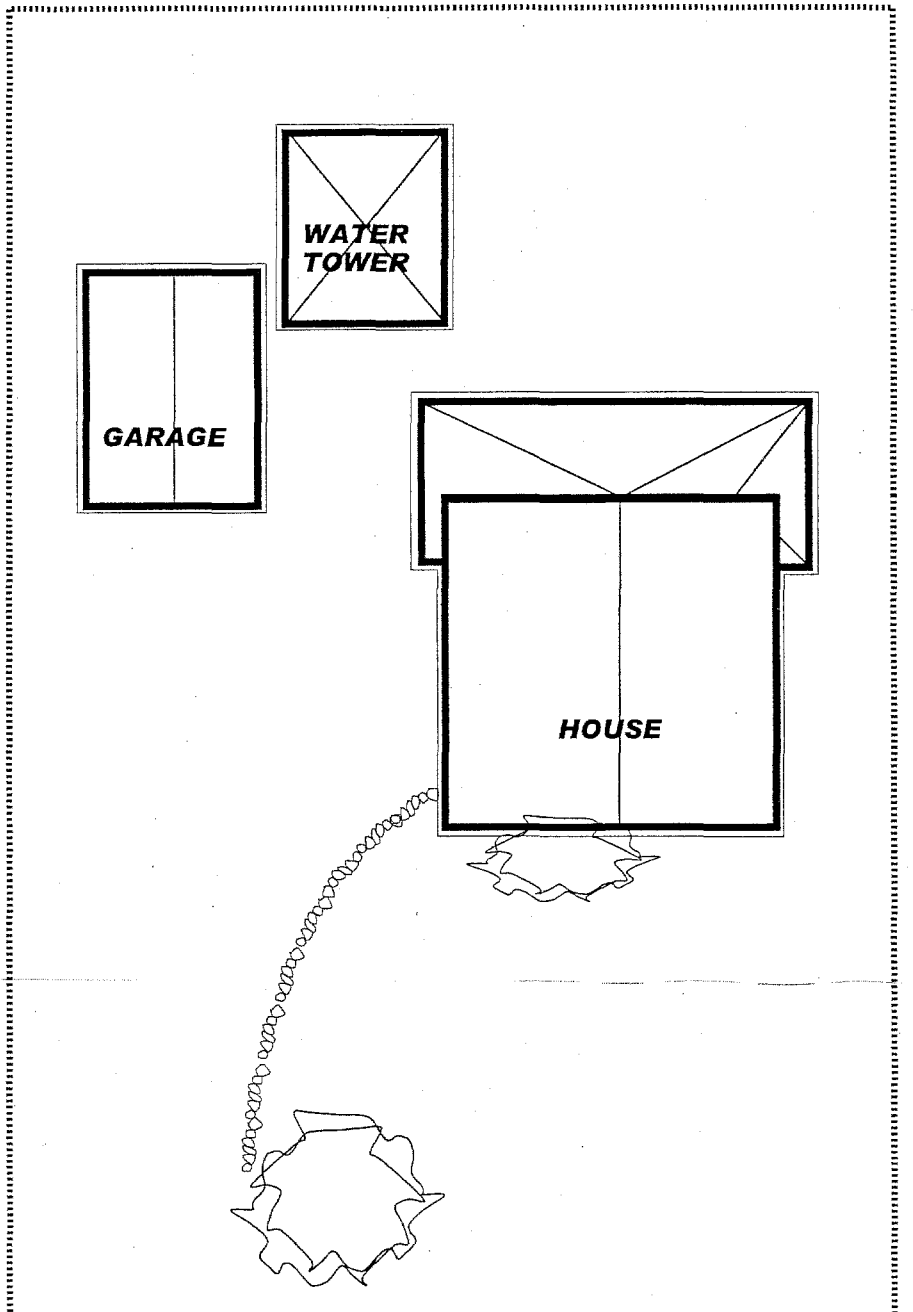
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National Park Service

National Register of Historic Places Continuation Sheet

Additional Documentation

Williams, Roger Y., House
Orange County, California

Site Plan



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Photographic Log Page 1

Williams, Roger Y., House
Orange, CA

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1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Southside of building
7. Photo #1

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Front of house (east side)
7. Photo #2

Photograph #4 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Back porch on south side
7. Photo #5

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Back porch, triangular knee brace
7. Photo #6

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Original tank house and garage, south side of house
7. Photo #7

Photograph #8 – Not Submitted

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Photographic Log Page 2

Williams, Roger Y., House
Orange, CA

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Front door/vestibule
7. Photo #9

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Dining room/parlor
7. Photo #10

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. East wall, parlor
7. Photo #11

Photographs #12 thru #19 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Door at entrance to stairs going to second floor
7. Photo #20

Photographs #21 thru #22 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Ilse M. Byrnes
4. February 2005
5. [redacted], San Juan Capistrano, CA
6. Original glass door knob
7. Photo #23

Photographs #24 thru #25 – Not Submitted

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Photographic Log Page 3

Williams, Roger Y., House
Orange, CA

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. ca. 1920s
5. Joan Swanner, [redacted]
6. Roger Y. Williams in front of Swanner House
7. Photo #26

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. Unknown – historic photograph
5. Joan Swanner, [redacted]
6. Roger Y. Williams
7. Photo #27

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. Unknown – historic photograph
5. Joan Swanner, [redacted]
6. Wife of Roger Y. Williams
7. Photo #28

Photograph #29 – Not Submitted

1. Williams, Roger Y., House
2. Orange County, California
3. Unknown – historic photograph
4. ca. 1920s
5. Joan Swanner, [redacted]
6. Roger Y. Williams Superior Court, Santa Ana, CA
7. Photo #30





1 Swanner House
2 Orange County, CA
3 Ilse M Byrnes
4. Feb 2005
5 [redacted] SAN JUAN CAPISTRANO CA 92693
6 South Side of building
7 # 1

1 Sloanne House
2 Orange County Ca
3 Ilse M Byrnes
4 Feb 2005
5 [redacted]
San Juan Capistrano, Ca 92693
6 Front of house (East Side)
7 # 2





1 Swanne House
2 Orange County, Ca
3 Ilse M Byrnes
4 Feb. 2005
5 [redacted]
San Juan Capistrano, Ca 92693
6 North side of building
7: # 3

1 Swanne House
2 Orange County, Ca
3. Ilse M Byrnes
4 Feb 2005
5. [redacted]
San Juan Capistrano, Ca 92693
6: Entry Porch, S.W./East Corner
7: #4





1 Swanner House
2 Orange County, Ca
3 Ilse M Byrnes
4 Feb 2005
5 [redacted]
San Juan Capistrano, Ca 92693
6 Back Porch, South Side
7 #5

1 Swanner House
2 Orange County, Ca
3 Ilse M Byrnes
4 Feb 2005
5 [redacted]
San Juan Capistrano, Ca 92693
6 Back Porch, Triangular knee brace
7 #6





1 Swallow House
2 Orange County, Ca
3 Ilse M Byrnes
4 Feb 2005
5 [redacted]
San Juan Capistrano, Ca 92693
6 Water Tower + Garage, South Side
7 #7

1 Swallow House
2 Orange County, Ca
3 Ilse M Byrnes
4 Feb 2005
5 [redacted]
San Juan Capistrano, Ca 92693
6 Garage - South Side
7 #8





1 Swanner House
2 Orange County, Ca
3 Ilse M Byrnes
4 Feb 2005
5 [redacted]
San Juan Capistrano
Ca 92693

6 Camellia plant
at front entrance

7 # 24

1 Swanner House
2 Orange County, Ca
3 Ilse M Byrnes
4 Feb 2005
5 [redacted]
San Juan Capistrano, Ca 92693

6 Looking west
Camino Capistrano

7 # 25



1 Swanner House
2 Orange County, Ca
3 Unknown
4. ca 1920
5. Joan Swanner



6. Roger Williams in front of Swanner House

7. # 26

THE NORTHWEST OPEN SPACE

San Juan Capistrano

Specific Plan No. 2020-01



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

Ordinance No. 1080

August 2020

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Appendix: Relationship of Specific Plan to General Plan 1-9

I. Introduction

I.1. Purpose and Scope of the Specific Plan

The City of San Juan Capistrano General Plan was adopted by the City Council in 1999. The General Plan Land Use Map (2002) designates the 65.5-acre Northwest Open Space property as "Community Park". The Community Park Land Use Designation allows sports fields, public facilities, nature study centers and tot lots as permitted uses.

In accordance with Section 9-2.101 of the City's Land Use Code, a base zoning district is required to be consistent with the applicable General Plan Land Use Designation and such zoning consistency shall be determined by consulting the Zoning Consistency Matrix Table (Table 2-1) that depicts which zoning districts are consistent with the various General Plan Land Use Designations. According to Table 2-1, the General Plan Land Use Designation of Community Park is consistent with the Specific Plan/Precise Plan zoning district. As a result, the zoning designation of the Northwest Open Space property has been changed from Community Park to Specifc Plan/ Precise Plan and the Northwest Open Space (NWOS) Specific Plan ("Specific Plan") has been adopted to identify the specific allowed uses on the property.

Section 65450 *et. seq.* of the California Government Code (Title 7, Division 1, Chapter 3, Article 8) authorizes cities to "…prepare specific plans for the systematic implementation of the general plan for all or a part of the area covered by the general plan."

Section 65451 of the California Government Code specifies content requirements for Specific Plans as follows:

(a) The specific plan shall include text and a diagram or diagrams which specify all of the following in detail:

(1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

(2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.

(3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.

(4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

(5) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

The NWOS Specific Plan has been prepared based on the Specific Plan content requirements of Section 65451 of the California Government Code. The boundaries of the Specific Plan area are shown on **Exhibit I-1A & I-1B: Specific Plan Area Boundaries**.

Exhibit I-1A - Specific Plan Area Boundary



Specific Plan Boundary

Exhibit I-1B - Specific Plan Area Boundary



Specific Plan Boundary

*** Please note that portions of the Northwest Open Space property are encumbered by recorded conservation easements that preclude certain disturbance and development. Please contact the City's Planning Division to confirm the easement locations on the City's GIS Map Database.***

I.2. General Plan Consistency

A detailed analysis demonstrating the relationship of The Northwest Open Space Specific Plan uses to the San Juan Capistrano General Plan is included as Appendix A. The analysis discusses how the Specific Plan relates to the goals and policies of the City General Plan.

The NWOS Specific Plan furthers the City's General Plan Parks & Recreation Element by preserving, protecting and enhancing open space uses, recreational facilities and trails within the City. It furthers the General Plan goal of providing, developing and maintaining ample park and recreational facilities that provide a diversity of recreational activities. The NWOS includes a diversity of land uses including a dog park, equestrian facilities, and trails. The eastern boundary of the NWOS is a habitat conservation area that furthers the General Plan Conservation and Open Space Element goal by protecting and preserving important ecological and biological resources; and by preventing incompatible development in areas which should be preserved for scenic, historic, conservation, public safety purposes. In addition, the Putuidem Village project will further the General Plan Cultural Resources Element by preserving and protecting historical, archaeological, and paleontological resources. The Putuidem Village project is located within the boundary of the historically recorded village of Putuidem, the "mother village" for the Juaneño people of the San Juan Capistrano Valley. The Williams/Swanner House is located in the NWOS and is listed on the National Register of Historic Places.

I.3. City Adoption Process

A Specific Plan is adopted by the City Council after review and recommendation by the Planning Commission. Both the Planning Commission, in its advisory role, and the City Council, in its approval role, may approve, deny, or modify a Specific Plan. Upon approval, a Specific Plan replaces the project site's zoning designation and Land Use Code requirements.

I.4. Property Background

In 1993, the NWOS property was acquired by the City for potential future park use if grant or local funds could be obtained. The original property encompassed approximately 70 acres. In 2020, a 3.85-acre portion of the property bounded by Camino Capistrano, Junipero Serra Road and Trabuco Creek was acquired by C&C Development for development of an affordable housing project. The remaining portion of the NWOS property measures 65.5 acres in area. Historically, the site was the "mother village" for the Juaneño Band of Mission Indians of the San Juan Capistrano Valley. Prior to the acquisition of the property, the primary use for several decades included commercial crop production including Valencia Oranges. The property currently contains the Williams/Swanner House which is listed on the National Register of Historic Places, Dr. Joe Cortese dog park, and an equestrian staging area. See **Exhibit I-2: Specific Plan Area Existing Conditions.**

Exhibit I-2: Specific Plan Area Existing Conditions









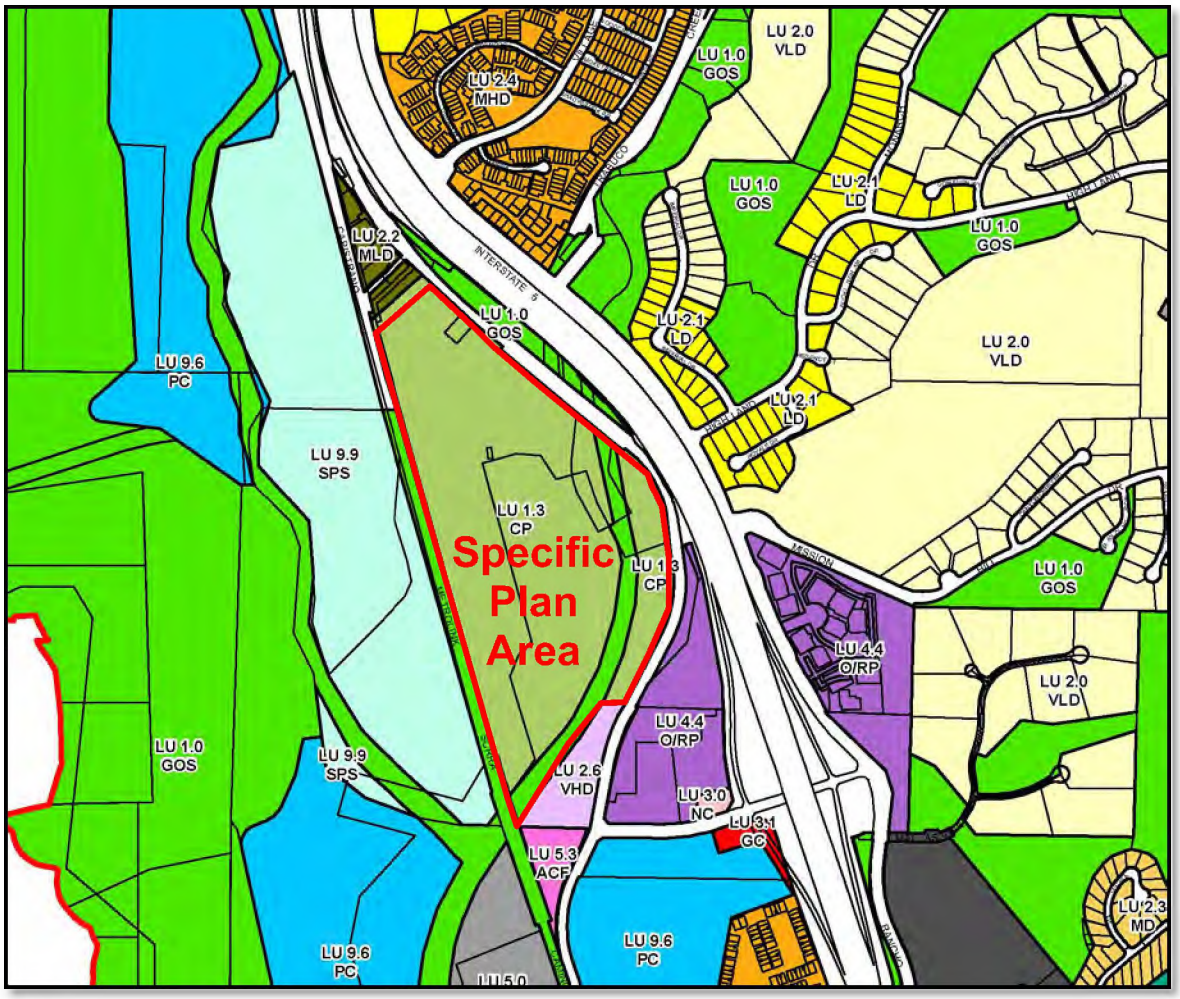




I.5. Site Context/Existing Conditions

The NWOS property encompasses approximately 65.5 acres and is located north of Junipero Serra Road and west of Camino Capistrano in the City of San Juan Capistrano (Assessor's Parcel Numbers 121-050-04, 14, 18, 19, 21, and 998-123-99). See **Exhibit I-3: Adjacent Land Uses.**

Exhibit I-3: Adjacent Land Uses



The Specific Plan area is surrounded by various land uses including:

- Medium Low Density Residential.
- Very High Density Residential.
- General Open Space.
- Office/Research Park.
- Special Study.

The surrounding area also includes a City-owned parcel leased by a private Christmas tree farm operator with a General Open Space designation, and an affordable housing residential project (The Groves) which carries a Very High Density Residential designation.

I.6. Land Use Plan

See page 13 for permitted by right uses and related structures. The Specific Plan area may only be developed with the land uses described in the Land Use Plan.

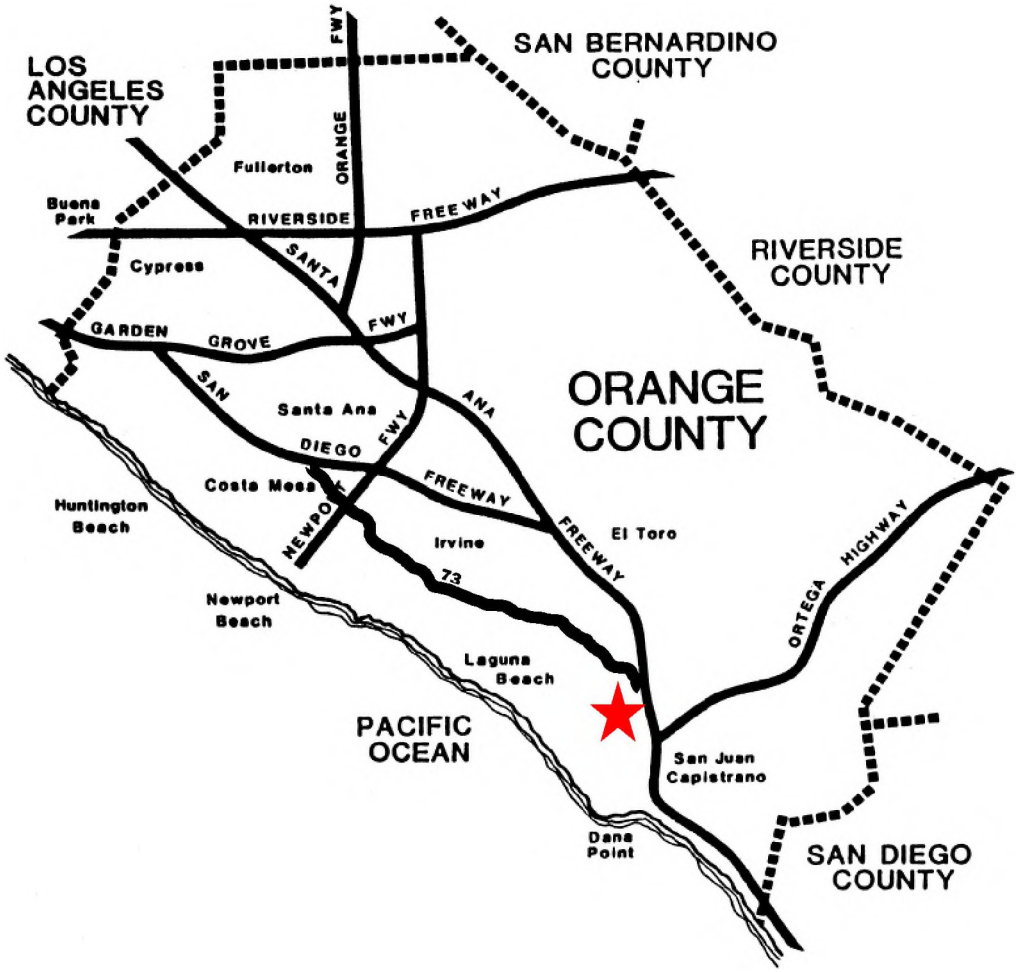
II. Circulation and Infrastructure

II.1. Circulation and Parking

Vehicular Circulation

Regional Access to NWOS property is provided by the San Diego Freeway (I-5) which bisects the City of San Juan Capistrano in a north/south direction. I-5 connects to the San Joaquin Hills Transportation Corridor (SR-73) in an east/west direction in the northern portion of the City. Ortega Highway (SR-74) and Pacific Coast Highway (SR-1) extend in an east/west direction, south of the NWOS property.

Exhibit II-1: Regional Circulation



Local access to the NWOS property is provided by Camino Capistrano. Camino Capistrano is designated as a Secondary Arterial roadway by the City of San Juan Capistrano General Plan. The General Plan Circulation Element (p. 12-13) defines a Secondary Arterial as:

> Typically constructed within a right-of-way of 80 feet with a curb-to-curb pavement width of 64 feet. These four-lane undivided roadways serve as collectors, distributing traffic between local streets and four-lane divided arterials. The maximum capacity of this roadway is 22,500 average daily trips and 2,250 peak hour trips.

Pedestrian Circulation & Parking

Pedestrian access within the NWOS property includes a multi-use trail that is located along the eastern portion of the site and along Trabuco Creek. The NWOS property provdes public parking within the Equestrian Staging Area and Dog Park.

II.2. Water and Sewer Service

Water Service

The NWOS property, as with the majority of the City of San Juan Capistrano, receives domestic water service from the City of San Juan Capistrano Utilities Department. The City provides water to the site via a water service line located along Camino Capistrano; and the existing infrastructure is available to any future development.

Sewer Service

The City provides sewer service to the NWOS property via an existing 8-inch sewer main that is connected to the Moulton Niguel Water District 12-inch trunk line which is located adjacent to the SCRRA westerly right-of-way line.

The existing 8-inch sewer line was constructed in 2015 to serve the Swanner House and NWOS future development. The City of San Juan Capistrano and Moulton Niguel Water District entered into an agreement for the capacity discharge from the Swanner House and two future restrooms.

II.3. Drainage Plan

Hydrology

The City maintains storm drainage collection and conveyance facilities within the City. Regional flood control facilities are maintained both by the City and the Orange County Flood Control District. Two major creeks traverse to the west (Oso Creek) and east (Trabuco Creek) of the Specific Plan area. Portions of the Specific Plan area are located within a flood hazard area, as identified on the United States Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map. Natural drainage at the site is generally toward the southeast, conforming to the natural topography.

Water Quality

A Water Quality Management Plan (WQMP) for any future development in the Specific Plan area will be required. The WQMP will be prepared to comply with the requirements of the City of San Juan Capistrano's Local Implementation Plan and Water Quality Ordinance, as well as the Municipal Separate Storm Sewer System (MS4) Permit, Order R9-2013-0001 which requires the preparation of a project WQMP for priority development projects .

II.4 Utility Service

Electrical service to the City of San Juan Capistrano is provided by San Diego Gas & Electric (SDG&E) through a grid of transmission lines and related facilities. Natural gas is also provided by SDG&E, which maintains a local system of transmission lines, distribution lines, and supply regulation stations.

The City contracts with CR&R, a private waste hauler, to collect and dispose of the solid waste generated within the City, which is collected and transported to one of the three regional landfills operated and maintained by OC Waste and Recycling.

III. Development Standards/Regulations

III.1. Introduction

The Specific Plan/Precise Plan (SP/PP) District regulations included in this Chapter are adopted pursuant to Section 9-3.317 of Title 9 of the San Juan Capistrano Municipal Code (Land Use Code). The purpose of the land use regulations is to define permitted uses, development standards and other zoning regulations for the NWOS property.

III.2. General Provisions

The following land use regulations specify permitted land uses and development standards.

Development review. All new development within the Specific Plan area, shall be subject to review and approval of development plans by the Developmnet Services Director, Planning Commission and/or City Council in accordance with the development review process, as set out in the applicable section(s) of the City's Land Use Code.

III.3. Use Regulations

The purpose of the use regulations is to specify the allowable uses, including any qualifying descriptions or definitions and requirements for conditional use permits, accessory uses, and temporary use permits.

The Development Services Director shall have the authority to review proposed land uses that are not listed below. The Director may determine that a proposed unlisted use may be permitted if the proposed use:

- Is compatible with the purpose and intent of the subject land use district;

- Is of a nature that is comparable to the principal, temporary or conditional uses permitted in the subject land use district; and,

- Will not be detrimental to property in the vicinity of the proposed use.

PERMITTED BY RIGHT USES AND RELATED STRUCTURES

1) Farming

2) Orchards

3) Dog Parks

4) Picnic Areas

5) Multi-Use Trails

6) Restroom Facilities

7) Equestrian Facilities

8) Maintenance Facilities

9) Habitat Conservation Areas

10) "Putuidem Village" and related events (as approved by the City Council on December 3, 2019 along with any subsequent City Council approved revisions)

11) Williams/Swanner House Event Facility (includes social events such as weddings and other celebratory gatherings, sale and service of alcohol, demonstrational vineyard & wine tasting - winetasting room, historic depictions and planting of Mission Grapes, educational programs, food and beverage services, historic museum, live entertainment and caretaker quarters)

CONDITIONAL USES AND RELATED STRUCTURES

1) Wineries

2) Wedding Venues, except Williams/Swanner House Event Facility

3) Sale and Service of Alcohol, except at Williams/Swanner House Event Facility

TEMPORARY/PERIODIC USES AND RELATED STRUCTURES

1) Temporary construction trailers, subject to the requirements of the applicable section(s) of the Land Use Code.

III.4. Development Standards

The following development standards take precedence over any and all standards contained in the City's Land Use Code.

Structures shall be required to adhere to the following development standards:

Maximum Building Height: 35 feet

Maximum Floor Area Ratio: .05

Setbacks: From Dog Park: 25 feet
From Creek Edge: 100 feet
From Multi-Use Trail: 25 feet
From “Putuidem Village": 100 feet
From Northern Poperty Line: 30 feet
From Railroad Track Easement: 50 feet
From Williams/Swanner House Property: 50 feet

Architectural Style: The Spanish, Agrarian and Native American heritage of San Juan Capistrano is apparent in its town design and traditional architectural building styles. Structures within the NWOS shall be designed in with the following styles: Rural Agrarian, Western or Early California. Regardless of style, structures must relate to Agrarian and Native American heritage of the NWOS.

Signage: Subject to review and approval by the Development Services Director.

III.5. Specific Plan Adjustments/Amendments

Amendments to this Specific Plan shall be processed as set forth in Section 9-3.317 of the Municipal Code. Specific Plan amendments must conform to the City of San Juan Capistrano General Plan and will be evaluated for potential environmental impacts in compliance with the California Environmental Quality Act.

III.6. Implementation

All building permits issued within the Specific Plan area shall be subject to review prior to approval to ensure conformance with the Specific Plan and the approved entitlement applications.

Appendix

INTRODUCTION

This Appendix discusses how the Specific Plan relates to the goals and policies contained in the various elements of the City of San Juan Capistrano General Plan. Section 65450 *et. seq.* of the California Government Code (Title 7, Division 1, Chapter 3, Article 8) authorizes cities to "…prepare specific plans for the systematic implementation of the general plan for all or a part of the area covered by the general plan."

The California Government Code identifies content requirements for Specific Plans (Section 65451). Among those is a requirement that "…the specific plan shall include a statement of the relationship of the specific plan to the general plan".

The following is an analysis of the Specific Plan's consistency with the City of San Juan Capistrano General Plan. The City of San Juan Capistrano General Plan includes the following topical elements:

- Land Use Element
- Housing Element
- Circulation Element
- Safety Element
- Conservation/Open Space Element
- Noise Element
- Cultural Resources Element
- Community Design Element
- Growth Management Element
- Parks and Recreation Element
- Public Services and Utilities Element
- Floodplain Management Element

LAND USE ELEMENT

Land Use Goal 4: Preserve major areas of open space and natural features.

Policy:

4.2: Implement land and open space rights acquisition programs to allow for the long-term preservation of open space resources.

Consistency Discussion:

In 1993, the City purchased the Northwest Open Space (NWOS) property. The property was acquired by the City for potential future park use and to protect the area from future development.

HOUSING ELEMENT

Housing Goal 1: To create and maintain "decent housing and a suitable living environment" for all households in the community.

Policy:

1.1: To encourage all households to maintain and rehabilitate all housing to prevent deterioration.

Consistency Discussion:

The 1993 purchase of the Northwest Open Space (NWOS) property included the historic Williams/Swanner House which has been renovated to prevent deterioration. Following the renovation, the House was leased for residential use and is now used as a wine tasting room, a museum and a special event venue.

CIRCULATION ELEMENT

Circulation Goal 3: Provide an extensive public bicycle, pedestrian, and equestrian trails network.

Policies:

3.1: Provide and maintain an extensive trails network that supports bicycles, pedestrians, and horses and is coordinated with those networks of adjacent jurisdictions.

Consistency Discussion:

Pedestrian access within the Specific Plan includes multiuse trails and walking paths. The trails provide access within the Northwest Open Space to bicycles, pedestrians, and horses.

Circulation Goal 4: Minimize the conflict between the automobile, commercial vehicles, pedestrians, horses, and bicycles.

Policies:

4.1: Provide sufficient right-of-way widths along roadways to incorporate features that buffer pedestrians, horses, and bicycles from vehicular traffic.

Consistency Discussion:

The Northwest Open Space includes a network of trails designed to provide safe and convenient access to and between the current land uses and amenities. Vehicles (except for emergency vehicles) are prohibited from accessing the trails. The Specific Plan Area is serviced by a dedicated entrance.

SAFETY ELEMENT

Safety Goal 3: Protect citizens and businesses from criminal activity.

Policies:

3.1: Coordinate with the Orange County Sheriff's Department to reduce the risk of criminal activity.

3.2: Apply design techniques and standards aimed at reducing criminal activity to new development and redevelopment.

3.4: Improve public awareness of both the responsiveness of the Orange County Sheriff's Department and ways to reduce criminal activity within the City.

Consistency Discussion:

The Specific Plan area project incorporates a range of defensible space components, including vehicular gates that provide security to the various land uses and facilities. The gates are designed to help reduce the risk of criminal activity within the Specific Plan Area.

Safety Goal 4: Improve the ability of the City to respond effectively to natural and human-caused emergencies.

Policies:

4.1: Support the development of local preparedness plans and multi-jurisdictional cooperation and communication for emergency situations consistent with the Standardized Emergency Management System (SEMS).

4.2: Educate residents and businesses regarding appropriate actions to safeguard life and property during and immediately after emergencies.

Consistency Discussion:

Implementation of the Specific Plan will not impede the City's efforts to respond effectively to natural and human-caused emergencies.

CONSERVATION/OPEN SPACE ELEMENT

Conservation/Open Space Goal 2: Protect and preserve important ecological and biological resources.

Policies:

2.1: Use proper land use planning to reduce the impact of urban development on important ecological and biological resources.

2. 2: Preserve important ecological and biological resources as open space.

2.3: Develop open space uses in an ecologically sensitive manner.

2.4: Continue to designate the City as a bird sanctuary to preserve and protect the populations of all migratory birds which serve as a prime resource to the character and history of the community.

Consistency Discussion:

The Specific Plan area contains important ecological and biological resources. Implementation of the Specific Plan will not impede the City's efforts to protect and preserve its ecological and biological resources.

NOISE ELEMENT

Noise Goal 1: Minimize the effects of noise through proper land use planning.

Policies:

1.1: Utilize noise/land use compatibility standards as a guide for future planning and development decisions.

1.2: Provide noise control measures and sound attenuating construction in areas of new construction or rehabilitation.

Consistency Discussion:

Development of the Specific Plan will adhere to the City's General Plan and Municipal Code with respect to noise levels for new construction.

CULTURAL RESOURCES ELEMENT

Cultural Resources Goal 1: Preserve and protect historical, archaeological, and paleontological resources.

Policies:

1.1: Balance the benefits of development with the project's potential impacts to existing cultural resources.

1.2: Identify, designate, and protect buildings and sites of historic importance.

1.3: Identify funding programs to assist private property owners in the preservation of buildings and sites of historic importance.

Consistency Discussion:

The Williams/Swanner House that exists within the Specific Plan Area is of historical value and is listed in the National Register of Historic Places. In addition, the Putuidem Village project, located within the boundary of the historically recorded village of Putuidem, the "mother village" for the Juaneño people of the San Juan Capistrano Valley, will further the General Plan Cultural Resources Element by preserving and protecting historical, archaeological, and paleontological resources. Prior to grading for any project, an archaeologist, with expertise in California prehistoric archaeology, and a Certified Native American Monitor will be consulted to ensure that if important archaeological and Native American Cultural resources could potentially be impacted, an appropriate monitoring program will be designed.

COMMUNITY DESIGN ELEMENT

Community Design Goal 1: Encourage and preserve a sense of place.

Policies:

1.1: Preserve significant amounts of land and important natural features for open space.

1.2: Encourage high-quality and human scale design in development to maintain the character of the City.

1.3: Encourage the participation by all members of the community in activities which promote the City and create local pride.

Consistency Discussion:

The General Plan Conservation & Open Space Element identifies the Specific Plan Area as Community Park. The allowable uses and facilities within the Specific Plan include several outdoor amenities that enhance the area with both passive and semi-active uses, including walking paths, trails, equestrian facilities, a dog park and public use of the historic Swanner/Williams House for celebratory communal events, such as weddings. The existing facilities were designed with detailed guidelines that governed the general design, site planning, architecture and landscaping. The various trails and uses provided for members of the community will promote the area and will encourage participation by residents to become involved with future project planning.

Community Design Goal 2: Preserve the historic character of the community.

Policies:

2.1: Encourage development which complements the City's traditional, historic character through site design, architecture, and landscaping.

Consistency Discussion:

The Specific Plan area includes uses and facilities and development standards which have been designed to complement the City's traditional, historic character through site design, architecture, and landscaping.

GROWTH MANAGEMENT ELEMENT

Growth Management Goal 1: Coordinate rational and orderly growth that assures the economic and efficient provision of public services and infrastructure to new development.

Policies:

1.1: Continue to implement service standards for public services and infrastructure which provide sufficient services to community residents and businesses.

Consistency Discussion:

The Specific Plan is located adjacent to roadway and utility infrastructure to support its development. Subsequent development activities will add infrastructure improvements.

PARKS AND RECREATION ELEMENT

Parks and Recreation Goal 1: Provide, develop, and maintain ample park and recreational facilities that provide a diversity of recreational activities.

Policies:

1.1: Coordinate with local groups to identify and meet the community's recreational needs.

1.5: Operate and maintain public park and recreational facilities in a manner that ensures safe and convenient access for all members of the community.

1.6: Increase the accessibility of existing open space areas for recreational activities.

1.7: Provide parkland improvements and facilities that are durable and economical to maintain.

1.8: Publicize park and recreation opportunities in San Juan Capistrano to the community.

Consistency Discussion:

The Specific Plan area is designed to provide numerous on-site facilities that include a dog park, equestrian staging area, and a multi-use trail that provides access to the Northwest Open Space.

Parks and Recreation Goal 2: Develop and expand the existing bicycle, hiking, and equestrian trail system and facilities.

Policies:

2.1: Develop and expand the existing trails network that supports bicycles, pedestrians, and horses, and coordinate linkages with those networks of adjacent jurisdictions.

2.2: Preserve the equestrian lifestyle by designating land for the preservation or provision of new equestrian facilities.

2.3: Encourage the affordable provision of equestrian facilities within the City.

Consistency Discussion:

The Specific Plan does address considerations related to the City's existing bicycle, hiking, and equestrian trail system and facilities. Implementation of the Specific Plan will not impede the City's efforts to develop and expand existing bicycle, hiking, and equestrian trail system and facilities.

PUBLIC SERVICES AND UTILITIES ELEMENT

Public Services and Utilities Goal 1: Work with the Orange County Sheriff's Department to provide a sufficient level of law enforcement.

Policies:

1.1: Work closely with the Orange County Sheriff's Department in determining and meeting community needs for law enforcement services.

1.2: Periodically evaluate the level of law enforcement services to ensure that San Juan Capistrano has appropriate levels of law enforcement services.

Consistency Discussion:

The Specific Plan area project incorporates a range of defensible space components, including vehicular gates that provide security to the various land uses and facilities. The gates are designed to help reduce the risk of criminal activity within the Specific Plan Area.

Public Services and Utilities Goal 2: Work with the Orange County Fire Authority to provide a sufficient level of fire protection.

Policies:

2.1: Work closely with the Orange County Fire Authority in determining and meeting community needs for fire protection services and facilities.

2.2: Periodically evaluate the level of fire protection service to ensure that San Juan Capistrano has appropriate levels of fire protection services.

Consistency Discussion:

Development under the Specific Plan will be reviewed by the Orange County Fire Authority to ensure that the community has adequate fire protection.

Public Services and Utilities Goal 4: Provide sufficient community facilities.

Policies:

4.1: Work closely with community groups in providing community facilities which meet the needs of the community.

Consistency Discussion:

The Specific Plan includes community facilities for its residents. The facilities include a dog park, equestrian staging area, and trails.

Public Services and Utilities Goal 6: Provide sufficient levels of water and sewer service.

Policies:

6.1: Provide sufficient levels of water and sewer service to meet the needs of the community.

Consistency Discussion:

The Specific Plan area is located adjacent to City water infrastructure, and a private sewer main will connect the Specific Plan area to the Moulton Niguel Water District to support its development. Detailed infrastructure improvements will be part of the subsequent development applications.

FLOODPLAIN MANAGEMENT ELEMENT

Floodplain Management Goal 1: Protect life and property from floodwaters.

Policies:

1.1: Limit development within the floodplain to minimize risks to life and property and satisfy the flood insurance and other requirements of the Federal Emergency Management Agency (FEMA).

1.2: Prevent the placement of unauthorized fill material in creeks and floodplains in order to avoid alteration of flow characteristics and bridge scour.

Consistency Discussion:

Trabuco Creek traverses through the eastern portion of the Specific Plan area and provides a confined flood zone along the creek edges. The existing land uses and facilities are located outside of the dedicated flood zones and flood ways.

Floodplain Management Goal 2: Preserve and enhance the natural character of the creeks and their floodplains.

Policies:

2.1: Use environmentally sensitive treatments where creek improvements are necessary to preserve wetlands.

2.2: Enhance and/or restore the creeks and their floodplains as part of private development projects and public works projects.

Consistency Discussion:

Trabuco Creek traverses thru the eastern portion of the Specific Plan area and provides a confined flood zone along the creek edges. The existing land uses and facilities are located outside of the dedicated flood zones and flood ways. A habitat conservation easement exists along the portion of Trabuco Creek that traverses through the Specific Plan area.

Floodplain Management Goal 3: Preserve and enhance recreational opportunities and amenities provided by the creeks and their floodplains.

Policies:

3.1: Preserve existing park and recreational land uses adjacent to all creeks.

3.2: Construct bicycle and equestrian trails along all of the creeks, and include underpasses for the trails beneath bridges, as well as safe trails on bridges.
Consistency Discussion:

Trabuco Creek traverses through the eastern portion of the Specific Plan area and provides a confined flood zone along the creek edges. The existing land uses and facilities are located outside of the dedicated flood zones and flood ways. A habitat conservation easement exists along the portion of Trabuco Creek that traverses through the Specific Plan area.

Detailed Facility Report

Facility Summary

SILVERADO SAN JUAN CAPISTRANO

30311 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675

FRS (Facility Registry Service) ID: 110070421431

EPA Region: 09

Latitude: 33.519136

Longitude: -117.670087

Locational Data Source: RCRAINFO

Industries: Nursing and Residential Care Facilities

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	–
Date of Last Compliance Monitoring Activity	–
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	–
Formal Enforcement Actions (5 years)	–
Penalties from Formal Enforcement Actions (5 years)	–
EPA Cases (5 years)	–
Penalties from EPA Cases (5 years)	–

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active Other, (CAL000409498)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110070421431					N	33.519136	-117.670087
RCRAInfo	RCRA	CAL000409498	Other	Active (H)			N	33.519136	-117.670087

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110070421431	SILVERADO SAN JUAN CAPISTRANO	30311 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675	Orange County
RCRAInfo	RCRA	CAL000409498	SILVERADO SAN JUAN CAPISTRANO	30311 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675	Orange County

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	CAL000409498	623311	Continuing Care Retirement Communities

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	CAL000409498	No	07/05/2025	0	07/04/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type		QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: CAL000409498)			07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status		No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation	Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD [Reach Address Database])	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD [Reach Address Database])	State Water Body Name (ICIS [Integrated Compliance Information System])	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	Yes	1-Hour Ozone (1979); 8-Hour Ozone (1997); 8-Hour Ozone (2008); 8-Hour Ozone (2015)	No	—
Lead	No	—	No	—
Particulate Matter	Yes	PM-2.5 (1997); PM-2.5 (2006); PM-2.5 (2012)	Yes	PM-10 (1987)
Carbon Monoxide	No	—	Yes	Carbon Monoxide (1971)
Sulfur Dioxide	No	—	No	—

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	11,909
Population Density	3,815/sq.mi.
Housing Units in Area	3,696
Percent People of Color	65%
Households in Area	3,473
Households on Public Assistance	26
Persons With Low Income	4,053
Percent With Low Income	34%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	33.519136
Center Longitude	-117.670087
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	168 (4.84%)
$15,000 - $25,000	122 (3.51%)
$25,000 - $50,000	226 (6.51%)
$50,000 - $75,000	553 (15.93%)
Greater than $75,000	2,402 (69.2%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	688 (6%)
Minors 17 years and younger	3,029 (25%)
Adults 18 years and older	8,878 (75%)
Seniors 65 years and older	1,441 (12%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	6,301 (53%)
African-American	16 (0%)
Hispanic-Origin	6,828 (57%)
Asian	508 (4%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	54 (0%)
Other/Multiracial	3,358 (28%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,373 (17.31%)
9th through 12th Grade	457 (5.76%)
High School Diploma	1,510 (19.03%)
Some College/2-year	1,048 (13.21%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	2,933 (36.97%)

Related Topics: Envirofacts

FRS

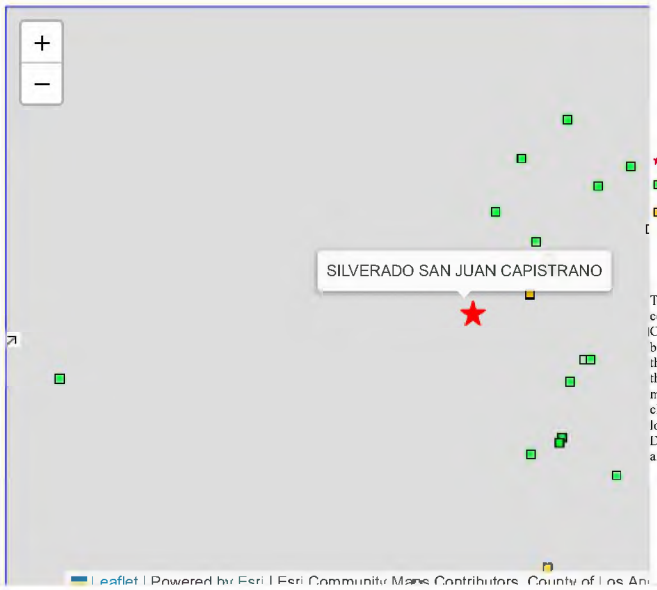
FRS Facility Detail Report

SILVERADO SAN JUAN CAPISTRANO

EPA Registry Id: 110070421431
30311 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675

Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model



Legend

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	SILVERADO SAN JUAN CAPISTRANO	CAL000409498	OTHER HAZARDOUS WASTE ACTIVITIES (Y)	RCRAINFO		

Additional EPA Reports: MyEnvironment Enforcement and Compliance Facility Coordinates Viewer Watershed Report

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region:	09
Duns Number:	
Congressional District Number:	49
Legislative District Number:	
HUC Code/Watershed:	18070301 / ALISO-SAN ONOFRE
US Mexico Border Indicator:	NO
Federal Facility:	NO
Tribal Land:	NO

Alternative Names

No Alternative Names returned.

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OWNER	SILVERADO SENIOR LIVING		RCRAINFO	View

National Industry Classification System Codes (NAICS)

Data Source	NAICS Code	Description	Primary
RCRAINFO	623311	CONTINUING CARE RETIREMENT COMMUNITIES.	

Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
FACILITY MAILING ADDRESS	30311 CAMINO CAPISTRANO	SAN JUAN CAPISTRANO	CA	92675	RCRAINFO
REGULATORY CONTACT	30311 CAMINO CAPISTRANO	SAN JUAN CAPISTRANO	CA	92675	RCRAINFO
OWNER	6400 OAK CANYON RD STE 200	IRVINE	CA	92618	RCRAINFO

Contacts

Affiliation Type	Full Name	Office Phone	Information System	Mailing Address
REGULATORY CONTACT	MARY KHRISTEEN ISIDRO	949-240-0550	RCRAINFO	View

Query executed on: JUL-09-2025

Last updated on September 24, 2015

Detailed Facility Report

Facility Summary

CAMINO HEALTH CENTER

30300 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675

FRS (Facility Registry Service) ID: 110070455807

EPA Region: 09

Latitude: 33.523134

Longitude: -117.668242

Locational Data Source: RCRAINFO

Industries: Ambulatory Health Care Services

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	–
Date of Last Compliance Monitoring Activity	–
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	–
Formal Enforcement Actions (5 years)	–
Penalties from Formal Enforcement Actions (5 years)	–
EPA Cases (5 years)	–
Penalties from EPA Cases (5 years)	–

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active Other, (CAL000289412)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110070455807					N	33.523134	-117.668242
RCRAInfo	RCRA	CAL000289412	Other	Active (H)			N	33.523134	-117.668242

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110070455807	CAMINO HEALTH CENTER	30300 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675	Orange County
RCRAInfo	RCRA	CAL000289412	CAMINO HEALTH CENTER	30300 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675-1304	Orange County

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	CAL000289412	62121	Offices of Dentists

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	CAL000289412	No	07/05/2025	0	07/04/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: CAL000289412)		07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation / Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD [Reach Address Database])	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD [Reach Address Database])	State Water Body Name (ICIS [Integrated Compliance Information System])	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	Yes	1-Hour Ozone (1979); 8-Hour Ozone (1997); 8-Hour Ozone (2008); 8-Hour Ozone (2015)	No	—
Lead	No	—	No	—
Particulate Matter	Yes	PM-2.5 (1997); PM-2.5 (2006); PM-2.5 (2012)	Yes	PM-10 (1987)
Carbon Monoxide	No	—	Yes	Carbon Monoxide (1971)
Sulfur Dioxide	No	—	No	—

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	10,089
Population Density	3,233/sq.mi.
Housing Units in Area	3,084
Percent People of Color	62%
Households in Area	2,918
Households on Public Assistance	13
Persons With Low Income	2,802
Percent With Low Income	28%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	33.523134
Center Longitude	-117.668242
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	167 (5.73%)
$15,000 - $25,000	89 (3.05%)
$25,000 - $50,000	175 (6%)
$50,000 - $75,000	358 (12.28%)
Greater than $75,000	2,127 (72.94%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	591 (6%)
Minors 17 years and younger	2,477 (25%)
Adults 18 years and older	7,615 (75%)
Seniors 65 years and older	1,309 (13%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,489 (54%)
African-American	16 (0%)
Hispanic-Origin	5,436 (54%)
Asian	421 (4%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	108 (1%)
Other/Multiracial	2,489 (25%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,146 (16.69%)
9th through 12th Grade	306 (4.46%)
High School Diploma	1,546 (22.52%)
Some College/2-year	823 (11.99%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	2,407 (35.06%)

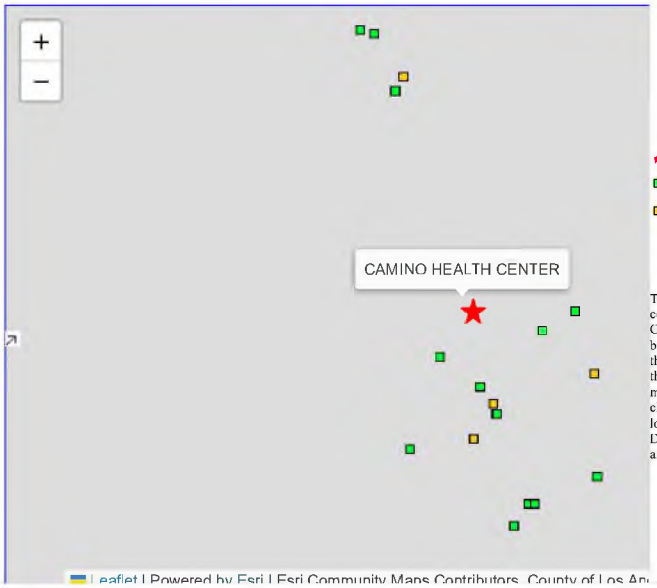
Related Topics: Envirofacts

FRS

FRS Facility Detail Report

CAMINO HEALTH CENTER

EPA Registry Id: 110070455807
30300 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675-1304



Legend

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	CAMINO HEALTH CENTER	CAL000289412	OTHER HAZARDOUS WASTE ACTIVITIES (Y)	RCRAINFO		

Additional EPA Reports: MyEnvironment Enforcement and Compliance Facility Coordinates Viewer Watershed Report

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region:	09
Duns Number:	
Congressional District Number:	49
Legislative District Number:	
HUC Code/Watershed:	18070301 / ALISO-SAN ONOFRE
US Mexico Border Indicator:	NO
Federal Facility:	NO
Tribal Land:	NO

Alternative Names

No Alternative Names returned.

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OPERATOR	ANH TRAM DDS		RCRAINFO	
OWNER	CAMINO HEALTH CENTER		RCRAINFO	View

National Industry Classification System Codes (NAICS)

Data Source	NAICS Code	Description	Primary
RCRAINFO	62121	OFFICES OF DENTISTS	

Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
OWNER	30300 CAMINO CAPISTRANO	SAN JUAN CAPISTRANO	CA	92675-1304	RCRAINFO
REGULATORY CONTACT	30300 CAMINO CAPISTRANO	SAN JUAN CAPISTRANO	CA	92675	RCRAINFO
FACILITY MAILING ADDRESS	30300 CAMINO CAPISTRANO	SAN JUAN CAPISTRANO	CA	92675	RCRAINFO

Contacts

Affiliation Type	Full Name	Office Phone	Information System	Mailing Address
REGULATORY CONTACT	ANH TRAM DDS	949-240-2030	RCRAINFO	View

Query executed on: JUL-09-2025

Detailed Facility Report

Facility Summary

KAISER FOUNDATION HOSPITAL

30400 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675

FRS (Facility Registry Service) ID: 110070476187

EPA Region: 09

Latitude: 33.521688

Longitude: -117.669094

Locational Data Source: RCRAINFO

Industries: Ambulatory Health Care Services

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	–
Date of Last Compliance Monitoring Activity	–
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	–
Formal Enforcement Actions (5 years)	–
Penalties from Formal Enforcement Actions (5 years)	–
EPA Cases (5 years)	–
Penalties from EPA Cases (5 years)	–

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active LQG, (CAL000366491)

Safe Drinking Water Act (SDWA): No Information

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110070476187					N	33.521688	-117.669094
RCRAInfo	RCRA	CAL000366491	LQG	Active (H)			N	33.521688	-117.669094

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110070476187	KAISER FOUNDATION HOSPITAL	30400 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675	Orange County
RCRAInfo	RCRA	CAL000366491	KAISER FOUNDATION HOSPITAL	30400 CAMINO CAPISTRANO, SAN JUAN CAPISTRANO, CA 92675-1300	Orange County

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	CAL000366491	621491	HMO Medical Centers

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	CAL000366491	No	07/05/2025	0	07/04/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: CAL000366491)		07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation / Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD [Reach Address Database])	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD (Reach Address Database))	State Water Body Name (ICIS (Integrated Compliance Information System))	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	Yes	1-Hour Ozone (1979); 8-Hour Ozone (1997); 8-Hour Ozone (2008); 8-Hour Ozone (2015)	No	—
Lead	No	—	No	—
Particulate Matter	Yes	PM-2.5 (1997); PM-2.5 (2006); PM-2.5 (2012)	Yes	PM-10 (1987)
Carbon Monoxide	No	—	Yes	Carbon Monoxide (1971)
Sulfur Dioxide	No	—	No	—

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

e-Manifest Hazardous Waste History (Public)

Hazardous Waste Shipped in Kilograms by Year (Through 4/5/2025)

Source ID	Waste Description	2022	2023	2024	2025
CAL000366491	Hazardous Waste	194	229 - 288	71	4
CAL000366491	Acute Hazardous Waste	0	0	0	0
CAL000366491	Pharmaceutical Hazardous Waste	0	0 - 59	0	0

"Pharmaceutical Hazardous Waste" refers to quantities managed under 40 CFR part 266 subpart P and thus excluded from the Hazardous and Acute Hazardous Waste quantities shown above.

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	11,141
Population Density	3,569/sq.mi.
Housing Units in Area	3,391
Percent People of Color	65%
Households in Area	3,201
Households on Public Assistance	18
Persons With Low Income	3,498
Percent With Low Income	32%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	33.521688
Center Longitude	-117.669094
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	171 (5.34%)
$15,000 - $25,000	104 (3.25%)
$25,000 - $50,000	202 (6.31%)
$50,000 - $75,000	468 (14.62%)
Greater than $75,000	2,256 (70.48%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	675 (6%)
Minors 17 years and younger	2,839 (25%)
Adults 18 years and older	8,322 (75%)
Seniors 65 years and older	1,355 (12%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,918 (53%)
African-American	17 (0%)
Hispanic-Origin	6,342 (57%)
Asian	454 (4%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	87 (1%)
Other/Multiracial	3,006 (27%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,298 (17.42%)
9th through 12th Grade	382 (5.13%)
High School Diploma	1,592 (21.37%)
Some College/2-year	935 (12.55%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	2,619 (35.15%)

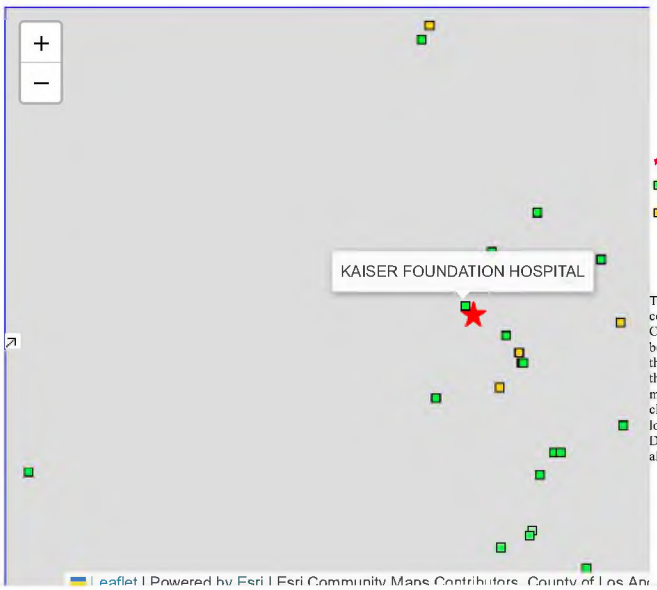
Related Topics: Envirofacts

FRS

FRS Facility Detail Report

KAISER FOUNDATION HOSPITAL

EPA Registry Id: 110070476187
30400 CAMINO CAPISTRANO
SAN JUAN CAPISTRANO, CA 92675-1300



Legend

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	KAISER FOUNDATION HOSPITAL	CAL000366491	LQG (Y)	RCRAINFO		
BIENNIAL REPORTERS	KAISER FOUNDATION HOSPITAL	CAL000366491	HAZARDOUS WASTE BIENNIAL REPORTER	RCRAINFO	12/31/2019	

Additional EPA Reports: MyEnvironment Enforcement and Compliance Facility Coordinates Viewer Watershed Report

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region:	09
Duns Number:	
Congressional District Number:	49
Legislative District Number:	
HUC Code/Watershed:	18070301 / ALISO-SAN ONOFRE
US Mexico Border Indicator:	NO
Federal Facility:	NO
Tribal Land:	NO

Alternative Names

No Alternative Names returned.

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OPERATOR	KAISER PERMANETE		RCRAINFO	View
OWNER	KAISER PERMANETE		RCRAINFO	View

National Industry Classification System Codes (NAICS)

Data Source	NAICS Code	Description	Primary
RCRAINFO	621491	HMO MEDICAL CENTERS.	

Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
FACILITY MAILING ADDRESS	6640 ALTON PARKWAY	IRVINE	CA	92618	RCRAINFO
OWNER	1 KAISER PLAZA	OAKLAND	CA	94612-3610	RCRAINFO
REGULATORY CONTACT	76 CEDAR GROVE	IRVINE,	KY	40336	RCRAINFO
OPERATOR	1 KAISER PLAZA	OAKLAND	CA	94612-3610	RCRAINFO

Contacts

Affiliation Type	Full Name	Office Phone	Information System	Mailing Address
REGULATORY CONTACT	JANINE TOBIAS	949-932-5623	RCRAINFO	View

Query executed on: JUL-09-2025

Detailed Facility Report

Facility Summary

JSERRA CATHOLIC HIGH SCHOOL

26351 JUNIPERO SERRA RD, SAN JUAN CAPISTRANO, CA 92675

FRS (Facility Registry Service) ID: 110070413272

EPA Region: 09

Latitude: 33.520878

Longitude: -117.667769

Locational Data Source: RCRAINFO

Industries: Educational Services

Indian Country: N

Enforcement and Compliance Summary

Statute	RCRA
Compliance Monitoring Activities (5 years)	–
Date of Last Compliance Monitoring Activity	–
Compliance Status	No Violation Identified
Qtrs in Noncompliance (of 12)	0
Qtrs with Significant Violation	0
Informal Enforcement Actions (5 years)	–
Formal Enforcement Actions (5 years)	–
Penalties from Formal Enforcement Actions (5 years)	–
EPA Cases (5 years)	–
Penalties from EPA Cases (5 years)	–

Regulatory Information

Clean Air Act (CAA): No Information

Clean Water Act (CWA): No Information

Resource Conservation and Recovery Act (RCRA): Active Other, (CAL000393148)

Safe Drinking Water Act (SDWA): No Information

Go To Enforcement/Compliance Details

Known Data Problems <https://epa.gov/resources/echo-data/known-data-problems>

Other Regulatory Reports

Air Emissions Inventory (EIS): No Information

Greenhouse Gas Emissions (eGGRT): No Information

Toxic Releases (TRI): No Information

Compliance and Emissions Data Reporting Interface (CEDRI): No Information

Facility/System Characteristics

Facility/System Characteristics

System	Statute	Identifier	Universe	Status	Areas	Permit Expiration Date	Indian Country	Latitude	Longitude
FRS		110070413272					N	33.520878	-117.667769
RCRAInfo	RCRA	CAL000393148	Other	Active (H)			N	33.520878	-117.667769

Facility Address

System	Statute	Identifier	Facility Name	Facility Address	Facility County
FRS		110070413272	JSERRA CATHOLIC HIGH SCHOOL	26351 JUNIPERO SERRA RD, SAN JUAN CAPISTRANO, CA 92675	Orange County
RCRAInfo	RCRA	CAL000393148	JSERRA CATHOLIC HIGH SCHOOL	26351 JUNIPERO SERRA RD, SAN JUAN CAPISTRANO, CA 92675	Orange County

Facility SIC (Standard Industrial Classification) Codes

System	Identifier	SIC Code	SIC Description

No data records returned

Facility NAICS (North American Industry Classification System) Codes

System	Identifier	NAICS Code	NAICS Description
RCRAInfo	CAL000393148	61171	Educational Support Services

Facility Tribe Information

Reservation Name	Tribe Name	EPA Tribal ID	Distance to Tribe (miles)

No data records returned

Enforcement and Compliance

Compliance Monitoring History

Last 5 Years

Statute	Source ID	System	Activity Type	Compliance Monitoring Type	Lead Agency	Date	Finding (if applicable)

No data records returned

Entries in italics are not included in ECHO's Compliance Monitoring Activity counts because they are not compliance monitoring strategy <https://www.epa.gov/compliance/compliance-monitoring-programs> *activities or because they are not counted as inspections within EPA's Annual Results* <https://www.epa.gov/enforcement/enforcement-data-and-results>.

Compliance Summary Data

Statute	Source ID	Current SNC (Significant Noncompliance)/HPV (High Priority Violation)	Current As Of	Qtrs with NC (Noncompliance) (of 12)	Data Last Refreshed
RCRA	CAL000393148	No	07/05/2025	0	07/04/2025

Three-Year Compliance History by Quarter

Statute	Program/Pollutant/Violation Type	QTR 1	QTR 2	QTR 3	QTR 4	QTR 5	QTR 6	QTR 7	QTR 8	QTR 9	QTR 10	QTR 11	QTR 12+
RCRA (Source ID: CAL000393148)		07/01-09/30/22	10/01-12/31/22	01/01-03/31/23	04/01-06/30/23	07/01-09/30/23	10/01-12/31/23	01/01-03/31/24	04/01-06/30/24	07/01-09/30/24	10/01-12/31/24	01/01-03/31/25	04/01-06/30/25
	Facility-Level Status	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified	No Violation Identified
	Violation / Agency												

Informal Enforcement Actions

Last 5 Years

Statute	System	Source ID	Type of Action	Lead Agency	Date

No data records returned

Entries in italics are not counted as "informal enforcement actions" in EPA policies pertaining to enforcement response tools.

Formal Enforcement Actions

Last 5 Years

Statute	System	Law/ Section	Source ID	Type of Action	Case No.	Lead Agency	Case Name	Issued/ Filed Date	Settlements/ Actions	Settlement/ Action Date	Federal Penalty Assessed	State/ Local Penalty Assessed	Penalty Amount Collected	SEP Value	Comp Action Cost

No data records returned

Environmental Conditions

Watersheds

12-Digit WBD (Watershed Boundary Dataset) HUC (RAD [Reach Address Database])	WBD (Watershed Boundary Dataset) Subwatershed Name (RAD [Reach Address Database])	State Water Body Name (ICIS [Integrated Compliance Information System])	Beach Closures Within Last Year	Beach Closures Within Last Two Years	Pollutants Potentially Related to Impairment	Watershed with ESA (Endangered Species Act)-listed Aquatic Species?

No data records returned

Assessed Waters From Latest State Submission (ATTAINS)

State	Report Cycle	Assessment Unit ID	Assessment Unit Name	Water Condition	Cause Groups Impaired	Drinking Water Use	Ecological Use	Fish Consumption Use	Recreation Use	Other Use

No data records returned

Air Quality Nonattainment Areas

Pollutant	Within Nonattainment Status Area?	Nonattainment Status Applicable Standard(s)	Within Maintenance Status Area?	Maintenance Status Applicable Standard(s)
Ozone	Yes	1-Hour Ozone (1979); 8-Hour Ozone (1997); 8-Hour Ozone (2008); 8-Hour Ozone (2015)	No	—
Lead	No	—	No	—
Particulate Matter	Yes	PM-2.5 (1997); PM-2.5 (2006); PM-2.5 (2012)	Yes	PM-10 (1987)
Carbon Monoxide	No	—	Yes	Carbon Monoxide (1971)
Sulfur Dioxide	No	—	No	—

Pollutants

Toxics Release Inventory History of Reported Chemicals Released or Transferred in Pounds per Year at Site

TRI Facility ID	Year	Air Emissions	Surface Water Discharges	Off-Site Transfers to POTWs (Publicly Owned Treatment Works)	Underground Injections	Disposal to Land	Total On-Site Releases	Total Off-Site Transfers

No data records returned

Toxics Release Inventory Total Releases and Transfers in Pounds by Chemical and Year

Chemical Name

No data records returned

Community

Demographic Profile of Surrounding Area (1-Mile Radius)

This section provides demographic information regarding the community surrounding the facility. ECHO compliance data alone are not sufficient to determine whether violations at a particular facility had negative impacts on public health or the environment. Statistics are based upon the 2022 American Community Survey (ACS) 5-year Summary and are accurate to the extent that the facility latitude and longitude listed below are correct. Census boundaries and demographic data for U.S. Territories are based on the "2020 Island Areas Demographic Profiles" from the U.S. Census Bureau. EPA's spatial processing methodology considers the overlap between the selected radii and ACS census block groups in determining the demographics surrounding the facility. For more detail about this methodology, see the DFR Data Dictionary <https://epa.gov/help/reports/dfr-data-dictionary#demographic>.

General Statistics (ACS (American Community Survey))	
Total Persons	10,401
Population Density	3,332/sq.mi.
Housing Units in Area	3,158
Percent People of Color	64%
Households in Area	2,976
Households on Public Assistance	21
Persons With Low Income	3,131
Percent With Low Income	30%

Geography	
Radius of Selected Area	1 mi.
Center Latitude	33.520878
Center Longitude	-117.667769
Total Area	3.121 sq.mi.
Land Area	100%
Water Area	0%

Income Breakdown (ACS (American Community Survey)) - Households (%)	
Less than $15,000	165 (5.55%)
$15,000 - $25,000	98 (3.29%)
$25,000 - $50,000	171 (5.75%)
$50,000 - $75,000	411 (13.82%)
Greater than $75,000	2,130 (71.6%)

Age Breakdown (ACS (American Community Survey)) - Persons (%)	
Children 5 years and younger	570 (5%)
Minors 17 years and younger	2,605 (25%)
Adults 18 years and older	7,797 (75%)
Seniors 65 years and older	1,329 (13%)

Race Breakdown (ACS (American Community Survey)) - Persons (%)	
White	5,478 (53%)
African-American	15 (0%)
Hispanic-Origin	5,826 (56%)
Asian	439 (4%)
Hawaiian/Pacific Islander	0 (0%)
American Indian	73 (1%)
Other/Multiracial	2,745 (26%)

Education Level (Persons 25 & older) (ACS (American Community Survey)) - Persons (%)	
Less than 9th Grade	1,252 (17.75%)
9th through 12th Grade	326 (4.62%)
High School Diploma	1,524 (21.61%)
Some College/2-year	850 (12.05%)
B.S./B.A. (Bachelor of Science/Bachelor of Arts) or More	2,499 (35.43%)

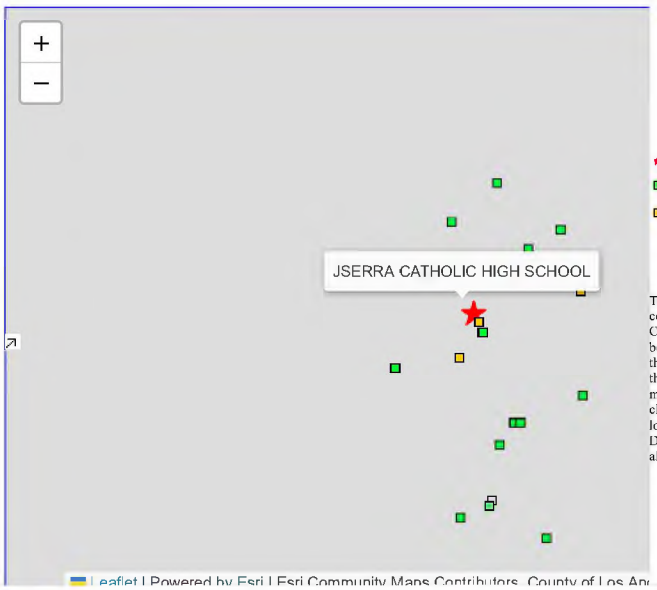
Related Topics: Envirofacts

FRS

FRS Facility Detail Report

JSERRA CATHOLIC HIGH SCHOOL

EPA Registry Id: 110070413272
26351 JUNIPERO SERRA RD
SAN JUAN CAPISTRANO, CA 92675



Legend

- Selected Facility
- EPA Facility of Interest
- State/Tribe Facility of Interest

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Facility Registry Service Links:

- Facility Registry Service (FRS) Overview
- FRS Facility Query
- FRS Organization Query
- EZ Query
- FRS Physical Data Model
- FRS Geospatial Model

Environmental Interests

Information System	System Facility Name	Information System Id/Report Link	Environmental Interest Type	Data Source	Last Updated Date	Supplemental Environmental Interests:
RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM	JSERRA CATHOLIC HIGH SCHOOL	CAL000393148	OTHER HAZARDOUS WASTE ACTIVITIES (Y)	RCRAINFO		

Additional EPA Reports: MyEnvironment Enforcement and Compliance Facility Coordinates Viewer Watershed Report

Standard Industrial Classification Codes (SIC)

No SIC Codes returned.

Facility Codes and Flags

EPA Region:	09
Duns Number:	
Congressional District Number:	49
Legislative District Number:	
HUC Code/Watershed:	18070301 / ALISO-SAN ONOFRE
US Mexico Border Indicator:	NO
Federal Facility:	NO
Tribal Land:	NO

Alternative Names

No Alternative Names returned.

Organizations

Affiliation Type	Name	DUNS Number	Information System	Mailing Address
OPERATOR	CARLOS GARCIA		RCRAINFO	View
OWNER	JSERRA CATHOLIC HIGH SCHOOL		RCRAINFO	

National Industry Classification System Codes (NAICS)

Data Source	NAICS Code	Description	Primary
RCRAINFO	61171	EDUCATIONAL SUPPORT SERVICES	

Facility Mailing Addresses

Affiliation Type	Delivery Point	City Name	State	Postal Code	Information System
OPERATOR	26351 JUNIPERO SERRA RD	SAN JUAN CAPISTRANO	CA	92675	RCRAINFO
REGULATORY CONTACT	26351 JUNIPERO SERRA RD	SAN JUAN CAPISTRANO	CA	92675	RCRAINFO
FACILITY MAILING ADDRESS	26351 JUNIPERO SERRA RD	SAN JUAN CAPISTRANO	CA	92675	RCRAINFO

Contacts

Affiliation Type	Full Name	Office Phone	Information System	Mailing Address
REGULATORY CONTACT	CARLOS GARCIA	949-292-4760	RCRAINFO	View

Query executed on: JUL-09-2025

EARTH SCIENCE LLC

5319 University Drive, Suite 20
Irvine, California 92612
(949) 441-0433

Earth Science LLC

Environmental Questionnaire

Description of Site

Legal Site Address(es): 29943, 30091, and 30291 Camino Capistrano

Assessor Parcel Number(s): 121-050-03, 04, 14, 18, 19, and 29

Current Owner(s): City of San Juan Capistrano

Phone No.: 949-493-1171

Current Occupant(s): Legacy Ranch Partners LLC (29943 Camino Capistrano, APN 121-050-03 only)

Phone No.: 949-354-5600

Questionnaire:

Reason for Phase I ESA: □ Loan/Refinance □ Purchase □ Sale ☒ Other Lease

Question	Owner or Purchaser	Occupant / Tenant	Explain in detail any "Yes" answers. (use extra sheet if necessary)
1a. Is the property used for an industrial use?	Yes (No) Unk	Yes No Unk	
1b. Is any adjoining property used for an industrial use?	Yes (No) Unk	Yes No Unk	
2a. Did you observe evidence or do you have any prior knowledge that the propertyhas been used for an industrial use in the past?	Yes (No) Unk	Yes No Unk	
2b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used for industrial use in the past?	Yes (No) Unk	Yes No Unk	

Question	Owner or Purchaser	Occupant / Tenant	Explain in detail any "Yes" answers. (use extra sheet if necessary)
3a. Is the property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes (No) Unk	Yes No Unk	
3b. Is any adjoining property used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes (No) Unk	Yes No Unk	
4a. Did you observe evidence or do you have any prior knowledge that the property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes (No) Unk	Yes No Unk	
4b. Did you observe evidence or do you have any prior knowledge that any adjoining property has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes (No) Unk	Yes No Unk	
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes No (Unk)	Yes No Unk	

Question	Owner or Purchaser	Occupant / Tenant	Explain in detail any "Yes" answers. (use extra sheet if necessary)
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the property or at the facility?	Yes (No) Unk	Yes No Unk	
6a. Are there currently any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	Yes (No) Unk	Yes No Unk	
6b. Did you observe evidence or do you have any prior knowledge that there have been previously any industrial drums (typically 55 gal (208 L) or sacks of chemicals located on the property or at the facility?	Yes (No) Unk	Yes No Unk	
7a. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that originated from a contaminated site?	Yes (No) Unk	Yes No Unk	
7b. Did you observe evidence or do you have any prior knowledge that fill dirt has been brought onto the property that is of an unknown origin?	Yes No (Unk)	Yes No Unk	
8a. Are there currently any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes (No) Unk	Yes No Unk	
8b. Did you observe evidence or do you have any prior knowledge that there have been previously, any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?	Yes (No) Unk	Yes No Unk	
9a. Is there currently any stained soil on the property?	Yes (No) Unk	Yes No Unk	

Question	Owner or Purchaser	Occupant / Tenant	Explain in detail any "Yes" answers. (use extra sheet if necessary)
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained soil on the property?	Yes (No) Unk	Yes No Unk	
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property?	Yes (No) Unk	Yes No Unk	
10b. Did you observe evidence or do you have any prior knowledge that there have been previously, any registered or unregistered storage tanks (above or underground) located on the property?	Yes (No) Unk	Yes No Unk	
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes (No) Unk	Yes No Unk	
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?	Yes (No) Unk	Yes No Unk	
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes (No) Unk	Yes No Unk	
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills, or staining by substances other than water, or foul odors, associated with any flooring drains, walls, ceilings or exposed grounds on the property?	Yes (No) Unk	Yes No Unk	

Question	Owner or Purchaser	Occupant / Tenant	Explain in detail any "Yes" answers. (use extra sheet if necessary)
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes (No) Unk	Yes No Unk	
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as contaminated by any government environment health agency?	Yes (No) Unk	Yes No Unk	
14. Does the owner or occupant of the property have any knowledge of environmental liens or govern-mental notification relating to past or recurrent violations of environ-mental laws with respect to the property or any facility located on the property?	Yes (No) Unk	Yes No Unk	
15a. Has the owner or occupant of the property been informed of the past existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes (No) Unk	Yes No Unk	
15b. Has the owner or occupant of the property been informed of the current existence of hazardous substances or petroleum products with respect to the property or any facility located on the property?	Yes (No) Unk	Yes No Unk	
15c. Has the owner or occupant of the property been informed of the past existence of environmental violations with respect to the property or any facility located on the property?	Yes (No) Unk	Yes No Unk	

Question	Owner or Purchaser	Occupant / Tenant	Explain in detail any "Yes" answers. (use extra sheet if necessary)
16. Does the owner or occupant of the property have any knowledge of any environmental site assessment of the property or facility that indicated the presence of hazardous substances or petroleum products on, or contamination of, the property or recommended further assessment of the property?	Yes (No) Unk	Yes No Unk	
17. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concern-ing a release or threatened release of any hazardous substance or petroleum products involving the property by any owner or occupant of the property?	Yes (No) Unk	Yes No Unk	
18a. Does the property discharge waste-water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a storm water system?	Yes (No) Unk	Yes No Unk	
18b. Does the property discharge waste water (not including sanitary waste or storm water) onto or adjacent to the property and/or into a sanitary sewer system?	Yes (No) Unk	Yes No Unk	
19. Did you observe evidence or do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property?	Yes (No) Unk	Yes No Unk	
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes (No) Unk	Yes No Unk	

Additional information requested from Report User (check and attach as applicable/available):

□ 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 filed or recorded in a registry.

□ Specialized knowledge or experience of the person seeking to qualify for Landowner Liability Protections (other than the items listed above, relevant to environmental issues).

□ Actual knowledge of the User (other than the items listed above, relevant to environmental issues).

□ 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 (other than the items listed above, relevant to environmental issues).

□ 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.

□ Previous environmental or engineering reports available for the subject property.

This questionnaire was completed by:

Name Laura Stokes

Title Principal Planner

Firm City of San Juan Capistrano

Address 32400 Paseo Adelanto

San Juan Capistrano, CA 92675

Phone Number 949-443-6313

Date June 10, 2025

APPENDIX C: ENVIRONMENTAL RADIUS REPORT

Site Name: Legacy Ranch
Location: Camino Capistrano, San Juan Capistrano, CA 92675
Prepared for: Earth Science LLC
Ref: 25-2105
Center Coordinates: 33.524831861845506,-117.67123460769655
Prepared Date: Thu Jul 03 2025 17:28:11 GMT+0000 (Coordinated Universal Time)

ENVIRONMENTAL RADIUS REPORT

ASTM E1527-21

NETR Online

2055 E. Rio Salado Pkwy, Tempe, AZ 85281 | 480-967-6752

Summary

Federal	< 1/4	1/4 - 1/2	1/2 - 1
Lists of Federal NPL (Superfund) sites	0	0	0
Lists of Federal Delisted NPL sites	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0	0	0
Lists of Federal CERCLA sites with NFRAP	0	0	0
Lists of Federal RCRA TSD facilities	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	0	0	0
Lists of Federal RCRA generators	2	0	0
Federal institutional control/engineering control registries	0	0	0
Federal ERNS list	0	0	0

State	< 1/4	1/4 - 1/2	1/2 - 1
Lists of state and tribal Superfund equivalent sites	0	0	0
Lists of state and tribal hazardous waste facilities	0	0	0
Lists of state and tribal landfills and solid waste disposal facilities	0	0	0
Lists of state and tribal leaking storage tanks	0	3	0
Lists of state and tribal registered storage tanks	0	0	0
State and tribal institutional control/engineering control registries	0	0	0
Lists of state and tribal brownfields sites	0	0	0
Lists of state and tribal voluntary cleanup sites	0	0	0

Other	< 1/4	1/4 - 1/2	1/2 - 1
State and/or tribal lists of sites requiring further investigation / remediation	0	0	0
State list of Significant Environmental Hazards (SEH)	0	0	0
Lists of state and tribal mine sites requiring further investigation and/or remediation	0	0	0
State and/or tribal lists of spills and spill responses	0	0	0
State and/or tribal lists of emergency responses	0	0	0
State and/or tribal lists of dry cleaners	0	0	0
State and/or tribal lists of clandestine laboratory cleanups	0	0	0
State and/or tribal lists of scrap/used tire processing facilities	0	0	0
State and/or tribal lists of underground injection control sites	0	0	0
State and/or tribal listings of permitted drywells	0	0	0
Automobile salvage yards	0	0	0
Livestock Waste Control sites	0	0	0
Controlled Animal Feeding Operations (CAFOs)	0	0	0
State and/or tribal lists of registered aboveground storage tanks (ASTs)	0	0	0
C.A.A. Permitted Facilities	0	0	0
NPDES Permitted Facilities	0	0	0
Onsite Wastewater Treatment sites	0	0	0
State and/or tribal lists of permitted facilities	0	0	0
U.S. EPA Enforcement, Compliance History Online (ECHO)	0	0	0
Resource Conservation and Recovery Act Information (RCRAInfo)	3	9	0
U.S. EPA Underground Storage Tanks (UST)	0	0	0
U.S. EPA Toxic Substances Control Act (TSCA) database	0	0	0
U.S. EPA Toxic Release Inventory System (TRIS)	0	0	0

Lists of Federal NPL (Superfund) sites

The National Priorities List (NPL) is the list of sites of national priority among the known releases or threatened releases of hazardous substances, pollutants, or contaminants throughout the United States and its territories. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation. The NPL is updated periodically, as mandated by CERCLA.
There were no Federal NPL sites found within a one-mile radius of the target property.

Lists of Federal Delisted NPL sites

The EPA may delete a final NPL site if it determines that no further response is required to protect human health or the environment. Under Section 300.425(e) of the NCP (55 FR 8845, March 8, 1990), a site may be deleted when no further response is appropriate if EPA determines that one of the following criteria has been met: 1) EPA, in conjunction with the state, has determined that responsible parties have implemented all appropriate response action required, 2) EPA, in consultation with the state, has determined that all appropriate Superfund-financed responses under CERCLA have been implemented and that no further response by responsible parties is appropriate, 3) A remedial investigation/feasibility study (RI/FS) has shown that the release poses no significant threat to public health or the environment and, therefore, remedial measures are not appropriate.

There were no Federal Delisted NPL sites found within a half-mile radius of the target property.

Lists of Federal sites subject to CERCLA removals and CERCLA orders

CERCLA identifies the classes of parties liable under CERCLA for the cost of responding to releases of hazardous substances. In addition, CERCLA contains provisions specifying when Federal installations must report releases of hazardous substances and the cleanup procedures they must follow. Executive Order No. 12580, Superfund Implementation, delegates response authorities to EPA and the Coast Guard. Generally, the head of the Federal agency has the delegated authority to address releases at the Federal facilities in its jurisdiction.

There were no Federal sites subject to CERCLA removals and/or orders found within a half-mile radius of the target property.

Lists of Federal CERCLA sites with NFRAP

No Further Remedial Action Planned (NFRAP) is a decision made as part of the Superfund remedial site evaluation process to denote that further remedial assessment activities are not required and that the facility/site does not pose a threat to public health or the environment sufficient to qualify for placement on the National Priorities List (NPL) based on currently available information. These facilities/sites may be re-evaluated if EPA receives new information or learns that site conditions have changed. A NFRAP decision does not mean the facility/site is free of contamination and does not preclude the facility/site from being addressed under another federal, state or tribal cleanup program.

There were no Federal CERCLA sites with No Further Remedial Action Planned (NFRAP) decisions found within a half-mile radius of the target property.

Lists of Federal RCRA TSD facilities

The final link in RCRA's cradle-to-grave concept is the treatment, storage, and disposal facility (TSDF) that follows the generator and transporter in the chain of waste management activities. The regulations pertaining to TSDFs are more stringent than those that apply to generators or transporters. They include general facility standards as well as unit-specific design and operating criteria.
There were no Federal RCRA treatment, storage and disposal facilities (TSDFs) found within a half-mile radius of target property.

Lists of Federal RCRA facilities undergoing Corrective Action

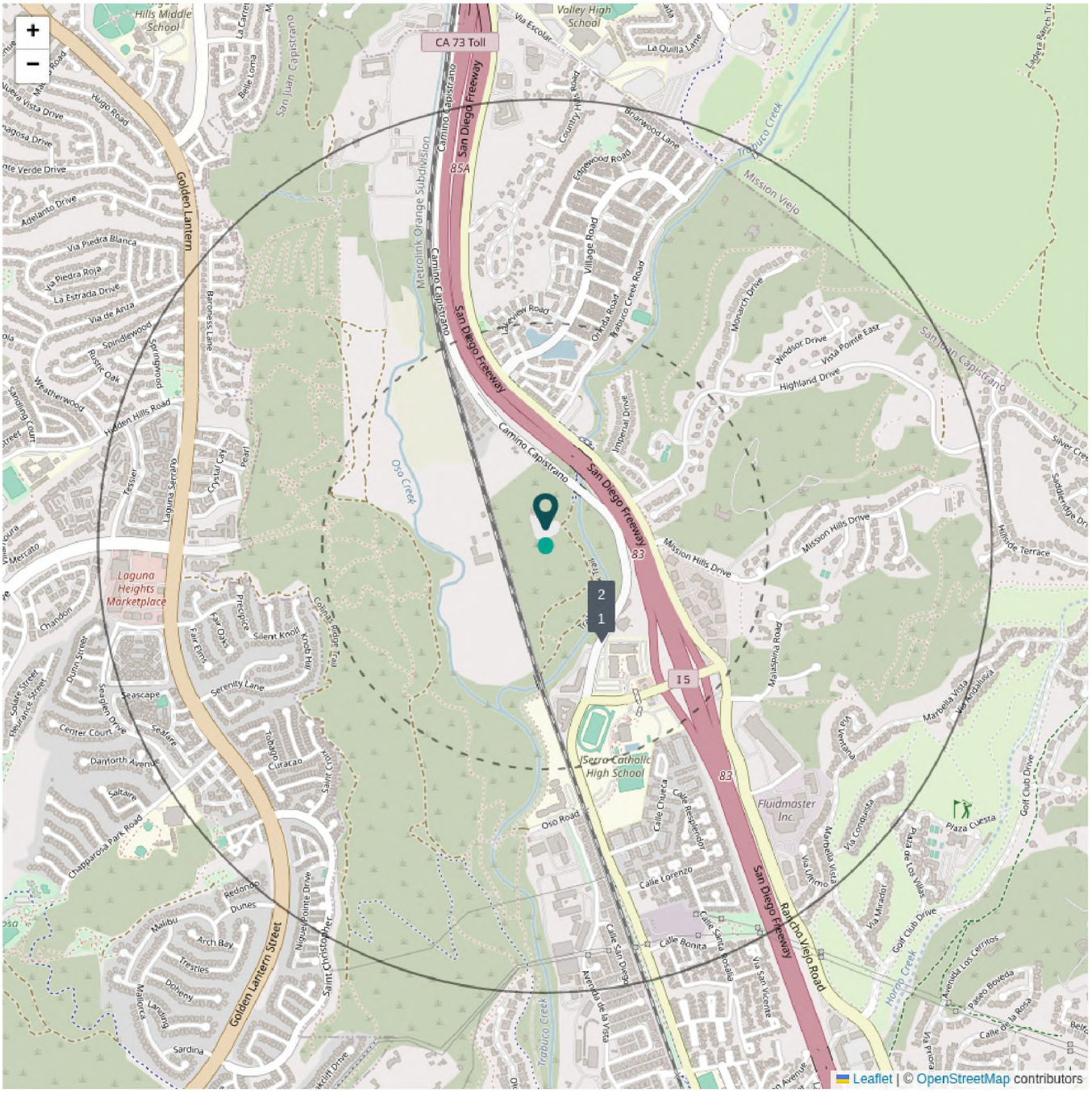
Corrective action is a requirement under the Resource Conservation and Recovery Act (RCRA) that facilities that treat, store or dispose of hazardous wastes investigate and cleanup hazardous releases into soil, ground water, surface water and air. Corrective action is principally implemented through RCRA permits and orders. RCRA permits issued to TSDFs must include provisions for corrective action as well as financial assurance to cover the costs of implementing those cleanup measures. In addition to the EPA, 44 states and territories are authorized to run the Corrective Action program.

There were no Federal RCRA facilities undergoing corrective action(s) found within a one-mile radius of the target property.

Lists of Federal RCRA generators

BIENNIAL REPORTERS

Federal regulations mandate that large quantity generators (LQGs) and treatment, storage, and disposal (TSD) facilities managing hazardous waste must report to the EPA Administrator at least biennially. The information gathered contributes to the National Biennial Resource Conservation and Recovery Act (RCRA) Hazardous Waste Report, which is processed in the RCRA information (RCRAInfo) database.



center: 33.524831861845506,-117.67123460769655

0.5 Miles 1.0 Miles

1

KAISER FOUNDATION HOSPITAL

30400 CAMINO CAPISTRANO

Registry ID: 110070476187
Name: KAISER FOUNDATION HOSPITAL
Address: 30400 CAMINO CAPISTRANO
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: BR:CAL000366491, RCRAINFO:CAL000366491
Interest Type: HAZARDOUS WASTE BIENNIAL REPORTER, LQG
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 02-JAN-19
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.2497
Site Source: last updated from FACILITY REGISTRY SERVICE

2

SAN DIEGO GAS AND ELECTRIC PROPERTY

31050 CAMINO CAPISTRANO

Registry ID: 110070206397
Name: SAN DIEGO GAS AND ELECTRIC
Address: 31050 CAMINO CAPISTRANO
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: BR:CAR000277277, RCRAINFO:CAP000149963, RCRAINFO:CAR000277277
Interest Type: HAZARDOUS WASTE BIENNIAL REPORTER, LQG, UNSPECIFIED UNIVERSE
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 16-MAR-18
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.2497
Site Source: last updated from FACILITY REGISTRY SERVICE

Federal institutional control/engineering control registries

Institutional Controls (IC) are defined as non-engineered and/or legal controls that minimize the potential human exposure to contamination by limiting land or resource use. Whereas, Engineering Controls (EC) consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media.

There were no Federal institutional or engineering controls found at the target property.

Federal ERNS list

The Emergency Response Notification System (ERNS) is a database used to store information on notification of oil discharges and hazardous substances releases. The ERNS program is a cooperative data sharing effort encompassing the National Response Center (NRC), operated by the US Coast Guard, EPA HQ and EPA regional offices. ERNS data is used to analyze release notifications, track EPA responses and compliance to environmental laws, support emergency planning efforts, and assist decision-makers in developing spill prevention programs.

There were no Federally recorded releases of oil and/or hazardous substances at the target property.

Lists of state and tribal Superfund equivalent sites

In order to maintain close coordination with the states and tribes in the NPL listing decision process, the EPA's policy is to determine the position of states and tribes on sites that EPA is considering for listing. Consistent with this policy, since 1996, it has been the EPA's general practice to seek the state or tribe's position on sites under consideration for NPL listing by submitting a written requiest to the governor/state environmental agency or tribe. Various states may have their own program for identifying, investigating and cleaning up sites where consequential amounts of hazardous waste may have been disposed that work in conjunction with the EPA's Superfund remedial program.

There were no State and/or tribal Superfund equivalent sites found within a one-mile radius of target property.

Lists of state and tribal hazardous waste facilities

EPA established basic hazardous waste management standards for businesses who produce hazardous waste and categorized three businesses based on the volume of hazardous waste produced in a calendar month. On the federal level, there are three generator categories: large quantity generator, small quantity generator, and conditionally exempt small quantity generator. Some states are authorized to establish generator categories that are different from those that federal EPA set up. State regulatory requirements for generators of hazardous waste may be more stringent than the federal program.

There were no State and/or tribal hazardous waste facilities found within a half-mile radius of the target property.

Lists of state and tribal landfills and solid waste disposal facilities

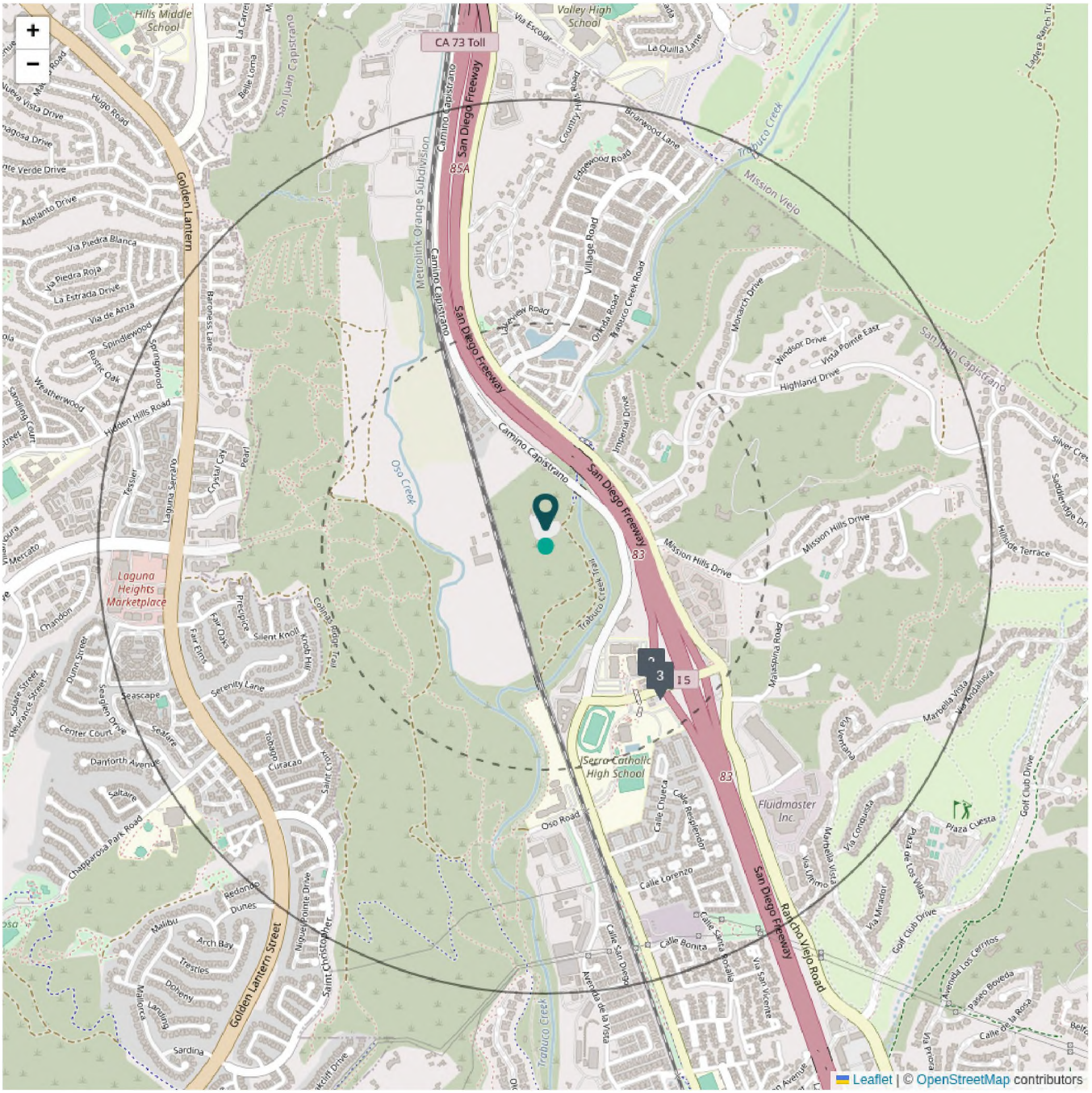
Title 40 of the CFR parts 239 through 259 contain the regulations for non-hazardous solid waste programs set up by the states. EPA has requirements for state solid waste permit programs, guidelines for the processing of solid waste, guidelines for storage and collection of commercial, residential and institutional solid waste, and the criteria for municipal solid waste landfills. State solid waste programs may be more stringent than the federal code requires.

There were no State and/or tribal landfills or solid waste disposal facilities found within a half-mile radius of the target property.

Lists of state and tribal leaking storage tanks

SWRCB - LEAKING UNDERGROUND STORAGE TANK (LUST) SITES

In the event of a UST leak, the owner and operator (Responsible Party) must notify the local regulatory agency. The lead regulatory agency may require an assessment of soil and/or groundwater. The cleanup and assessment process is regulated by the Porter Cologne Water Quality Control Act (Water Code) and Chapter 16 (Article 11) of the Underground Storage Tank Regulations. This data was retrieved from the State Water Resources Control Board (SWRCB) GeoTracker database, where all records within a half-mile of the target property were searched.



center: 33.524831861845506,-117.67123460769655

0.5 Miles — 1.0 Miles

1

EXXON

26572

Global ID: T0605902452
Business Name: EXXON
Street Number: 26572
City: SAN JUAN CAPISTRANO
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 1994-01-06 00:00:00
CUF Case: NO
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
RB Case Number: 9UT2029
LOC Case Number: 91UT087
Contaminants of Concern: Diesel
Quantity Released: 0
Media of Concern: Soil
Site History:
Leak Reported Date: 1991-08-26 00:00:00
Discovery:
Discharge Source:
No Further Action Date: 1994-01-06 00:00:00
Watershed Name: San Juan - Mission Viejo - Middle Trabuco (901.23)
EnviroScreen Score: 66-70%
Military DOD Site: No
Distance From Center (Miles): 0.4269
Site Source: last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

2

SHELL

26571

Global ID: T0605902366
Business Name: SHELL
Street Number: 26571
City: SAN JUAN CAPISTRANO
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2004-07-09 00:00:00
CUF Case: YES
Lead Agency: ORANGE COUNTY LOP
Local Agency: ORANGE COUNTY LOP
RB Case Number: 9UT1169
LOC Case Number: 88UT093
Contaminants of Concern: Gasoline
Quantity Released: 0
Media of Concern: Other Groundwater (uses other than drinking water)
Site History:
Leak Reported Date: 1988-05-02 00:00:00
Discovery:
Discharge Source:
No Further Action Date: 2004-07-09 00:00:00
Watershed Name: San Juan - Mission Viejo - Middle Trabuco (901.23)
EnviroScreen Score: 66-70%
Military DOD Site: No
Distance From Center (Miles): 0.3921
Site Source: last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

3

ULTRAMAR /SAN JUAN SERVICE

26572

Global ID: T0605902555
Business Name: ULTRAMAR /SAN JUAN SERVICE
Street Number: 26572
City: SAN JUAN CAPISTRANO
Case Type: LUST Cleanup Site
Status: Completed - Case Closed
Status Date: 2019-11-12 00:00:00
CUF Case: YES
Lead Agency: SAN DIEGO RWQCB (REGION 9)
Local Agency:
RB Case Number: 9UT3636
LOC Case Number:
Contaminants of Concern: MTBE / TBA / Other Fuel Oxygenates, Gasoline
Quantity Released: 0
Media of Concern: Aquifer used for drinking water supply, Soil
Site History: Please refer to recent Site Documents or Monitoring Reports in GeoTracker for site history. Orange County is not responsible for the accuracy of any professional interpretations provided in reports submitted by consultants for the responsible party.
Leak Reported Date: 1998-05-04 00:00:00
Discovery:
Discharge Source:
No Further Action Date: 2019-11-12 00:00:00
Watershed Name: San Juan - Mission Viejo - Middle Trabuco (901.23)
EnviroScreen Score: 66-70%
Military DOD Site: No
Distance From Center (Miles): 0.4268
Site Source: last updated 06-22-2023 from CA-SWRCB-GEOTRACKER

Lists of state and tribal registered storage tanks

The U.S. Environmental Protection Agency (EPA) established underground storage tank (UST) regulations in 1988 and updated them in 2015. While EPA directly implements these regulations in Indian Country and non-approved states, most states operate their own UST programs under State Program Approval (SPA). Authorized state programs function in lieu of the federal program and must meet or exceed EPA's regulatory standards. Given their proximity to local conditions, state agencies are best positioned to oversee UST compliance, enforcement, and priority-setting. The governing law for USTs is found in **U.S. Code, Title 42, Chapter 82, Subchapter IX**. **There were no State and/or tribal registered storage tanks found at subject and adjoining properties.**

State and tribal institutional control/engineering control registries

Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Engineering controls consist of engineering measures (e.g, caps, treatment systems, etc.) designed to minimize the potential for human exposure to contamination by either limiting direct contact with contaminated areas or controlling migration of contaminants through environmental media. It is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable.

There were no State and/or tribal institutional and/or engineering controls found filed against the target property.

Lists of state and tribal brownfields sites

Since its inception in 1995, EPA's Brownfields and Land Revitalization Program has grown into a proven, results-oriented program that has changed the way communities address and manage contaminated property. The program is designed to empower states, tribes, communities, and other stakeholders to work together to prevent, assess, safely clean up, and sustainably reuse brownfields. Beginning in the mid-1990s, EPA provided small amounts of seed money to local governments that launched hundreds of two-year Brownfields pilot projects and developed guidance and tools to help states, communities and other stakeholders in the cleanup and redevelopment of brownfields sites.

There were no State and/or tribal brownfields sites found within a half-mile radius of the target property.

Lists of state and tribal voluntary cleanup sites

State cleanup programs play a significant role in assessing and cleaning up contaminated sites. State cleanup programs typically are programs authorized by state statutes to address brownfields and other lower-risk sites that are not of federal interest. The EPA has historically supported the use of state cleanup programs and continues to provide grant funding to establish and enhance the programs This approach was codified in 2002 as Section 182 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA).

There were no State and/or tribal voluntary cleanup sites found within a half-mile radius of the target property.

State and/or tribal lists of sites requiring further investigation / remediation

No records found

State list of Significant Environmental Hazards (SEH)

No records found

Lists of state and tribal mine sites requiring further investigation and/or remediation

No records found

State and/or tribal lists of spills and spill responses

No records found

State and/or tribal lists of emergency responses

No records found

State and/or tribal lists of dry cleaners

No records found

State and/or tribal lists of clandestine laboratory cleanups

No records found

State and/or tribal lists of scrap/used tire processing facilities

No records found

State and/or tribal lists of underground injection control sites

No records found

State and/or tribal listings of permitted drywells

No state and/or tribal permitted drywells were found within a half-mile radius of the target property.

Automobile salvage yards

No records found

Livestock Waste Control sites

No records found

Controlled Animal Feeding Operations (CAFOs)

No records found

State and/or tribal lists of registered aboveground storage tanks (ASTs)

No records found

C.A.A. Permitted Facilities

No records found

NPDES Permitted Facilities

No records found

Onsite Wastewater Treatment sites

No records found

State and/or tribal lists of permitted facilities

No State and/or tribal permitted facilities found within a half-mile of the target property.

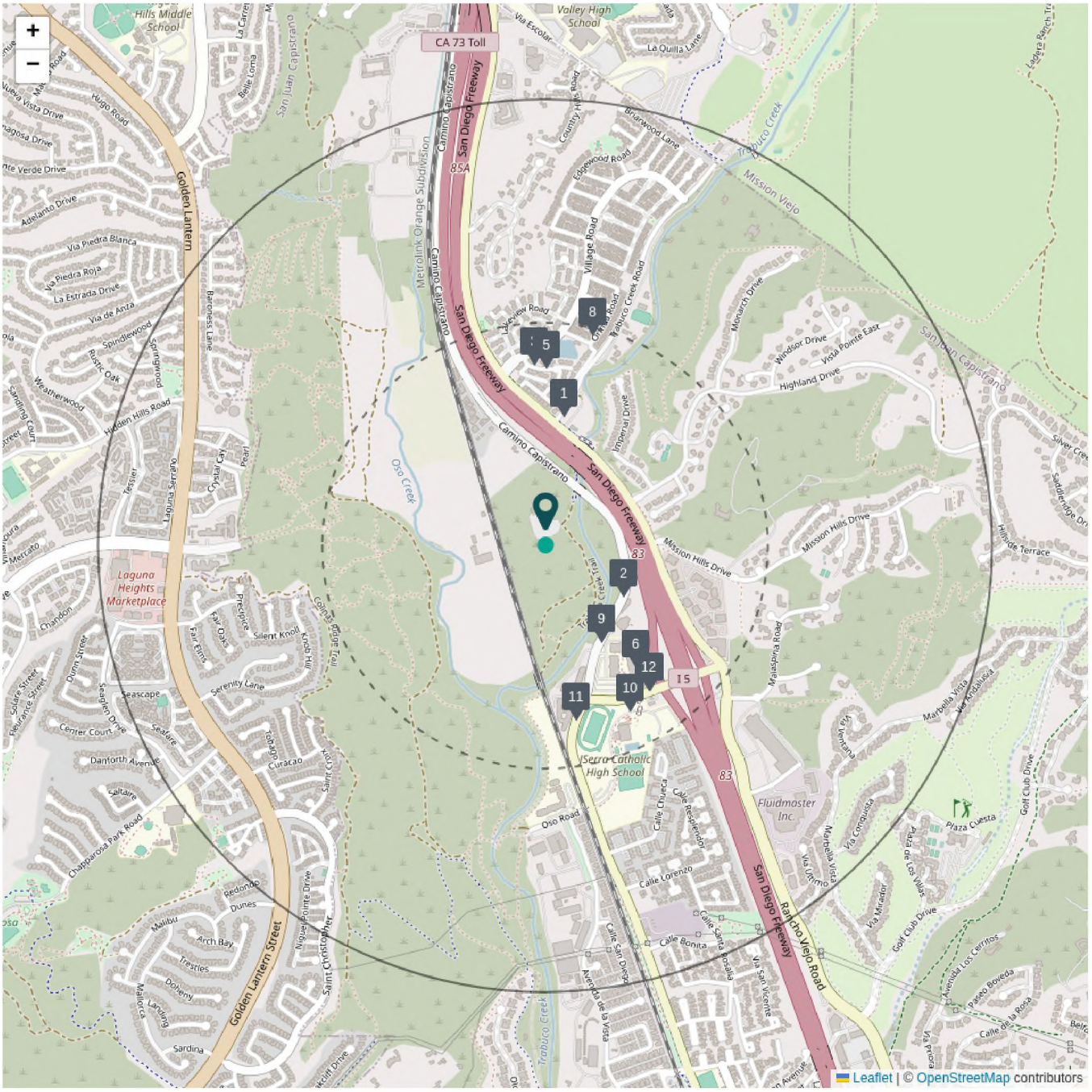
U.S. EPA Enforcement, Compliance History Online (ECHO)

No records found

Resource Conservation and Recovery Act Information (RCRAInfo)

RESOURCE CONSERVATION AND RECOVERY ACT INFORMATION SYSTEM

RCRAInfo is the Environmental Protection Agency's (EPA) comprehensive information system that supports the Resource Conservation and Recovery Act (RCRA) of 1976, as well as the Hazardous and Solid Waste Amendments (HSWA) of 1984. It facilitates monitoring events and activities related to facilities that generate, transport, treat, store, or dispose of hazardous waste.
Furthermore, it is important to note that RCRAInfo includes all hazardous waste handlers, treatment, Storage, and Disposal Facilities (TSDFs), generators, and facilities currently undergoing RCRA corrective action. Users may encounter duplicate records pertaining to the TSDFs, generators, and/or sections concerning RCRA corrective action. This source has been searched for all records located within a half-mile radius of the target property.



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0.5 Miles 1.0 Miles

1

ARROYO TRABUCO GOLF CLUB

29222 TRABUCO CREEK RD

Registry ID: 110070478467
Name: ARROYO TRABUCO GOLF CLUB
Address: 29222 TRABUCO CREEK RD
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: RCRAINFO:CAL000357149
Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 02-JAN-19
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.2895
Site Source: last updated from FACILITY REGISTRY SERVICE

2

CAMINO HEALTH CENTER

30300 CAMINO CAPISTRANO

Registry ID: 110070455807
Name: CAMINO HEALTH CENTER
Address: 30300 CAMINO CAPISTRANO
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: RCRAINFO:CAL000289412
Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 02-JAN-19
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.2085
Site Source: last updated from FACILITY REGISTRY SERVICE

3

DIEGO MENDOCA

26291 MARINA RD.

Registry ID: 110070585278
Name: DIEGO MENDOCA
Address: 26291 MARINA RD.
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: RCRAINFO:CAC003021625
Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 20-AUG-19
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.4033
Site Source: last updated from FACILITY REGISTRY SERVICE

4

EQUILON ENTERPRISES

26571 JUNIPERO SERRA

Registry ID: 110018973903
Name: EQUILON ENTERPRISES
Address: 26571 JUNIPERO SERRA
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: BR:CAD981458508, HWTS-DATAMART:CAD981458508, RCRAINFO:CAD981458508
Interest Type: HAZARDOUS WASTE BIENNIAL REPORTER, STATE MASTER, UNSPECIFIED UNIVERSE
Point of Reference Description: CENTER OF A FACILITY OR STATION
Date Created: 18-NOV-04
Date Updated: 26-JAN-12
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.4007
Site Source: last updated from FACILITY REGISTRY SERVICE

5

JANET SCHMIDLING

26311 MASRINA ROAD

Registry ID: 110070466547
Name: JANET SCHMIDLING
Address: 26311 MASRINA ROAD
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: RCRAINFO:CAC002977507
Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 02-JAN-19
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.3959
Site Source: last updated from FACILITY REGISTRY SERVICE

6

JSERRA CATHOLIC HIGH SCHOOL

26351 JUNIPERO SERRA RD

Registry ID: 110070413272
Name: JSERRA CATHOLIC HIGH SCHOOL
Address: 26351 JUNIPERO SERRA RD
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: RCRAINFO:CAL000393148
Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 31-DEC-18
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.3383
Site Source: last updated from FACILITY REGISTRY SERVICE

7

KAISER FOUNDATION HOSPITAL

30400 CAMINO CAPISTRANO

Registry ID: 110070476187
Name: KAISER FOUNDATION HOSPITAL
Address: 30400 CAMINO CAPISTRANO
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: BR:CAL000366491, RCRAINFO:CAL000366491
Interest Type: HAZARDOUS WASTE BIENNIAL REPORTER, LQG
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 02-JAN-19
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.2497
Site Source: last updated from FACILITY REGISTRY SERVICE

8

KENAN PERRY

26411 SHADYBROOK ROAD

Registry ID: 110070588460
Name: KENAN PERRY
Address: 26411 SHADYBROOK ROAD
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: RCRAINFO:CAC003025314
Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 20-AUG-19
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.4811
Site Source: last updated from FACILITY REGISTRY SERVICE

9

SAN DIEGO GAS AND ELECTRIC PROPERTY

31050 CAMINO CAPISTRANO

Registry ID: 110070206397
Name: SAN DIEGO GAS AND ELECTRIC
Address: 31050 CAMINO CAPISTRANO
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: BR:CAR000277277, RCRAINFO:CAP000149963, RCRAINFO:CAR000277277
Interest Type: HAZARDOUS WASTE BIENNIAL REPORTER, LQG, UNSPECIFIED UNIVERSE
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 16-MAR-18
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.2497
Site Source: last updated from FACILITY REGISTRY SERVICE

10

SAN JUAN SERVICE INC

26572 JUNIPERO SERRA RD

Registry ID: 110065504369
Name: SAN JUAN SERVICE INC
Address: 26572 JUNIPERO SERRA RD
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: CA-ENVIROVIEW:276095, RCRAINFO:CAC003018652
Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES, STATE MASTER
Point of Reference Description: CENTER OF A FACILITY OR STATION
Date Created: 13-OCT-15
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.4167
Site Source: last updated from FACILITY REGISTRY SERVICE

11

SILVERADO SAN JUAN CAPISTRANO

30311 CAMINO CAPISTRANO

Registry ID: 110070421431
Name: SILVERADO SAN JUAN CAPISTRANO
Address: 30311 CAMINO CAPISTRANO
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: RCRAINFO:CAL000409498
Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 31-DEC-18
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.399
Site Source: last updated from FACILITY REGISTRY SERVICE

12

STEWART FAMILY INC DBA SAN JUAN SHELL SE

26571 JUNIPERO SERRA RD

Registry ID: 110070444565
Name: STEWART FAMILY INC DBA SAN JUAN SHELL SE
Address: 26571 JUNIPERO SERRA RD
City: SAN JUAN CAPISTRANO
Site Type: STATIONARY
Program Acronyms: RCRAINFO:CAL000062076
Interest Type: OTHER HAZARDOUS WASTE ACTIVITIES
Point of Reference Description: ENTRANCE POINT OF A FACILITY OR STATION
Date Created: 02-JAN-19
Date Updated:
FRS Facility Detail Report URL: Link
Distance From Center (Miles): 0.3986
Site Source: last updated from FACILITY REGISTRY SERVICE

U.S. EPA Underground Storage Tanks (UST)

No records found

U.S. EPA Toxic Substances Control Act (TSCA) database

No records found

U.S. EPA Toxic Release Inventory System (TRIS)

No records found

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APPENDIX D: STAFF QUALIFICATIONS

EARTH SCIENCE LLC

ZOEY M. SPRACKLEN
ENVIRONMENTAL PROFESSIONAL

PROFESSIONAL QUALIFICATIONS

Ms. Spracklen is a United States Environmental Protection Agency (USEPA) All Appropriate Inquiries (AAI) Qualified Environmental Professional (EP) and has 19 years of experience in the environmental consulting and engineering industries, including performing and managing Phase I and II environmental site assessments (ESAs) for several national environmental firms and prestigious national clients. Ms. Spracklen has also performed and managed numerous projects involving site mitigation and remediation services; industrial hygiene consulting services, including asbestos-containing material (ACM), lead-based paint (LBP), radon, and mold surveys; geotechnical investigations; facility/property condition assessments (FCAs/PCAs); and the preparation of land surveys and zoning reports.

PROFESSIONAL EXPERIENCE

Environmental and Engineering Field Work
Project Staff for various field activities including Phase I and II ESAs, geotechnical investigations, percolation tests, hand auger sampling, and site reconnaissance. Operational duties included managing and tracking accounts receivables and payables, insurance brokering, quality control/quality assurance, project management, maintaining vendor relationships, and overseeing report preparation.

Environmental and Engineering Program/Project Management
Managed a wide range of project types across the USA, Mexico, and Canada, including project scopes involving environmental assessment and remediation, industrial hygiene, storm water, land surveying, geotechnical engineering, zoning and title reports, and building sciences for various private and public sector clients.

Orange County Great Park, Irvine, California
Program Manager for large-scale soil remediation, demolition, and grading activities performed as part of the redevelopment of the former Marine Corps Air Station El Toro. Coordinated and scheduled subcontractors required to perform all phases of the remedial soil excavation. Obtained required shoring and grading permits. Managed the project to assure proper health and safety procedures were followed, adequate daily field notes were taken, encountered change orders were filed in a timely manner, subcontractors were following the remedial design plans, conducted Storm Water Pollution Prevention Program (SWPPP) and task schedule timelines were met to assure that the project was completed on time.

USEPA Brownfields Redevelopment Project, Rialto, California
Program Manager for large-scale soil remediation, demolition, and grading activities performed as part of the redevelopment of a former metal works and industrial plant in the City of Rialto, California. The remediation of the site was funded using USEPA Brownfield Grant Funds and was administered by the City of Rialto. Managed multiple subcontractors, coordinated vendor setup and payments, and provided support to the construction manager and field staff.

Condo Complex, Santa Ana, California
Project Manager for lead-based paint (LBP) testing, monitoring, and reporting activities associated with a painting and renovation project at a condominium complex in Southern California.

ZOEY M. SPRACKLEN
ENVIRONMENTAL PROFESSIONAL

Nationwide Due Diligence Services
Managed various environmental due diligence portfolios for several large retail and banking clients, regional and national developers, and real estate investment firms. Services included providing Phase I and II site assessments, remediation, geotechnical investigations, land surveys, asbestos and lead-based paint surveys, and regulatory compliance activities.

Real Estate Acquisition Program, Mexico
Managed an environmental and building science pre-acquisition due diligence program for a major real estate trust. The project involved the assessment of over 75 sites located across northern Mexico. In addition to the assessment and reporting activities, the project required specialized site access coordination, including private security escorts for the project field staff working in dangerous locations along the United States and Mexico border areas. The project was successfully completed on an expedited timeline in order to meet the client's due diligence schedule.

Curtis School, Los Angeles, California
Program Manager for multiple geotechnical investigations and reporting activities for the expansion of an existing private school in southern California. Coordinated field staff, drilling subcontractors, and preparation of the geotechnical report, including the figures, boring logs, and cross-sections.

Los Angeles Department of Recreation and Parks, Los Angeles, California
Program Manager for environmental site assessment, remediation, and compliance projects for the Los Angeles Department of Recreation and Parks under a Master Services Contract to provide support for real estate acquisitions as part of the department's 50 Parks Initiative. Specific projects included various types of impacted sites undergoing assessment and remediation for reuse as a city park, including gas stations, plating facilities, dry cleaners, and a former government building.

Port of Los Angeles, Ports O' Call Village, Los Angeles, California
Program Manager for an environmental site assessment of the Ports O' Call Village at the Port of Los Angeles. The project included extensive historical research, including interviews and reviews of historic aerial photographs from the Port's onsite library. The site included a 35-acre area which had a history of various industrial uses spanning a period of over 100 years. Assisted with the preparation and the submittal of the draft and final reports.

Castrol Industrial North America, Los Angeles, California
Project Manager for the preparation of a Phase II Environmental Site Assessment, site specific Health and Safety Plan, and soil management plan for the former United States Castrol Industrial North America headquarters. The site work was performed on behalf of a developer planning to redevelop the site with three large refrigerated warehouse buildings and office spaces. The project included extensive negotiations with the Department of Toxic Substances Control, as well as coordination with other responsible parties and their environmental consultants. Successfully obtained site closure by completing a human health based risk assessment.

BKK Landfill, West Covina, California
Performed research and subsequent data collection of client's waste manifests in order to support their argument and claim in court. The project included reviewing all of the client's waste manifests spanning from several decades and categorizing the waste in type of waste, container and weight.

ZOEY M. SPRACKLEN
ENVIRONMENTAL PROFESSIONAL

Lake San Marcos, San Marcos, California
Performed research and subsequent data collection on local dairy farms that could have potentially contaminated Lake San Marcos with dairy waste. The litigation support tasks included reviewing San Diego County Water Board records, county inspection records, historic topographic maps and client provided data. The data collected supported the client claim that the nearby dairy farms contaminated the lake with dairy waste.

Produce Farm, Bakersfield, California
Performed research and subsequent data collection on behalf of a large oil producing company that was defending a claim that their brine water waste injection wells were contaminating a local produce farm. The litigation support tasks included reviewing available Kern County Water Quality Reports, information retrieved from the Division of Oil, Gas, and Geothermal Resources website, as well as client provided information.

Health and Safety Plans
Prepared site specific Health and Safety Plans for numerous sites undergoing Phase II Environmental Site Assessments as well as remediation. Several plans were reviewed and approved by various government agencies.

Superfund Site, Phase I Environmental Site Assessment, Arizona
Performed an environmental site assessment on a portion of land located within a Superfund Site in Maricopa County, Arizona. The portion of land will be developed as a landscape research project which engages local students from several universities to study dessert tolerant plants and trees.

REGISTRATIONS, CERTIFICATIONS, AND SPECIALIZED TRAINING

USEPA All Appropriate Inquiries (AAI) Qualified Environmental Professional (EP)

EDUCATION

Environmental Coursework, University of California, Irvine Extension
BA, Psychology, Webster University, St. Louis, Missouri

APPENDIX C

FIRE BEHAVIOR ANALYSIS REPORT

Fire Behavior Report

Legacy Ranch, San Juan Capistrano

San Juan Capistrano, California



Prepared for:

Orange County Fire Authority

and

Almquist Development
31801 Paseo Adelanto
San Juan Capistrano, CA 92675

Prepared by:

firesafe PLANNING, INC.

11/11/24

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Purpose and Scope of Report

Firesafe Planning Inc (Firesafe) performed an assessment of the wildland fire related risks within and adjacent to the Legacy Ranch Project Site in order to establish the appropriate criteria to determine the locations and size of fuel modification zones, defensible space implementation, and protection measures which would be necessary to provide a level of protection which is equal to or greater than the prescriptive requirements of the wildland interface codes, ordinances, standards, and guideline which govern the development of this site. This report provides assessment results and objective defensible space criteria for the project site that are equal to or greater than the risk encountered in a worst-case scenario. The study takes into consideration existing/future vegetative interface fuels, topography, and weather conditions during a fire. The report provides results of computer calculations (fire behavior modeling) that measure the fire intensity and flame lengths from worst-case scenario wildfires in both the extreme (Santa Ana wind) and the predominant (Onshore wind) wind conditions. The results of fire behavior calculations have been incorporated into the design criteria for the fuel modification zones.

General Geographic Description

The Legacy Ranch development (Project Site) is located south of I5/SR73 interchange, west of I-5, east of Golden Lantern, and north of Junipero Serra Rd. within the City of San Juan Capistrano, California as shown below in Figure 1.

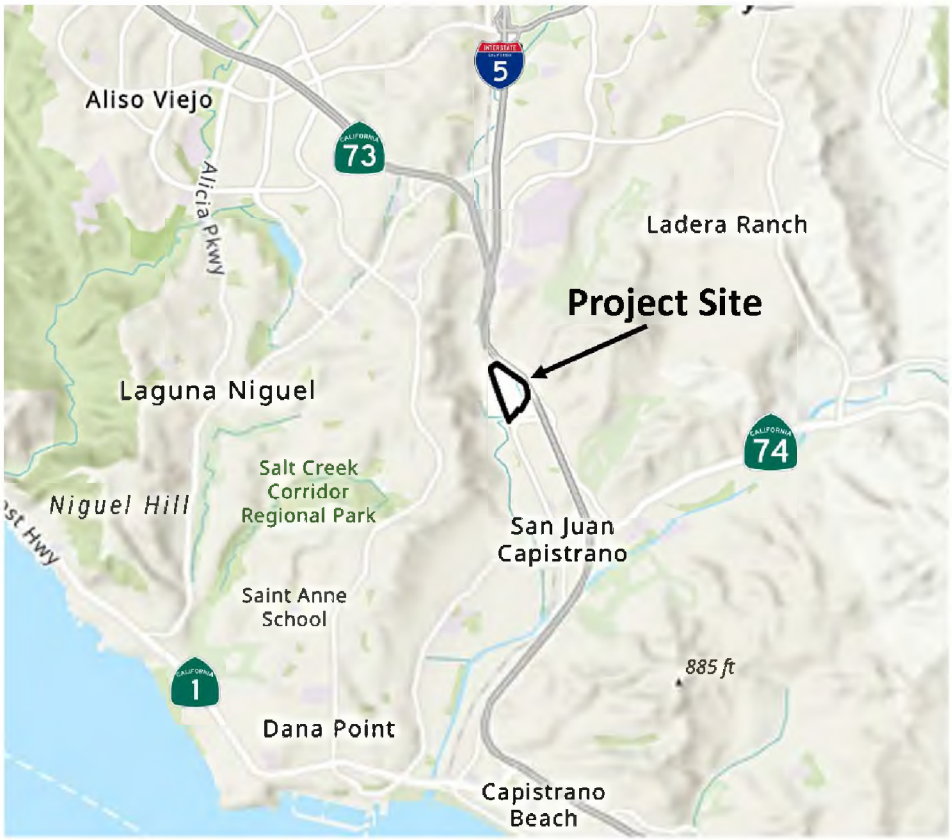


Figure 1 – Location Map



Figure 2 – Project Site Layout

Project Description

The proposed Legacy Ranch's project site is situated on a 65.5-acre property often referred to as the "Northwest Open Space". The project calls for four "core" spaces including: a hospitality sector (likely to include pop-up restaurants), an agricultural space; a recreational hub; and a full equestrian facility.

Legacy Ranch is an innovative development project designed to enhance the recreational and agricultural offerings of San Juan Capistrano while promoting community engagement and sustainability. The project encompasses five core land use elements: Equestrian Core, Rancho Hospitality Core, Agriculture Core, Entertainment Pavilion Core, and Recreational Core.

Core Land Use Elements

1. Equestrian Core:

This area serves as a hub for equestrian activities, featuring:

- Two 32-stall horse barns and an Otramas Barn to accommodate horses and equestrian events.
- An Otramas covered riding area, vet barn, and riding pen (50 ft diameter) for training and events.
- Extensive riding/roping areas, sorting pen, and a versatile arena designed for competitions.
- Additional facilities include two covered wash stations, trailer parking for 46 vehicles, and a hay equipment storage building.

2. Rancho Hospitality Core:

Designed for events and gatherings, this core includes:

- The Swanner House & Gardens, offering a scenic backdrop for events.
- A 6,000 sq ft catering building, alongside a maintenance/catering prep area and multiple event spaces, including a 3,300 sq ft tent and three event barns (4,500 sq ft each).
- The Ranch House, a multifunctional resort hub, alongside a cabin village and a resort pool and spa.

3. Agriculture Core:

This area promotes sustainable agriculture with:

- An orchard, row crops, and a 3,000 sq ft agricultural barn.
- A dedicated maintenance area and windrow for managing farm operations.

4. Entertainment Pavilion Core:

A vibrant space for leisure and enjoyment featuring:

- A nature playground and a small gauge railroad, ideal for families and children.
- Retail pop-ups and a wellness resort (2,400 sq ft), enhancing the visitor experience.
- A distillery/restaurant building (10,000 sq ft) and a food and beverage building, providing culinary delights.

5. Recreational Core:

Fostering active lifestyles, this core includes:

- An extensive trail system for hiking and biking, a covered patio at the dog park, and a great meadow for relaxation.
- Essential amenities like food service facilities and restroom access, alongside ample parking options.

CalFire Fire Hazard Severity Zones

The Project Site is not located within a current CalFire Local Responsibility Area (LRA) Very High Fire Hazard Severity Zone, as shown in Figure 3. SRA (State Responsibility Area) exists to the west, south, and east of the Project Site but is not immediately adjacent. These fire hazard severity zones are geographical areas designated pursuant to California Public Resources Code Sections 4201 through 4204 and classified as Local Agency Very High Fire Hazard Severity Zones designated pursuant to the California Government Code Sections 51175 through 51189. The SRA areas have recently been updated. and the state (California) is in the process of approving and

distributing the updated zone classification for the SRA areas. None of the SRA areas shown in Figure 3 will be changed in this process. In 2024, the state (state fire marshal's office) will begin the process of updating the LRA areas (light red in figure below) within the entire state. Based on changes to the SRA, additional areas will likely be added to many LRA areas. The status of the Project Site may change.

All areas within Very High Fire Hazard Severity Zones in LRA (Local Responsibility Area) areas and any hazard zone within SRA are required by state code to comply with the Chapter 7A of the California Building Code, Chapter 49 of the California Fire Code, and Section R337 of the California Residential Code as adopted and amended by the local agency (OCFA) for this Project Site. These areas will also be under the requirements of the California Minimum Fire Safe Regulations as currently amended. In the next Fire Code cycle (2027) LRA are which are rated "High" will also be required to meet the same standard as the current "Very High". Provisions in the code allow for areas rated as "Moderate" to be required to conform as well if the local agency having jurisdiction finds that the area requires this level of protection in order to be safe from wildfires.

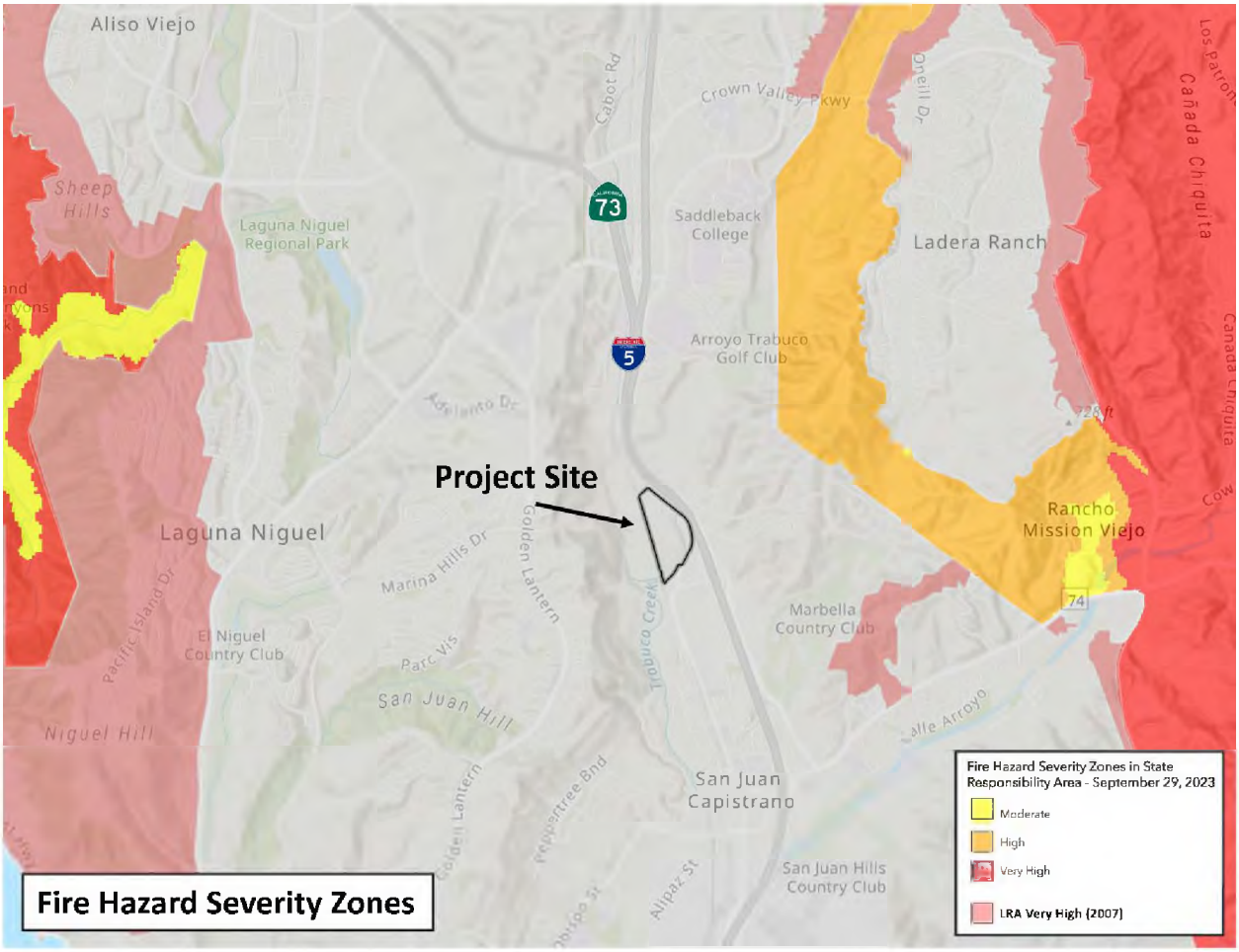


Figure 3 - Existing Fire Hazard Severity Zones (2007/2008)

Fire Risk Assessment

Fire risk assessment is based on several factors. These include the fire history of the development area and the surrounding areas; the vegetation (wildland fuels) that surrounds the project site, the weather history for the general area and the specific site, the topography of the Project Site (elevation, slope, and aspect), and the placement of structures relative to the factors listed above.

The fire behavior analysis for this Project Site was completed to develop a performance-based fire protection system criteria from the modeling results (based on a worst-case scenario) for the Legacy Ranch project site. Using the worst-case scenario fire conditions, it is expected that any future fires will be equal to or less extreme than those modeled here and would produce fire behavior spread/intensity at was within the risks analyzed and therefore provide the appropriate level of protection.

Firesafe completed the fire hazard assessment and expected wildland fire behaviors in order to provide criteria that will provide the necessary built-in protection in the event of a wildland fire. Any revision to the existing, approved fuel modification plans or fire-resistive construction features will need to be reviewed by the Orange County Fire Authority and approved prior to any changes within the wildland interface of the project site.

Fire History

A review of the CalFire database (FRAP), which maintains a statewide spatial database of fire perimeters from BLM, NPS, and USFS fires, 10 acres and greater in size, and CAL FIRE fires, 300 acres and greater in size, since 1980, is shown in the graphic on the next page (Figure 4). Collection criteria for CAL FIRE fires changed in 2002 to include timber fires greater than 10 acres, brush fires greater than 50 acres, grass fires greater than 300 acres, fires destroying three or more structures, and fires causing $300,000 or more damage. In 2008, the collection criteria for CAL FIRE fires eliminated the monetary criterion and redefined the definition of structures.

The Project Site is outlined in yellow in the figures on the next pages (Figures 4 and Figure 5). The fire perimeters are shown in red with a shading effect that allows the overlap between fire perimeters to be seen. The overlap areas are more highly shaded so that it is possible to see the areas with more fire activity and the extent of each of the perimeters without having to provide separate graphics for each.

As shown in the graphics, there have been no large fires on the Project Site and only one within one mile of the center of the project site in the time since records have been kept. The area to the east of the Project Site qualifies as “Historic Fire Corridors”. The probability of a fire in the upwind (NE of project site) is much higher than any of the other directions. This is also the direction that Santa Ana winds are likely to come from during a wind event in this area. Fires in this area tend to be smaller (under 200 acres) than those to the east (1,000’s of acres). Fires in this area are likely to be reported earlier and with all of the developed areas (roads, fire hydrants, breaks in the wildland fuels), fires are less likely to become major large-scale events.

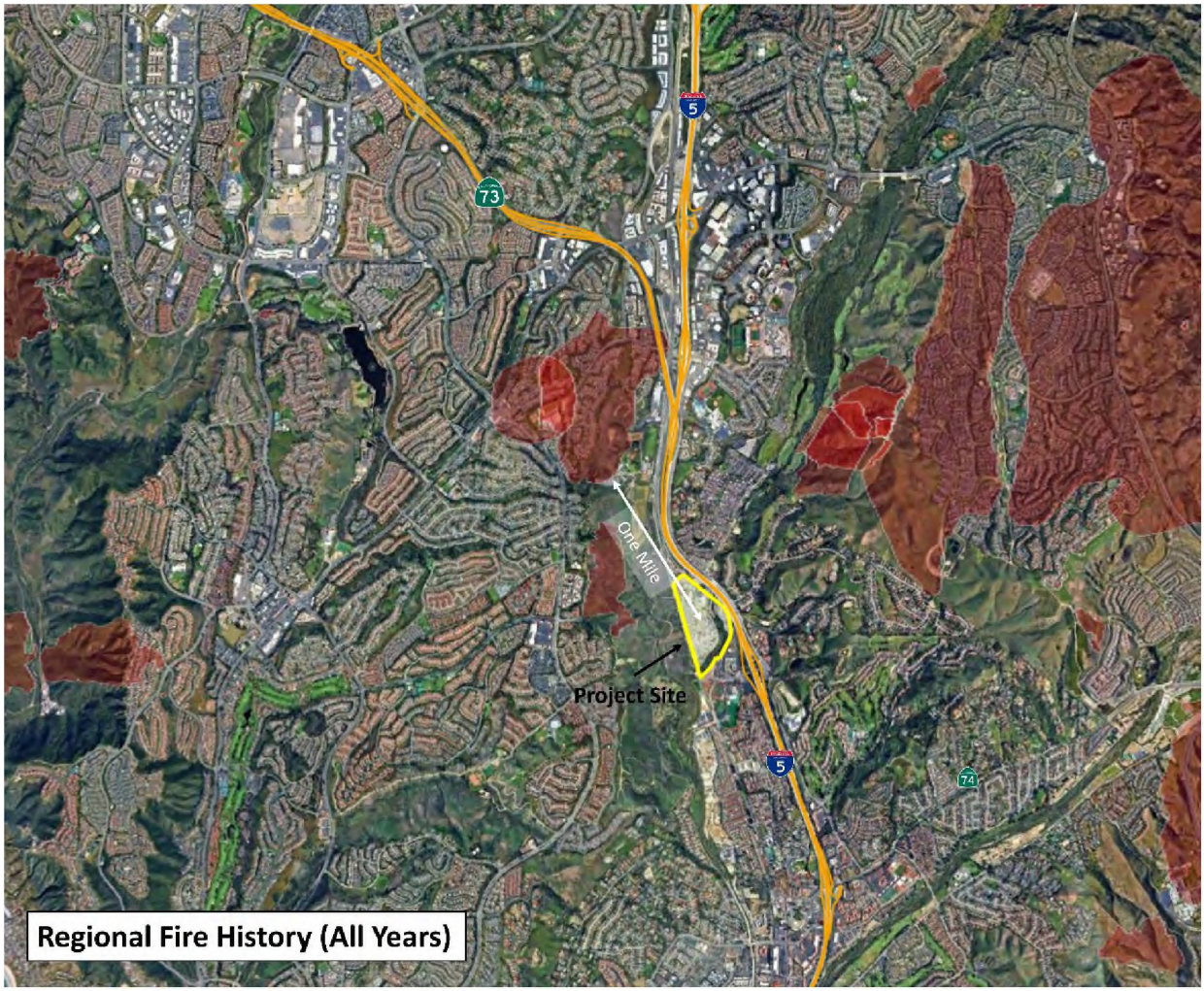


Figure 4 – Regional Fire History

The BehavePlus, Fire Behavior Prediction and Fuel Modeling System is the most popular and one of the most accurate methods for predicting wildland fire behavior in pre-fire defense planning. The BehavePlus fire behavior computer modeling system is utilized by wildland fire experts nationwide. Because the model was designed to predict the spread of a fire, the fire model describes the fire behavior only within the flaming front. The primary driving force in the fire behavior calculations is the dead fuel less than ¼" in diameter; these are the fine fuels that carry the fire. Fuels larger than ¼" contribute to fire intensity, but not necessarily to fire spread.

The BehavePlus fire model describes a wildfire spreading through surface fuels, which are burnable materials within 6' of the ground and contiguous to the ground. This type of modeling demonstrates the potential of a wind-driven fire that could potentially enter the fuel modification zones from the adjacent wildland areas. Outputs for the modeling assume a continuous fuel bed, with a fire burning in equilibrium, which is self-sustaining. Inputs do not vary across the landscape for the BehavePlus model.

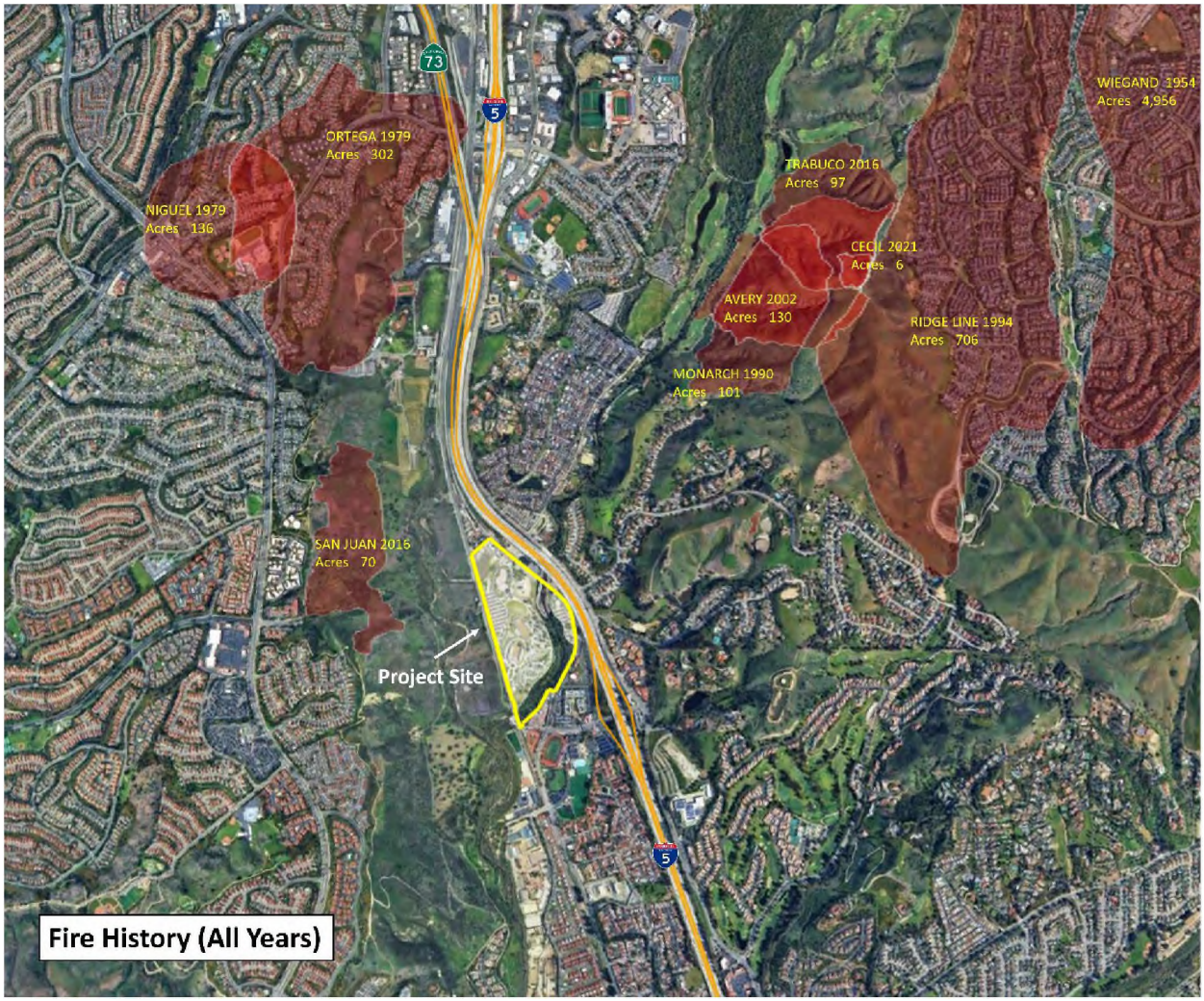


Figure 5 - Fire History Map (Around Project Site)

Fire Behavior Analysis (BehavePlus)

Weather Inputs and Wind Patterns

The worst-case fire conditions exist when topography, fuels, and wind are in alignment. Full alignment (homes are upslope from the fuel modification zones and are in alignment with the extreme winds–Santa Ana) of all three factors. This does occur in the Project Site but only at the edges of the riparian areas (protected areas) as indicated previously in Figure 2. The weather has an impact on the temperature, relative humidity, and wind.

To be able to model the fire behavior, it is important to be able to project the worst-case weather for the project. This is accomplished using automated weather stations. RAWS (Remote Automated Weather Stations) and other automated data collection systems are used for this purpose. The sites used for this study are shown in Figure 6

The overall conclusion for wind speed and direction for the Project Site is that while winds can and do come from every direction, strong, hot, dry winds from a Santa Ana wind event do have

the ability impact the Project Site. Winds at the Bell Canyon RAWS are strong, and the Santa Ana wind events are obvious

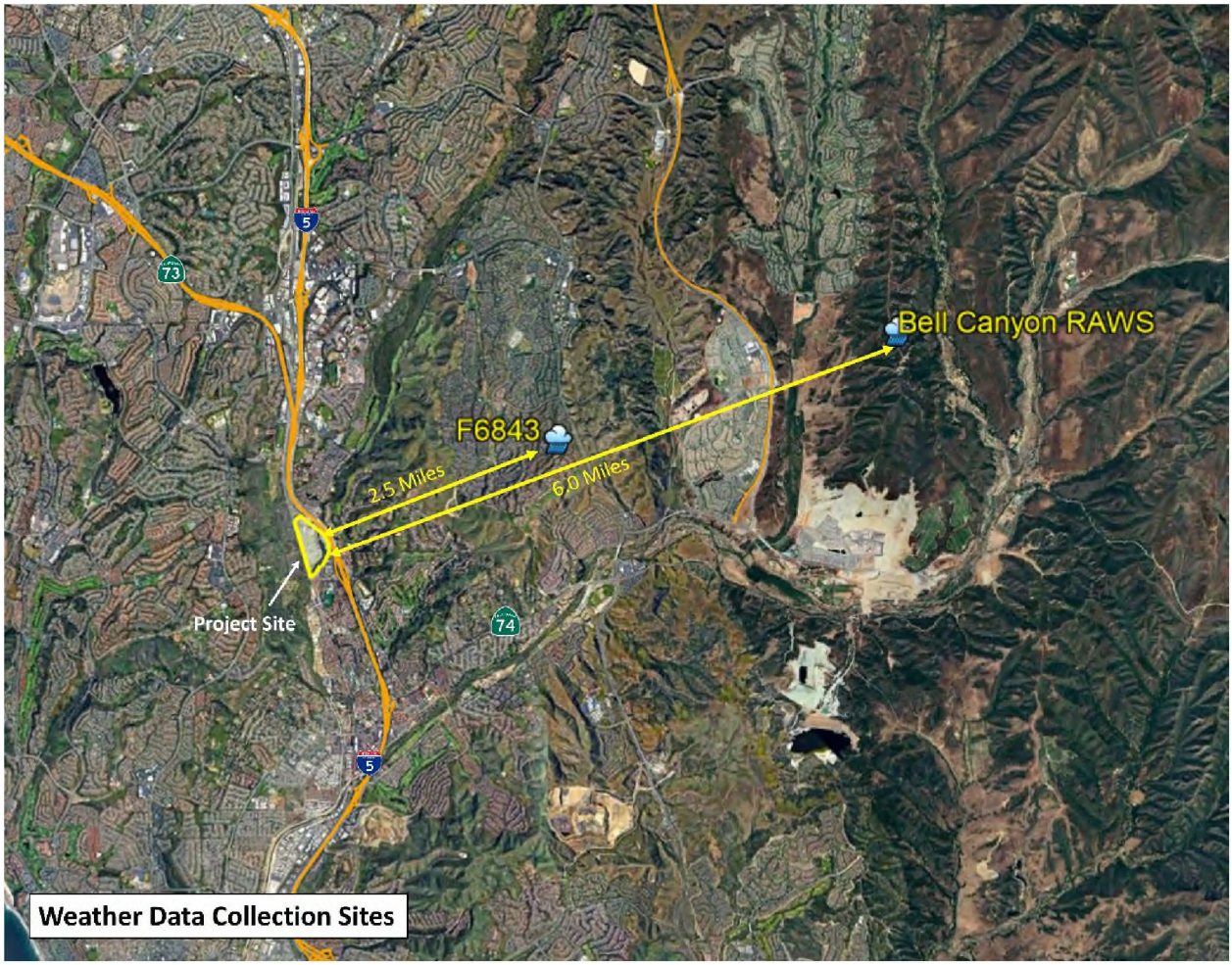


Figure 6 –Weather Data Sites

In Figure 7, on the next page, the stronger winds (NE to E) are obvious. The predominant onshore/offshore flow makes up the majority of the wind direction in the wind rose which covers 14 years of data. In Figures 8 and 9, 22 years of data (12/2/99 to 11/15/22) from the Bell Canyon RAWS. While the dataset has some single values with extreme winds, the 99th percentile data points for wind speed (27 mph) and wind gusts (47 mph) are not extreme. This site provides an understanding of the regional weather conditions. The Bell Canyon site is location approximately 6 miles NE of the project site.

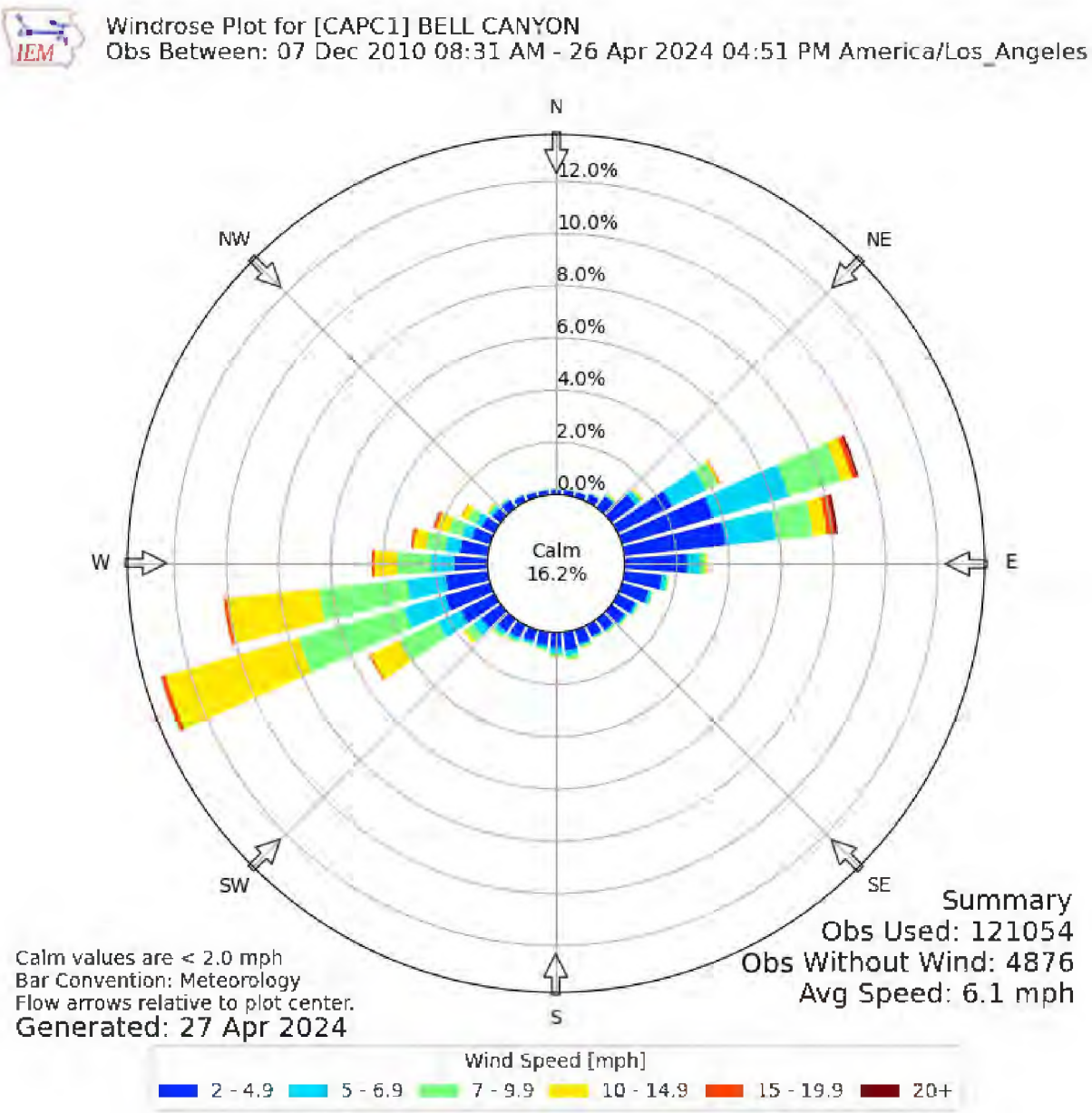


Figure 7 – Bell Canyon RAWS Windrose

Looking at the other weather data, we see that the 3rd percentile value for RH (Relative Humidity) is 3%. The upper temperature at 99th percentile is 93 degrees. Less than 1% of the wind gust in the data set are over 50 mph (this aligns with the 99th percentile of 47 mph).

The private weather site F6843 is located about 2.5 miles to the NE of the project site as well. The weather pattern here is different as it is within the coastal influence and is situated in an area that is less impacted by the Santa Ana wind events (west side of ridgeline whereas Bell Canyon RAWs is on a ridgeline). Given this more sheltered position, the winds are more variable and in fact do come from nearly every direction on a more regular basis than those found at the Bell Canyon RAWS. Figure 10 provides a wind rose (created from 4.5 years of data).

12/2/99 19:30	
11/15/22 9:51	
8,384	days
22.97	years

	Temp	RH	Wind	Direction	Gust
Min	0	0	0	0	0
Max	115	100	182	360	198
Average	64	60.5	6.7	171	12.3
3rd percentile	46	3	0	0	0
97th percentile	88	100	18		33
98th percentile	90	100	22		39
99th percentile	93	100	27		47

Figure 8 – RAWS Data Summary (Bell Canyon)

CAPC1			Wind Gust (mph)				
	Count	Cardinal	<20	>20	>30	>40	>50
3.8%	7,174	N	5,689	1,466	482	227	160
3.1%	5,935	NNE	4,646	1,286	442	201	134
5.1%	9,714	NE	9,021	686	214	63	27
13.9%	26,274	ENE	24,194	1,995	679	182	44
6.9%	13,085	E	12,333	704	169	54	27
3.0%	5,649	ESE	5,278	367	141	64	27
2.2%	4,239	SE	3,887	349	121	51	25
2.4%	4,590	SSE	4,168	418	159	58	18
6.1%	11,498	S	7,043	4,448	2175	1,314	293
6.6%	12,415	SSW	7,280	5,128	1644	891	249
6.7%	12,731	SW	11,036	1,680	610	339	140
18.5%	35,030	WSW	32,281	2,702	203	85	31
9.2%	17,330	W	15,636	1,660	173	48	22
4.1%	7,746	WNW	6,790	933	158	48	23
2.4%	4,568	NW	4,319	241	71	26	17
2.0%	3,804	NNW	3,486	316	91	51	41
3.8%	7,122	Null	6,959	146	39	10	2
100.0%	188,904		164,046	24,525	7571	3,712	1,280
	-		**86.8%**	**13.0%**	**4.0%**	**2.0%**	**0.7%**

Figure 9 – Wind Speeds by Wind Direction (Bell Canyon)

Figures 11 and 12 provide the same type of information that was provided for the Bell Canyon RAWS. The minimum RH is 3%, the maximum wind is 43 mph, and the maximum wind gust is only 35 mph. This is because wind gusts are only counted where they have a duration of 20 seconds or less. The 43 mph obviously lasted longer than 20 seconds and was counted as sustained wind.

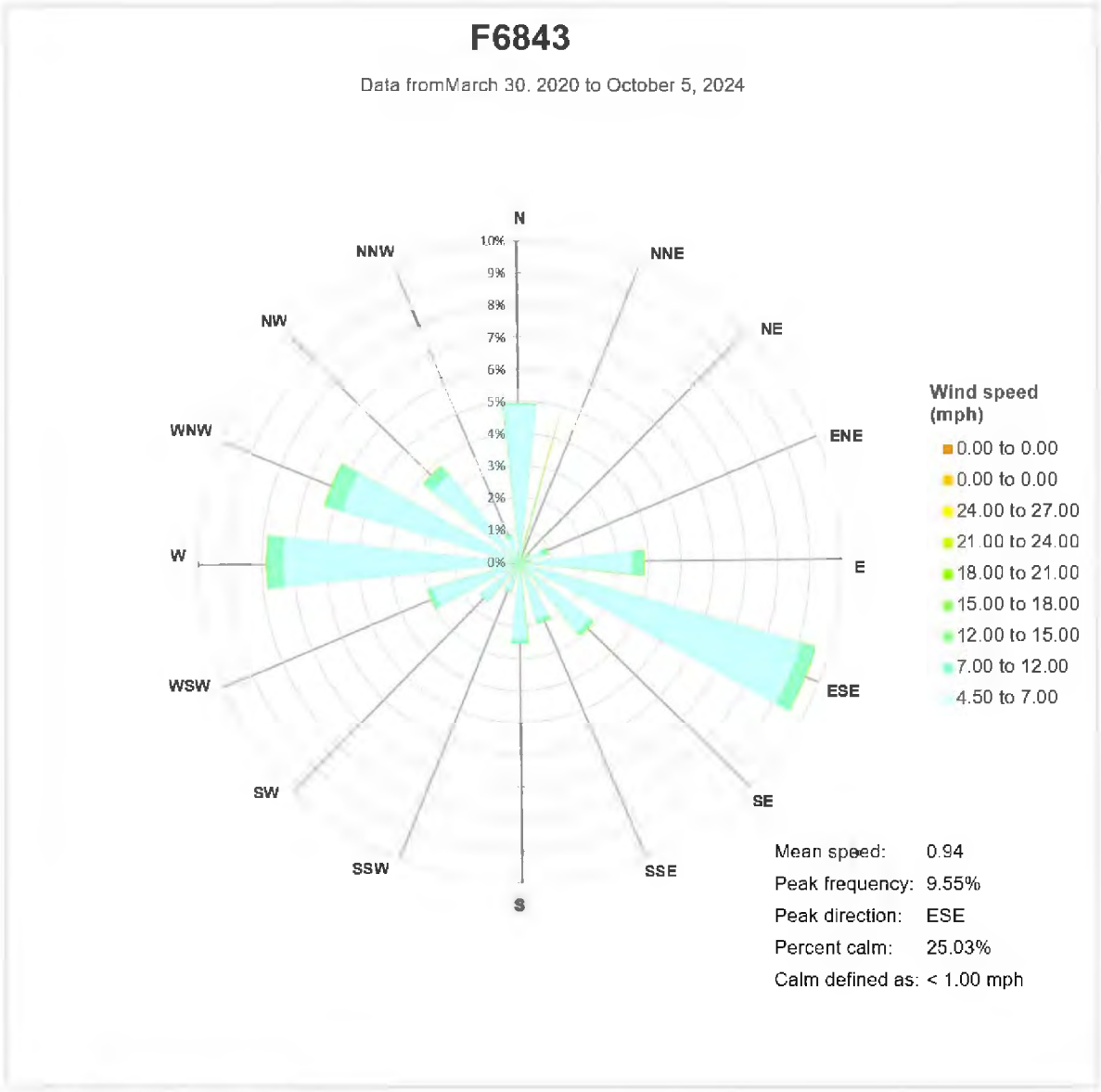


Figure 10 – Windrose F6843

10/5/2024	Start
3/30/2020	End
1,650	days
55	months
4.5	years

Weather Site F6843

	Temp Fahrenheit	RH %	Wind Miles/hour	Dir Degrees	Gust Miles/hour
Min	37	3.0	0.0		0
Max	110	99.0	43.0		35
Average	62	71.8	1.0	183	4
99th	91	98.0	5.0		14
1st	44	13.0	0.0		0

Figure 11 - Summary Data F6843

A review of the wind direction and speed indicates that only 5 measurements in 4.5 years exceeded 35 mph. Values between 25 and 35 mph have 54 occurrences. The light red shading below indicates the values and direction of note along with the yellow shading which indicates the wind directions which are more prevalent, regardless of the wind speed. All of these wind directions are examined in relationship to the project site wind interface.

			Wind Speed							
	Count	Percentage	<10	>10	>15	>20	>25	>30	>35	>40
N	6,936	4.9%	6,697	143	25	10	2	-	-	-
NNE	253	0.2%	121	111	30	11	3	-	-	-
NE	543	0.4%	309	202	71	22	6	-	-	-
ENE	1,303	0.9%	959	285	90	19	4	-	-	-
E	5,432	3.9%	4,915	412	134	21	2	-	-	-
ESE	13,405	9.6%	13,040	285	74	17	2	-	-	-
SE	4,122	2.9%	3,876	188	53	9	2	1	-	-
SSE	2,783	2.0%	2,557	153	39	12	2	1	-	-
S	3,585	2.6%	3,270	215	57	19	3	-	-	-
SSW	1,344	1.0%	1,201	92	20	6	1	-	-	-
SW	2,225	1.6%	2,091	78	14	5	1	-	-	-
WSW	4,171	3.0%	3,858	205	39	14	4	-	-	-
W	11,050	7.9%	10,121	625	126	26	7	2	-	-
WNW	8,849	6.3%	7,841	667	128	27	9	-	-	-
NW	5,401	3.8%	4,770	422	66	16	5	1	-	-
NNW	1,258	0.9%	1,061	137	31	10	1	-	-	-
Blank/calm	67,690	48.2%	-	-	-	-	-	-	-	-
	140,350									
			66,687	4,220	997	244	54	5	-	-
			47.5%	3.0%	0.7%	0.2%	0.04%	0.004%		

Figure 12 – Wiind Direction/Speed Analysis F6843

In Figure 13, on the next page, the seven wind directions from the data in Figure 12 are illustrated on a graphic (yellow arrows0 of the project site for reference. The W, WNW and NW winds are more than likely storms during the winter and spring where much of the weather is the result of weather fronts originating in the Gulf of Alaska and traveling down the west coast. Regardless of the origin, the three winds would take fire in the riparian areas away from the development areas of the project site. The N wind either moves fire away or runs parallel to the development area. Finally, the NE, E and ESE winds are the ones that have the ability to impact the project site in a meaningful way and each will be discussed along with the two blue arrow (S and SW) which are the heat generated onshore flow that can does happen on hot days when the inland land mass heats up causing a low pressure which is normally filled by the movement of cooler air from over the ocean.

Using the Wind Ninja software, the project site interface was modeling for wind impacts using a domain average of 35 mph. Figure 14 provides the output for an E wind in the area of the riparian interface. Note the blue areas are in the bottom of the drainage where the wind is sheltered. The green areas are less than the domain average (ranging from 21-26 mph). The depth of the drainage is significant (covered in the topography section of this report) but at this orientation to the wind, the impacts are negligible.



Figure 13 – Wind Direction Orientation Map

The NE and ESE winds are equally unaffected by the drainage (Figures 15 and 16). This could be due to the amount of vegetation within the drainage and/or it could be that the interaction between the topography and the wind is simply not significant at this location and the specific wind directions. Either way, no significant impact is found.

In Figure 17, the South wind is illustrated. An area of wind acceleration occurs within the riparian at the south end of the project site. While the wind speeds do not exceed 40 mph in this area, they are significantly higher than the rest of the interface. In Figure 18, a similar occurrence happens with the SW wind. In this case the maximum wind speed in the acceleration area is under 35 mph.

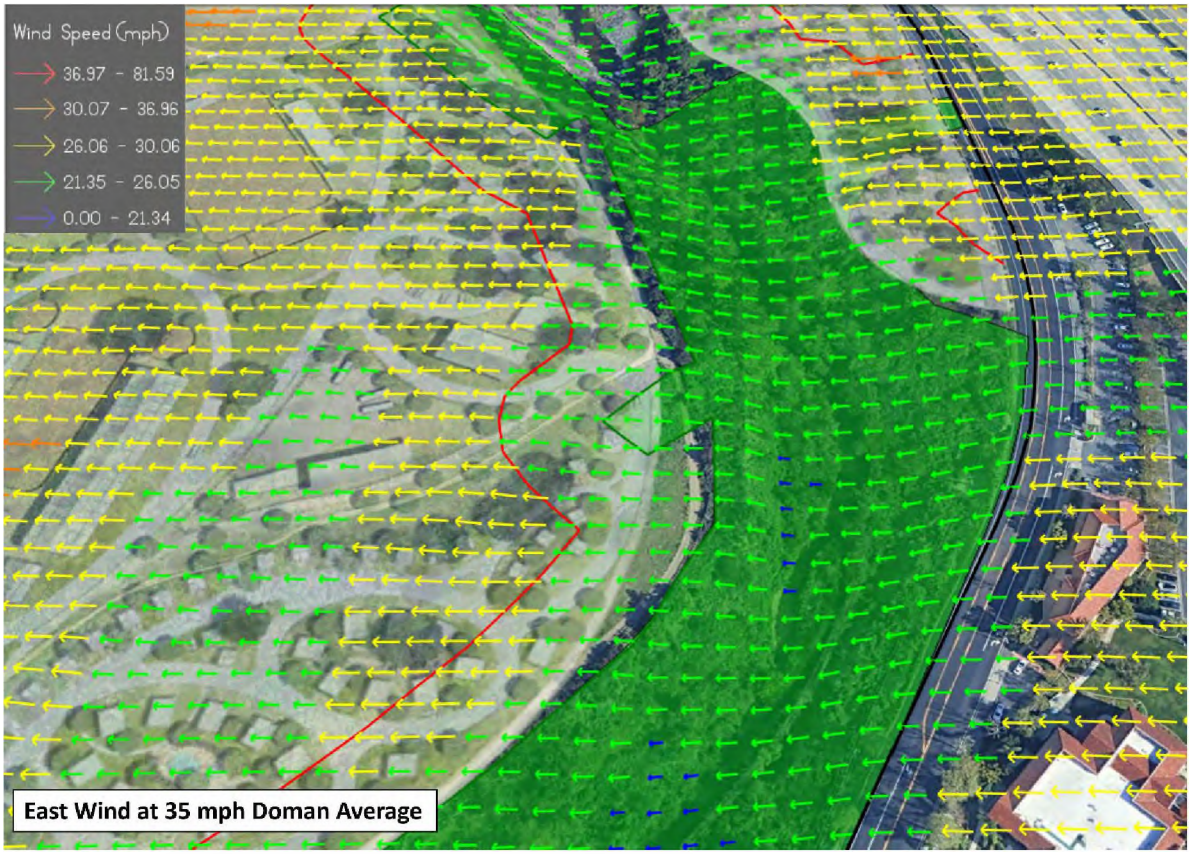


Figure 14 - East Wind at 35 mph Domain Average Wind Speed

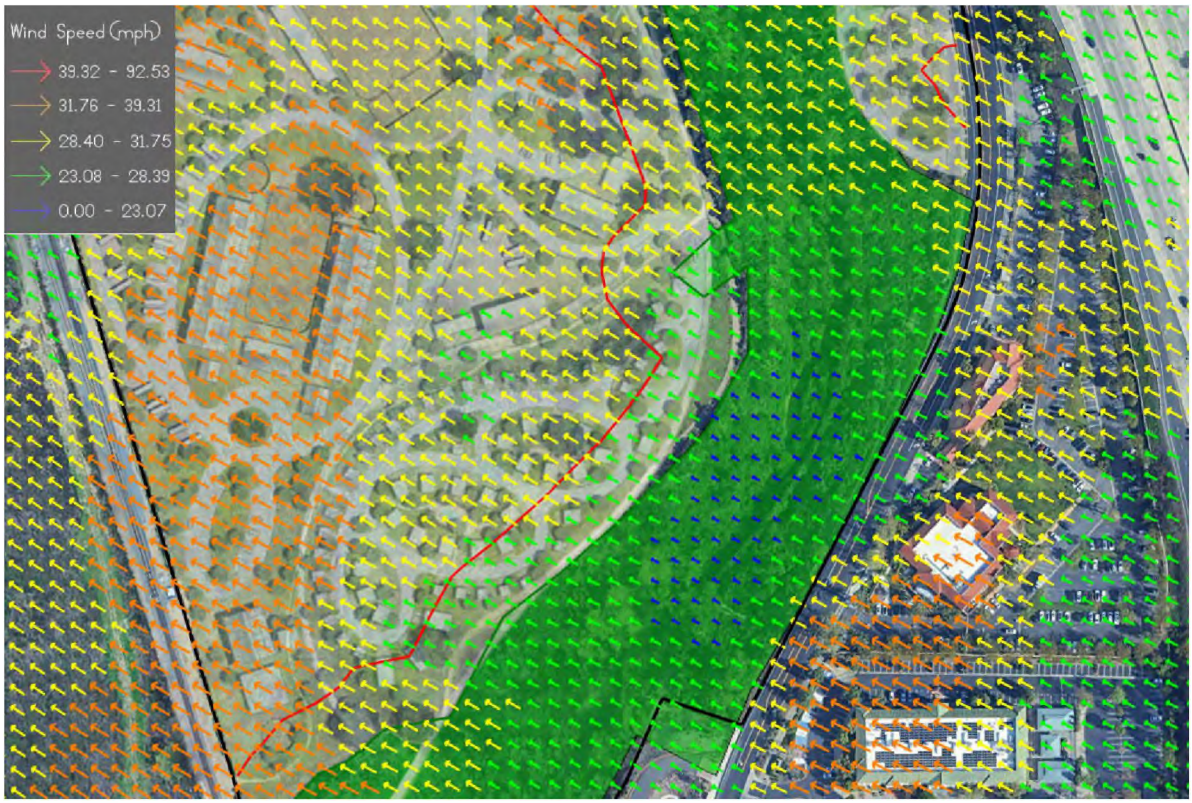


Figure 15 – ESE wind at 35 mph Domain Average Wind

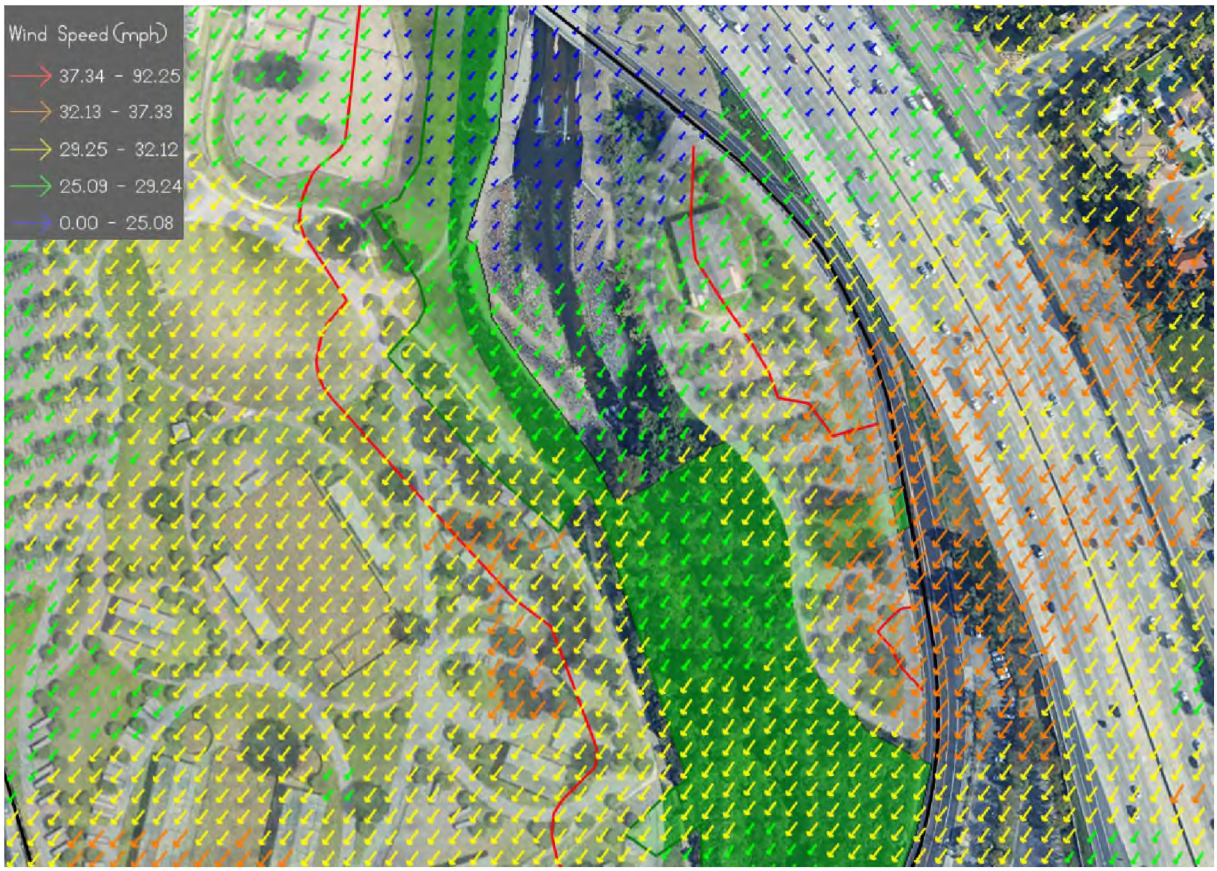


Figure 16 – NE wind at 35 mph Domain Average Wind

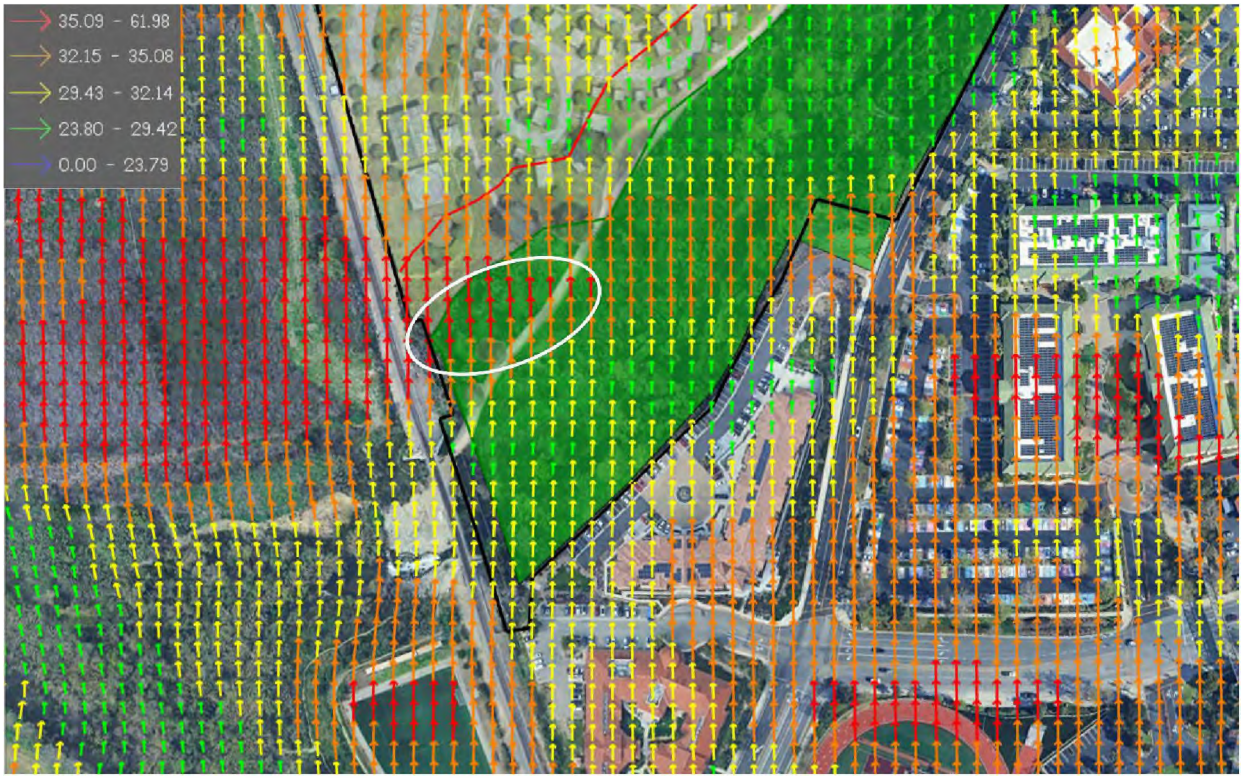


Figure 17 – S wind at 30 mph Domain Average Wind

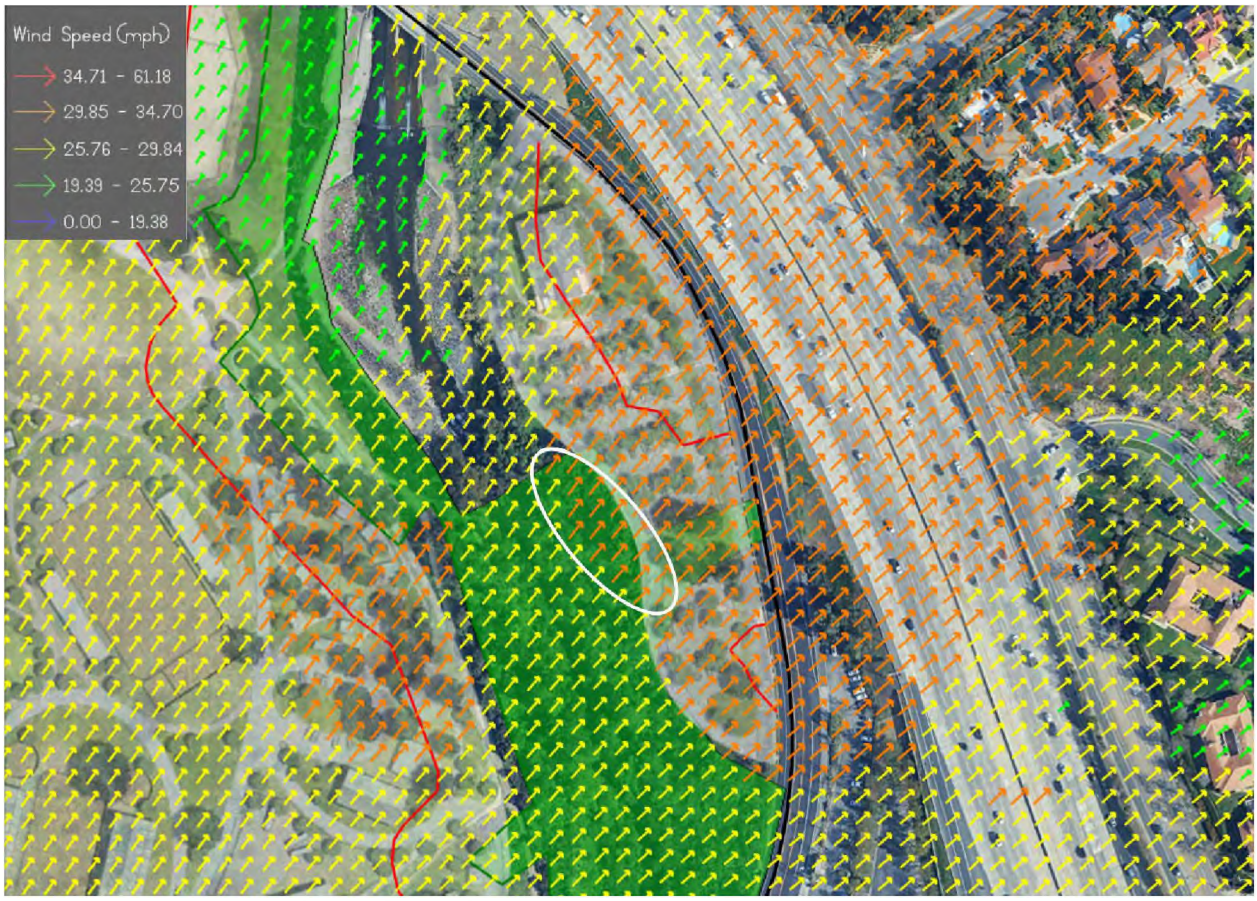


Figure 18 – SW wind at 30 mph Domain Average Wind

Based on the data provided, wind assumptions for the fire modeling scenarios are winds at 35 mph domain average for all but the heat generated onshore and onshore winds at an average 30 mph. Modeling has been accomplished with winds from 0-65 mph for the most impactful wildland fuels in order to show how the prescribed mitigation measures are well beyond the level of winds that are shown to be around the project site.

Wildland Interface Fuel Types

For the purposes of the BehavePlus modeling, the standardized fuel models were used as provided by the National LANDFIRE Database maintained by the U.S. Department of the Interior | U.S. Geological Survey. Figure 19, on the next page, illustrates the wildland fuels adjacent to the Project Site.

Fuel Parameters are grouped into GR (grasses), GS (grass/shrub mixtures), SH (Shrubs), TU (Timber Understory), and TL (Timber Litter). The project-specific fuel are as follows:

Fuel **Model GR1** (101) Dry Climate Grass is short, patchy, and possibly heavily grazed. Spread rate moderate; flame length low. Dynamic. Moisture of extinction is 15%. Fuel bed depth is 0.4 feet.

Fuel **Model GR2** (102) Dry Climate - Moderately coarse continuous grass, average depth about 1 foot. Spread rate high; flame length moderate. Dynamic. Moisture of extinction is 15%. Fuel bed depth is 1.0 feet.

Fuel Model GS1 (121) Dry Climate - Shrubs are about 1-foot high, low grass load. Spread rate moderate; flame length low. Dynamic. Moisture of extinction is 15%. Fuel bed depth is 0.9 feet.

Fuel **Model GS2** (122) Dry Climate - Shrubs are 1 to 3 feet high, moderate grass load. Spread rate high; flame length moderate. Dynamic. Moisture of extinction is 15%. Fuel bed depth is 1.5 feet.

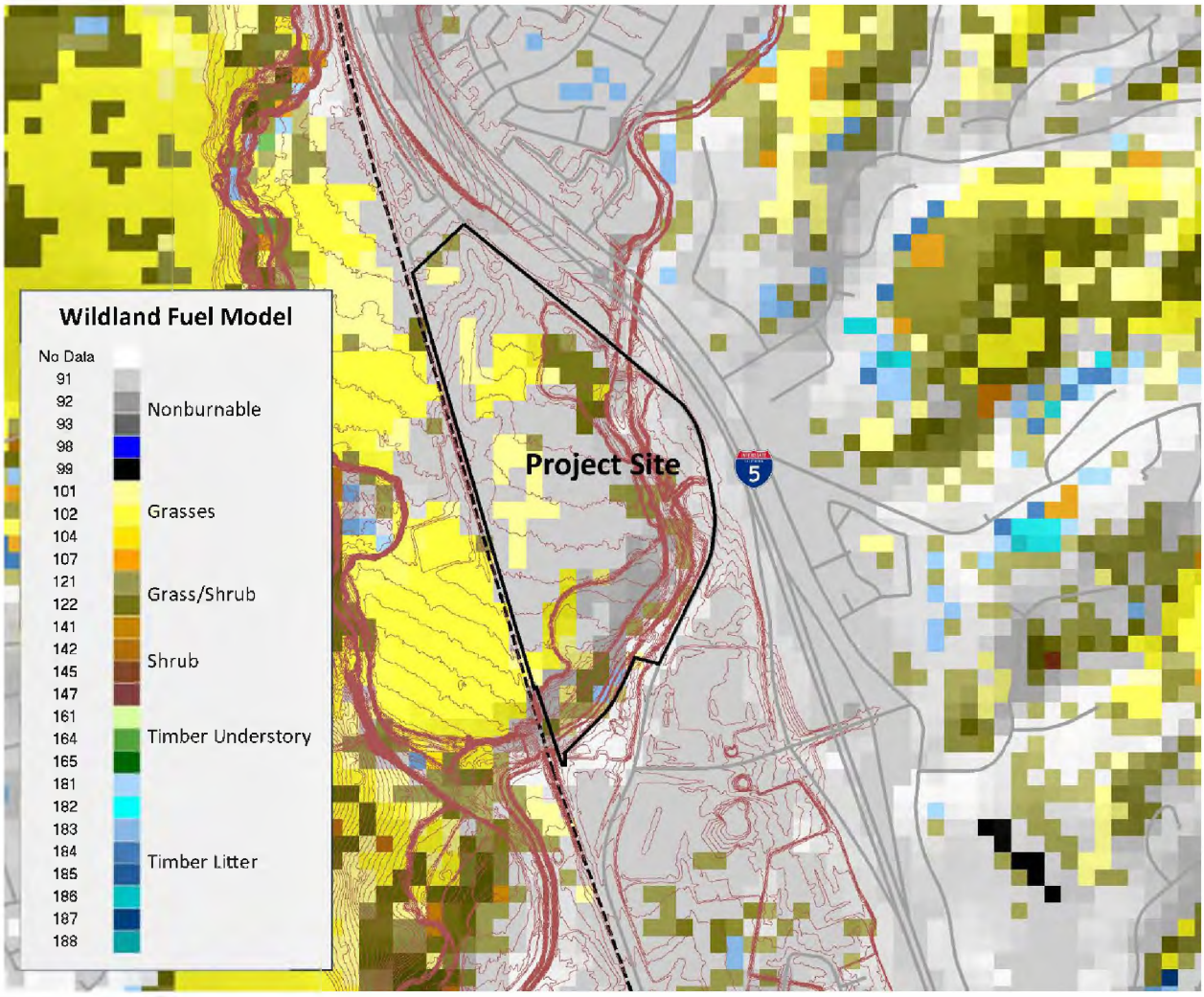


Figure 19 – Wildland Fuels (Landfire Database – Scott and Burgan 40)

As shown above in Figure 19, the Project Site is currently covered in grass and grass/shrub mixtures. A site visit found Timber understory models are in the bottom and sides of the drainage in the riparian areas. Some Timber Litter models are present but are not significant to fire progression or overall fire risk to the project site.

While not included on the Landfire database Wildland Fuels map, the following fuel models will be referenced in the fire behavior discussion where the worst-case scenario is contemplated. These include:

Fuel **Model SH5** (145) Dry Climate - Heavy shrub load, depth 4 to 6 feet. Spread rate very high; flame length very high. Moisture of extinction is 15%. Fuel bed depth is 6.0 feet.

Fuel **Model TU5** (165) Dry Climate - Fuelbed is high load conifer litter with shrub understory. Spread rate moderate; flame length moderate. Moisture of extinction is 25%. Fuel bed depth is 1.0 feet.

In addition to the standard fuel models (Scott and Burgan 40), one specific Southern California fuel model is applicable to this site and that is the Sage/Buckwheat model (SCAL18). This is the predominant fuel type in the GS fuels on the site. The parameter are shown below:

Fuel **Model SCAL18** is a southern California specific model for coastal sage scrub and Buckwheat OR dominated by coastal sage scrub AND greater than 15 years maturity OR dominated by northern mixed chaparral AND greater than or equal to 3 years maturity AND less than or equal to 12 years maturity. The vegetation has an average fuel depth of 3 feet and a moisture of extinction of 25%.

Fuels Discussion

Fuels near and on the project site are grasses, grass/scrub mixtures, and riparian areas, as shown previously in Figure 19. Each of the grids is 30 meters square (just under ¼ acre). Fuels parameters for each grid are determined by the predominant fuel types. This does mean that other fuels can and may be present in each grid. Four of the fuel models above are primarily represented within the interface area (101- gr1, 102 – gr2, 121 – gs1, and 122 – gs2). This report will also use a southern California specific fuel (SCAL18) which is not included in the LANDFIRE Database but is more accurate for this Project Site in some areas. The gs5, 145 model will be modeled with the most extreme fire behavior of the Scott and Burgan 40 fuel model and will be included as a reference point. The gs5 is a six-foot-deep chaparral fuel that is not present on the site or within the immediate area in quantities large enough to be the predominant fuel in single grid. Lastly, a tu5 (timber understory) will be included for the areas where shrubs are growing under the tree canopies within the riparian areas.

The worst-case fuel models will be used for the worst-case risk analysis.

Much of the project site that is not within the riparian area has been maintained by either discing or other fuels management processes, leaving the flatter areas of the site with limited fuels. Photos on the next two pages illustrate fuels from the project site.

Photo 1 – Typical grass/herbaceous fuels in the foreground



Photo 2 – Typical grass/shrub fuels



Photo 3 – Typical shrub fuels



Photo 4 – Riparian – "Do Not Touch"



Slope and Aspect Inputs

Slope is an important input to the BehavePlus modeling software. For this reason, a slope analysis was completed using the Landfire database for this area. Below is a graphic representation of the average slope within each of the 30-meter grids in the dataset.

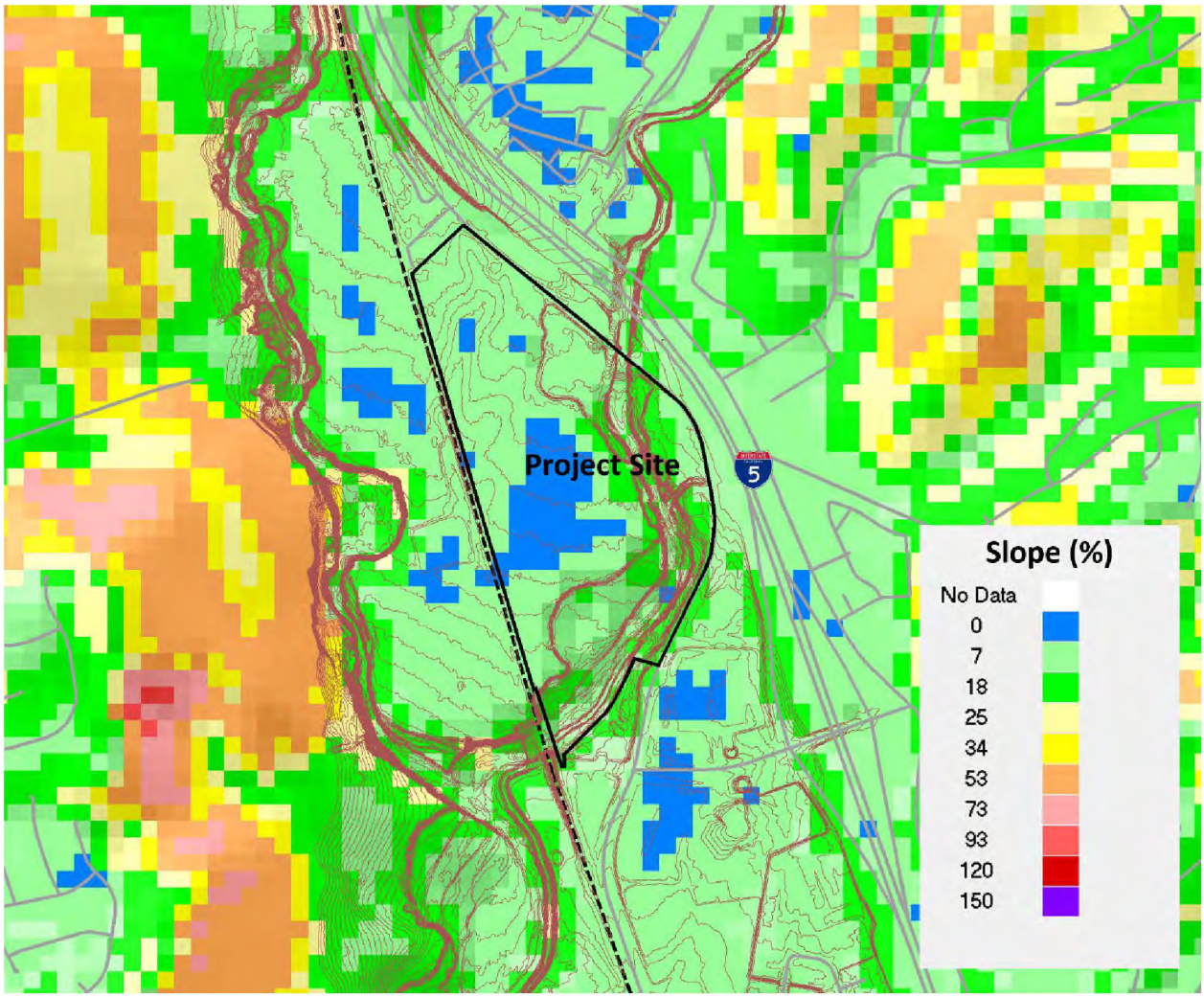


Figure 20 – Slope Map

The maximum slope in any grid within the immediate areas is 18% based on the 30-meter grids; however, the averaging removes the fact that significant slopes exist at the edges to the riparian areas. In Figure 21, on the next page, two-foot contours (black lines) have been added to the areas within the project site and adjacent to it. It is clear that the project site is situated between two drainages (Oso Creek and Trabuco Creek) with significant areas of steep slopes in the areas which are protected on the project site and in the drainage to the west (Oso Creek Drainage).

In order to assess these areas within the project site, sections have been created to illustrate the nature of the slopes at the interface. These five section provide the insight that has allow Firesafe to model the worst-case fire scenario based on conditions as they actually exist at the project site interface. The location of each section is shown in Figure 21.

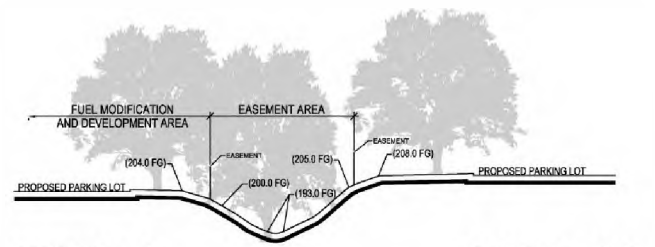


Figure 21 – Section Locations

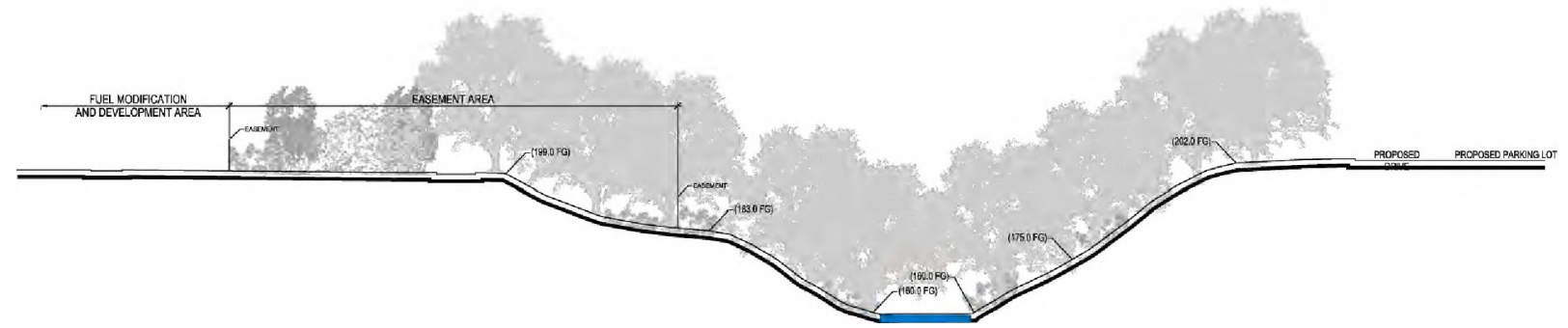
Section A:A is a short drainage the runs perpendicular to the main creek drainage. It will be maintained in its current form. Some removal of non-native/invasive plants may be possible, but it will be assumed to be pristine and vegetated as it currently is.

Section B:B runs across the Trabuco Creek Drainage in the area of the transition from the flood control (where most of the vegetation has been and will continue to be removed) to the riparian areas which will not be allowed to have fuel management activities.

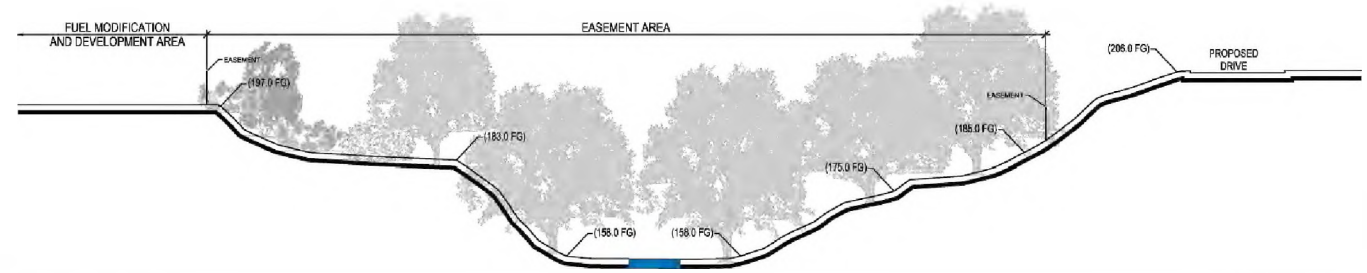
Section C:C is typical of the majority of the riparian area. It contains a large number of trees, some benches (flat areas) and a mix of shrubs, grass areas and full canopy overstory. The area at the bottom generally has water flowing most if not all of the year. At this specific location, there are not extreme drop offs or steep slopes but several areas of both of these conditions do exist which the riparian area.



SECTION A - A SCALE: 1" = 20'-0"

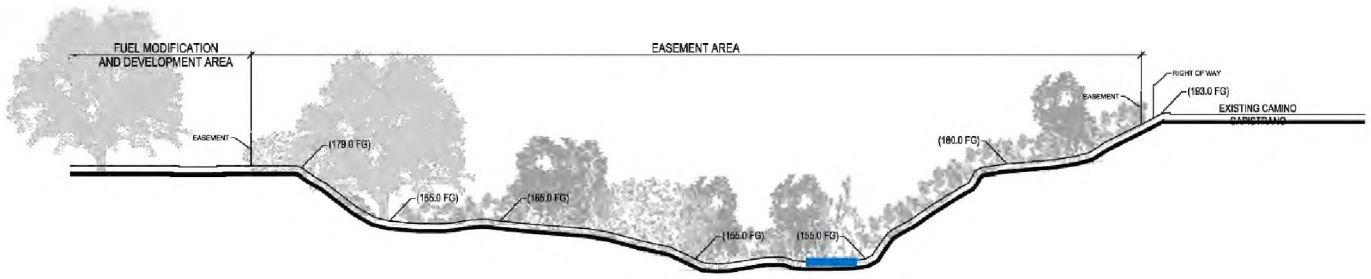


SECTION B - B SCALE: 1" = 20'-0"



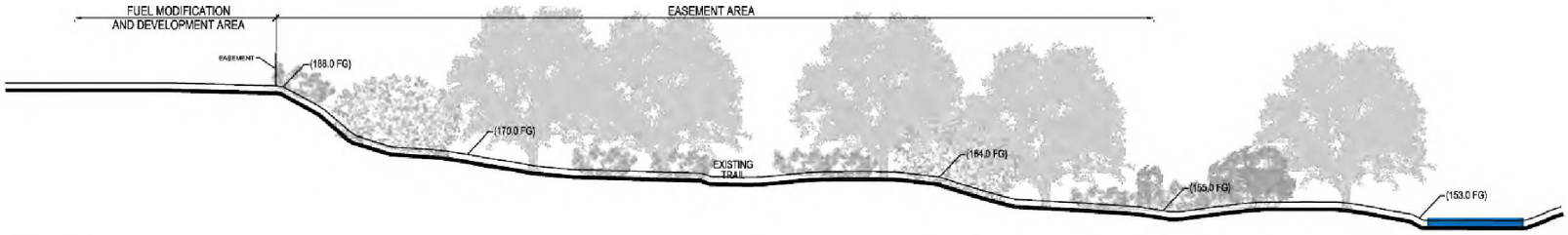
SECTION C - C SCALE: 1" = 20'-0"

Section D:D is further south and in this area the riparian area is wider, and the vegetation has fewer trees and more shrubs.



SECTION D - D SCALE: 1" = 20'-0"

Section E:E is at the south end of the project site. At this point, the flow channel is closer to the opposite side of the drainage and the overall riparian area is flatter and vegetation is thick and plentiful. This are represent one the most likely area for fire to run up on the project site due to the vegetation configuration and the onshore wind combining with the slope that does exist.



SECTION E - E SCALE: 1" = 20'-0"

The combination of slope and aspect, when aligned with the stronger winds and continuous fuels, will produce the worst-case scenario and that occurs on the riparian interface at several locations. The modeling assumption will use 100% as the default slope.

It is important not only to know the topographic influences but also how these influences interact with the fire weather. For example, the north aspect receives less direct sunlight and therefore retains more moisture which leads to thicker vegetation. South aspects are the exact opposite, moisture is limited, and growth is sparer. Most of the project site is flat (no aspect). The areas of the riparian that are not flat have opposite banks that, some cases will balance each other out resulting in an average slope that is not accurate.

Below is the aspect map (Figure 22) for the project site. While it has some affect, it is not significant to most of the interface from a fire perspective as the slopes are generally under the tree canopies for a substantial portion of the riparian interface. The modeling will run the fire directly upslope as the default assumption.

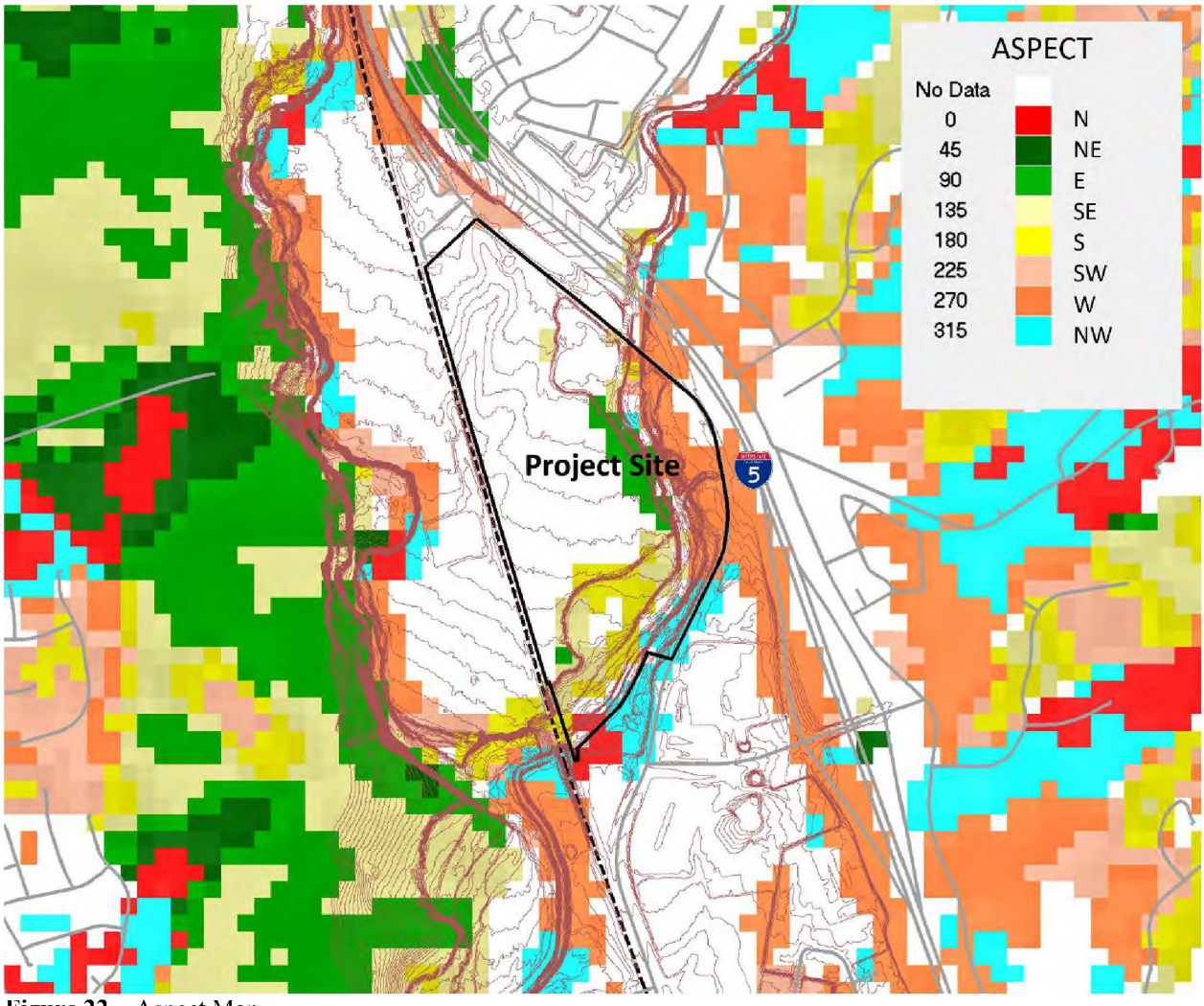


Figure 22 – Aspect Map

The project site Elevation Map (Figure 23) provides an illustration of how the property falls from north to south. The drainage/riparian areas are obviously lower, and the entire site is situated between two ridgelines that create the valley in which it exists.

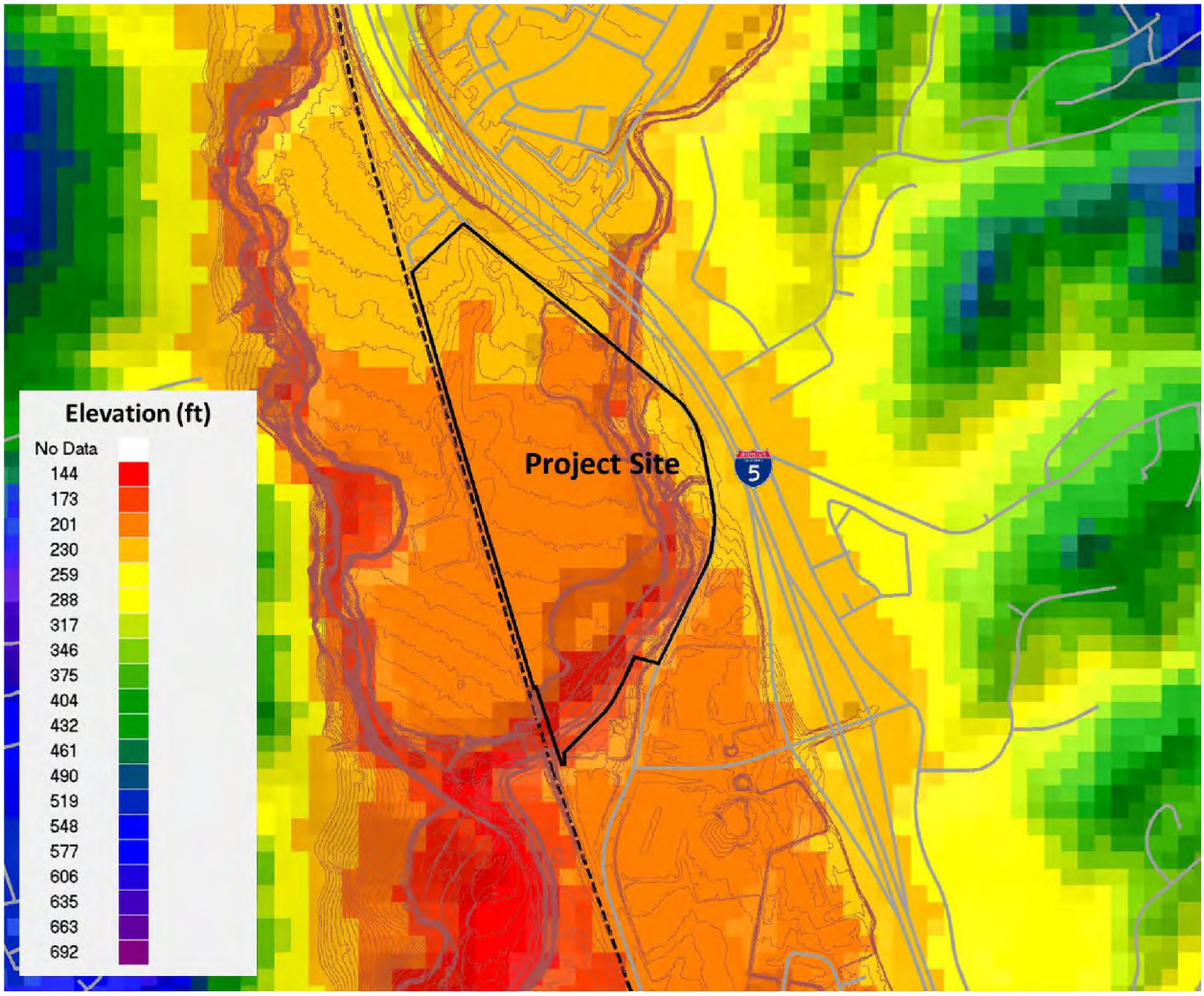


Figure 23 – Elevation Map

Fire Behavior Terminology

For the discussion of fire behavior, the terms shown in Figure 24, will be used to describe fire activities on portions of the fire perimeter. Head Fire is nearly always the largest and generally the hottest portion of the fire perimeter. The Heal or base is normally fire which is backing into the wind and flanking fire, a slower burning fire than Head Fire but more active than fire at the base.

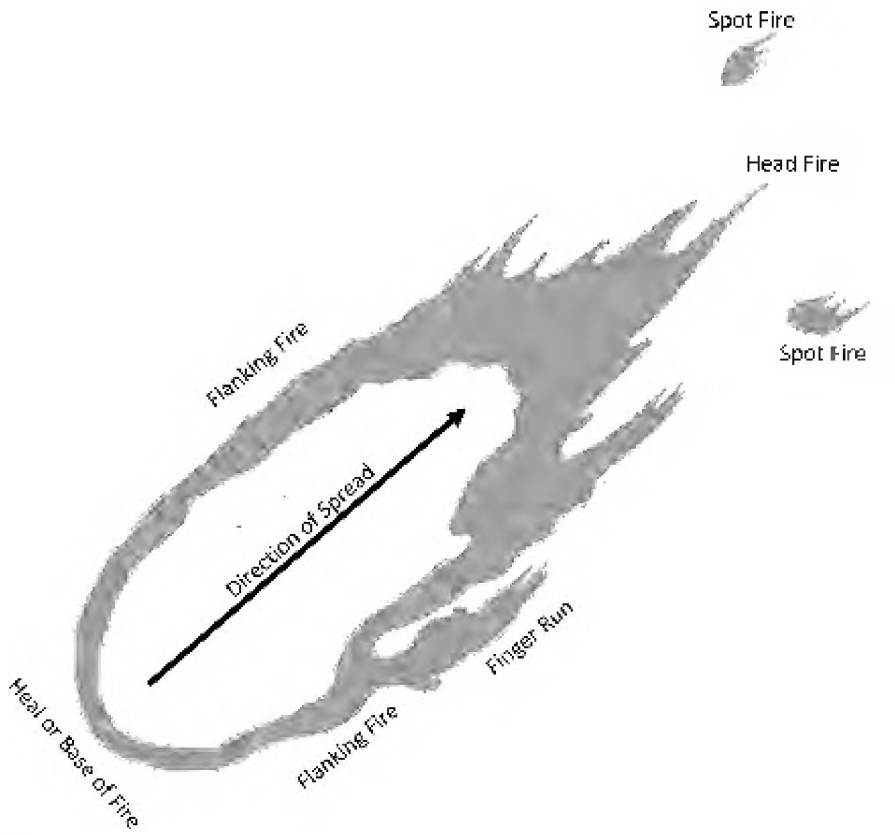


Figure 24

Wind Patterns and Inputs

Using Wind Ninja, a computational fluid dynamics software, it is possible to illustrate the increases in winds due to their relationship to the topography, have been determined to be a minor factor with this interface during strong wind situations.

No significant wind channeling (direction change due to topography) occurs within the Project Site on any of the modeled wind patterns at the interface junction; the changes in topography at the interface are either too minor to overcome the winds or are not orientated to the wind a manner which impacts the wind flow in any of the scenarios for the worst-case fire conditions. However, the topography does speed the wind up (accelerations) and slow it down (sheltering) as shown in Figure 25. Acceleration occurs at the edges of the riparian areas of the Project Site as was shown in the series of Wind Ninja outputs previously.

In the graphic on the next pages, the wind has been modeled with respect to topography utilizing the *Wind Ninja* software. Blue and green areas have slower wind, and orange and red have faster wind compared to the yellow, which is the average of the area modeled. Each color represents 20% of the modeling area's total values, with yellow being the middle 20%. The range of wind speeds is relatively small in most cases (wind varies only 3-4 mph in the middle 60% of the data) and much greater in the upper and lower 20% areas. These same colors and associated wind speeds were used in Figures 14-18 to indicate wind speeds on those graphics.

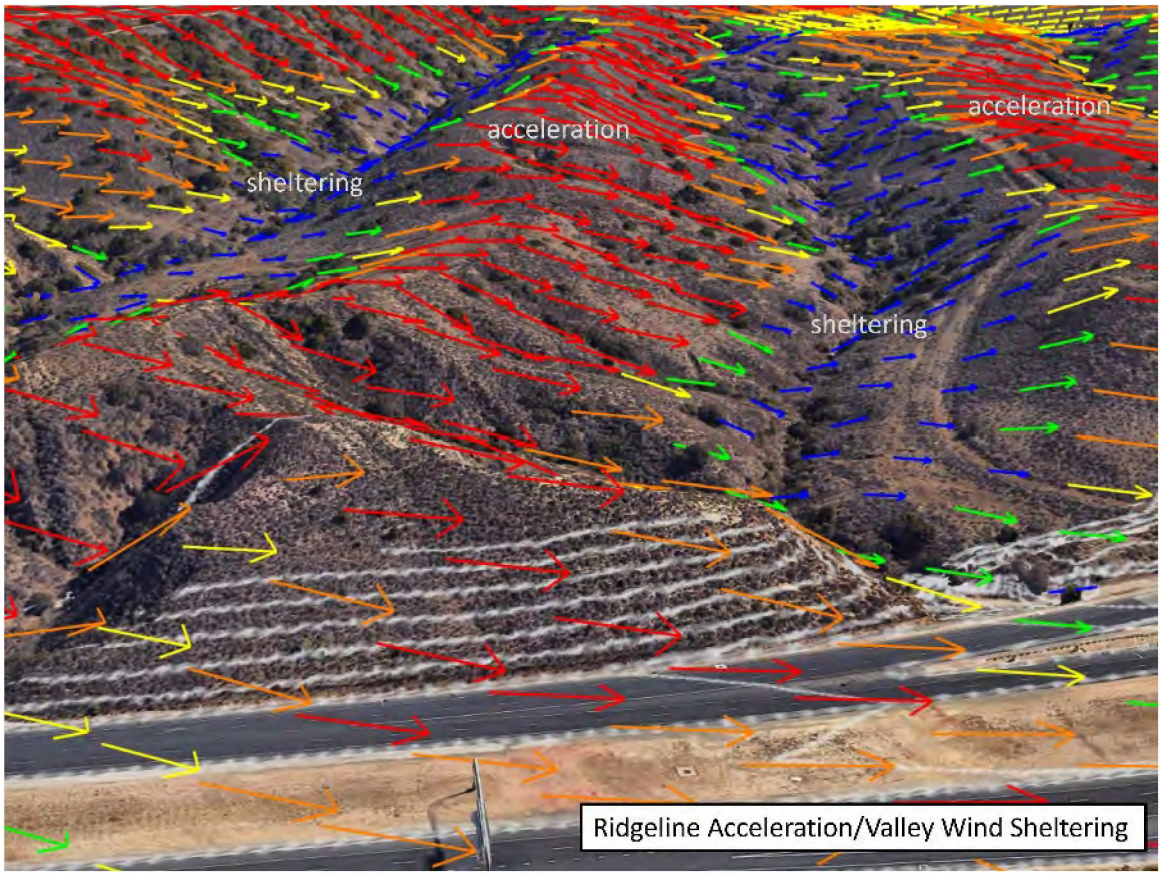


Figure 25 – Ridgeline Acceleration and Valley Wind Sheltering Example

The fire modeling will be completed with the fire running upslope, in alignment with the wind, assuming a continuous fuelbed. Since this worst-case condition can be applied to any location on the interface, it will become the default calculation for all interfaces with the riparian areas. Only areas which have a flat interface and limited vegetation will have a different calculation for the worst-case risk profile.

BehavePlus Fire Behavior Inputs and Results:

Worst case fire weather was used. Inputs for the BehavePlus Fire Behavior Model are as follows:

- Moisture Scenario will be 3, 4, 5, 30, 50 (extreme)
  - One-hour dead fuel moistures were calculated at 3%; ten-hour at 4% and 100-hour at 5%.
  - Live Herbaceous fuels were calculated at 30% in the wildland.
  - Live Woody fuels were calculated at 50% in the wildland.
- Wind will be assumed to be from:
  - N. NE, E, ESE, W, NW and WNW at 35 mph domain average

  - S and SW at 30 mph domain average
  - Modeling will be completed for winds from 0-65 mph in 5 mph intervals
- Fuel models to be used
  - LCP_LF2023_FBFM40_240_CONUS is used
  - No Modifications to any layers have been used
- 20-foot wind speeds will be used with 0.5 adjustment factor to flame length wind speeds
- Temperatures were assumed to be over 100 degrees
- Development areas are used as fire barriers due to fuel modification and defensible space protection. Project site burn-through is not expected
- Fire scenario will be with sustained winds (no diurnal effect)
- No fuel conditioning is used with the worst-case moisture scenario
- Foliar Moistures are assumed to be 100
- Fuels have not been adjusted to any disease or drought impacts
- Aspects of the slopes are scenarios running directly upslope for static modeling and in accordance with the Landfire data set
- Spread direction is shown at the maximum spread point.

Worst-case National Wildfire Coordinating Group Fireline Handbook models have been used for analysis, specifically, fuel models gs2, sh5, tu5, and a southern California specific model (SCAL18 – Sage and Buckwheat). The inputs to the fire modeling are shown in Figure 26 below.

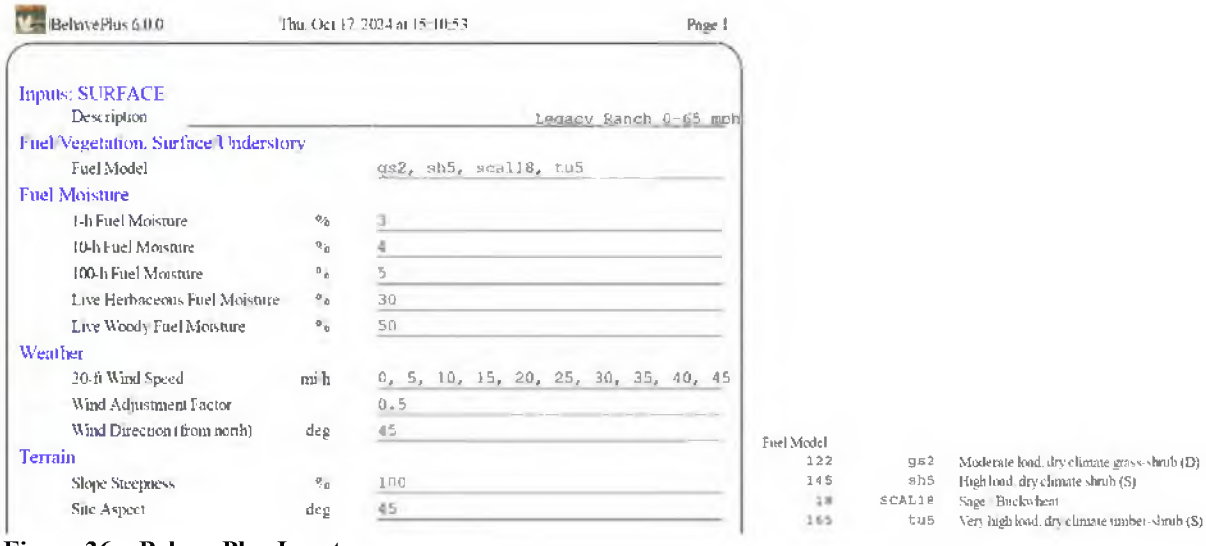


Figure 26 – BehavePlus Inputs

Full details for the BehavePlus run are available in the appendixes. Version 6.0.0 of the BehavePlus modeling program was used for this analysis.

BehavePlus Plus Related References:

1. Standard fire behavior fuel models: a comprehensive set for use with Rothermel's surface fire spread model. Scott, Joe H.; Burgan, Robert E. 2005. General Technical Report RMRS-GTR-153. Fort Collins, CO: U.S. Department of Agriculture, Forest Service, Rocky Mountain Research Station p. 72.

2. BehavePlus Plus fire modeling system, version 5.0: Variables. Andrews, P. L. 2009. General Technical Report RMRS-GTR-213WWW Revised. Fort Collins, CO: U.S. Department of Agriculture, Forest Service, Rocky Mountain Research Station.

The outputs are attached in the appendixes but have been summarized here (Figure 27 below) for discussion purposes.

Legacy Ranch 0-65 mph

Head Fire

Surface Fire Flame Length (ft)

20-ft Wind Speed	Fuel Model			
mi/h	gs2	sh5	SCAL18	tu5
0	9.3	22.3	23.7	12.9
5	10.2	25.3	27.7	14.2
10	11.5	28.7	30.8	15.6
15	13.0	31.9	33.4	16.9
20	14.6	35.0	35.8	18.3
25	16.1	37.9	37.9	19.5
30	17.6	40.7	39.9	20.8
35	19.1	43.3	41.8	22.0
40	20.5	45.9	43.5	23.1
45	21.9	48.3	45.2	24.2
50	23.2	50.7	46.8	25.3
55	23.4	52.9	48.3	26.3
60	23.4	55.1	49.7	27.3
65	23.4	57.2	51.1	28.3

Figure 27 – BehavePlus Outputs

Under the worst-case scenario for a wind event which aligns with the slope and fuels, using the worst-case fuels, a maximum flame length of 45.9 feet can be achieved when the fire is running directly upslope, with the wind in a continuous fuelbed. It is important to note that a fire at this rate consumes 722 feet of fuel each minute (rate of spread). Within the riparian area on the interface, the worst-case condition, where fire is orientated to the development areas, at no point is more than 355 feet of fuel available, meaning that a sustained fire of this size and energy is

simply not possible. Only a partial run of fire at this level of intensity would be able to occur. Flanking fire could be present at the interface for much longer periods but not head fire.

In order to ensure the safety of the structures within the Project Site, it is necessary to determine the fire hazard profile by examining the potential for a fire within the interface to damage or ignite a structure within the Project Site. This can happen in one of four ways. First is direct contact with the fire. The maximum flame length is 45.9 feet. Any distance greater than this will keep the flames off of the structure. The second is radiant heat. The laws of physics indicate that the decay of radiant heat is calculated by dividing the energy produced by the square of the distance from the heat source. While this is simplified, it is overall very accurate.

The NFPA Fire Protection Research Foundation published a report entitled *Pathways for Building Fire Spread at the Wildland Urban Interface* in 2015. The work was done by staff at the University of Maryland. The report states:

> *The first is radiant exposure. Unlike convection heat transfer, which requires a moving fluid medium, radiation can travel relatively undeterred until impeded by a solid object, typically thought of here as the exterior of a home which may potentially ignite. As the separation distance from the home to the fire increases, the radiant exposure significantly decreases (**proportional to one over the distance squared**), eventually making it impossible at some distance to ignite. This analysis is often used for assessment of safe separation distances between structures and potential fuels.*
>
> Michael J. Gollner, Raquel Hakes, Sara Caton, and Kyle Kohler, *Pathways for Building Fire Spread at the Wildland Urban Interface, Final Report*, Prepared by: Department of Fire Protection Engineering, University of Maryland, Published by Fire Protection Research Foundation/NFPA March 2015, Page 26

The laws of physics indicate that the decay of radiant heat is calculated by dividing the energy produced by the square of the distance from the heat source (Figure 28, below).

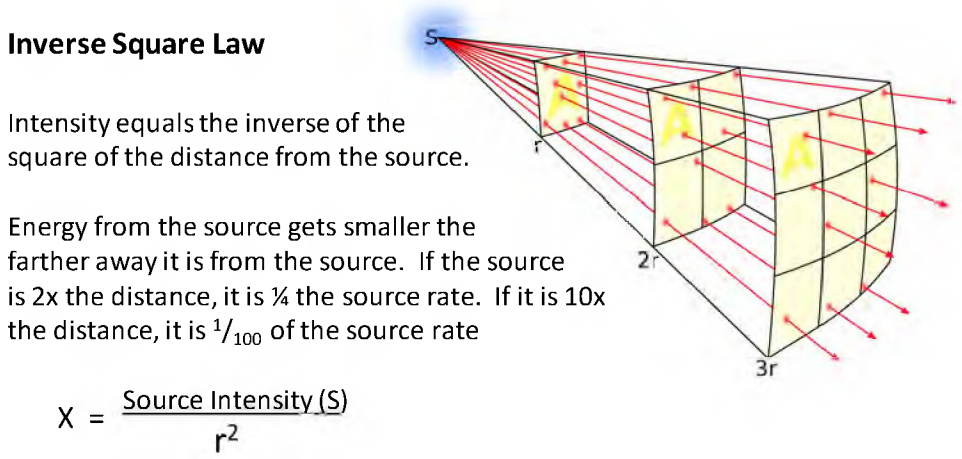


Figure 28 – Inverse Square Law

While this is simplified, it is overall accurate at a conceptual level. Several models exist for the calculation of the Radiant Heat Flux on a structure from various fire sources. Most are complicated

and have a set of complex assumptions that must be made. The Inverse Square Law does not specify a unit of measure. The formula is relational between the distance and the source. The drop in heat from the source to distance r is relational to distant 2r and 3r.

Firesafe uses a simple formula as a "yardstick" for generalized assumptions about radiant heat from fire. This formula is the FI (Fireline Intensity) from the Behave outputs over the distance in feet squared. Because Newton's Law is relational, it does not specify a unit of measure. Firesafe has derived its "rule of thumb" from the, using the formula shown below.

radiant heat flux < 20kw/m^2 at distance of 2x maximum flame length

Jack D. Cohen and Bret W. Butler completed research and published, "Modeling Potential Structure Ignitions from Flame Radiation Exposure with Implications for Wildland/Urban Interface Fire Management", for the 13th Fire and Forest Meteorology Conference in Lorne, Australia in 1996, which was the starting point for the entire "structure ignition zone" body of work that followed. They concluded the 40 meter was a sufficient distance to protect a structure from a 20-meter flame length. This distance would not exceed the amount of heat flux needed to have piloted ignition of a wood surface due to the radiant heat decay and the lack of exposure duration (residence time).

Several studies have found this relationship. In this study, a mathematical model was developed to predict the radiant energy incident on a firefighter as a function of flame height and the distance between the firefighter and the flame (Butler and Cohan, 1996). The results are shown in "Figure 29. The chart has an additional overlay (no change to underlying values) which highlights the at two time the flame length in distance from the fire (orange line).

In nearly all cases, two times the maximum flame length will provide a radiant heat flux value under 20 kW/m^2. This stands to reason as flame length (LF) is a function of fireline intensity (I) in Byram's formula $LF=0.0775*I^{0.46}$ which most closely approximates the interchanges between these two values (fireline intensity and flame length) in the Behave program.

We should be very clear here; this is not the only factor in the amount of heat that might be subject to a specific structure. The real world is much more complicated than a simple formula. Most literature indicates that a hardened structure should be able to withstand 20 to 30 kW/m^2 for a period of 5 minutes or less and not ignite. Using the two times the maximum flame length on the worst-case fire should place the actual value much less than the ones calculated here when a fire actually burns in the interface.

Jack Cohen's Structural Ignition Assessment Model (SIAM) also provided data on radiant heat flux as a factor of the amount of time for which the exposure to radiant heat impacted the ignition of the building material. In the example shown in Figure 31, as the temperature decreases, the time to ignition increases dramatically.

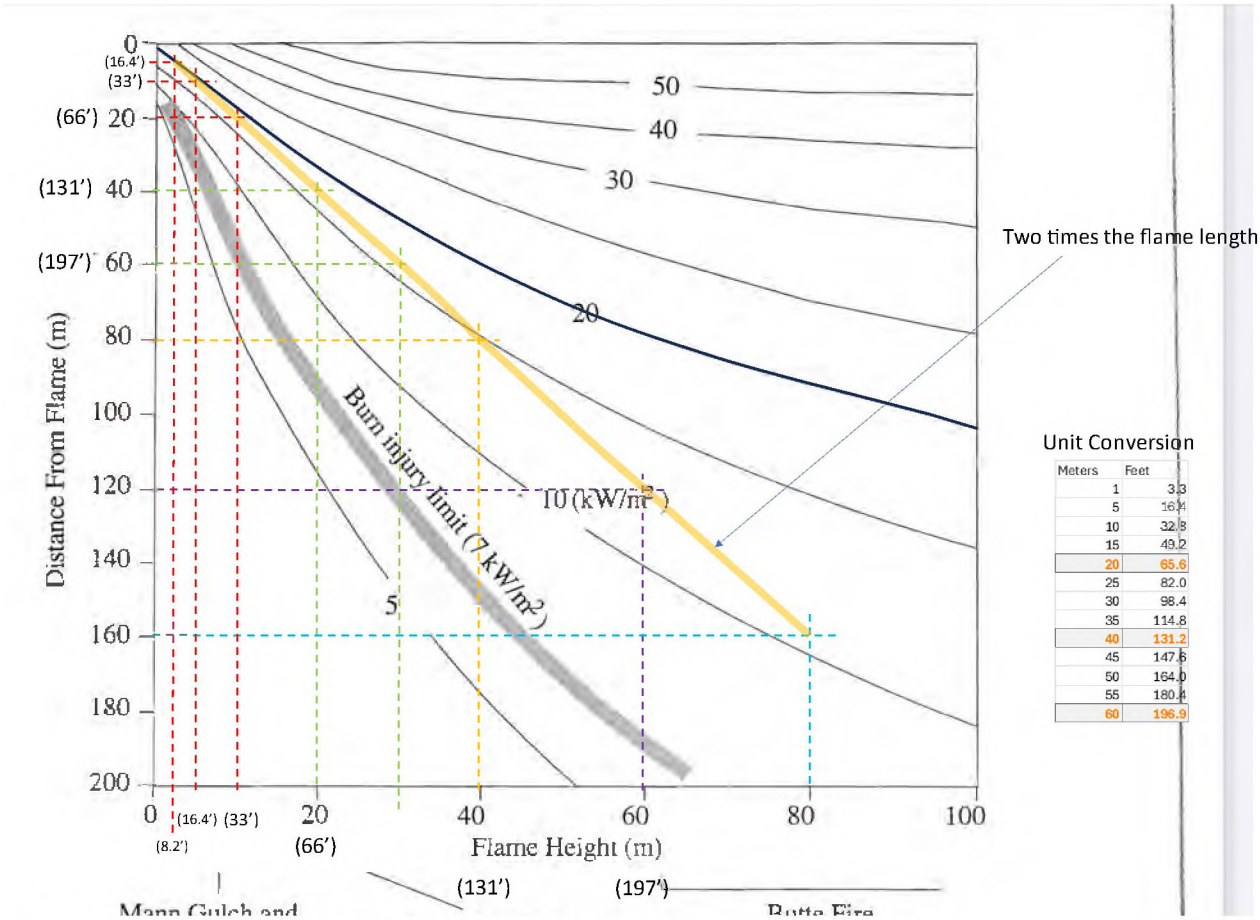


Figure 29 – Source of Radiant Heat Formula

kW/m² Rate	Time to Ignition seconds	minutes	
60	10	0.17	
50	16	0.27	
40	28	0.47	
37			Damage to process equipment and collapse of mechanical structures
31	60	1.00	
30	66	1.10	
22	210	3.50	
20	337	5.50	Piloted wood ignition after 5.5 minutes
18			Death in 50% of victims after 30 seconds
16			Blistering of exposed skin after 5 seconds
12.5	1,200	20.00	20 minutes to ignition/2nd degree burn in 8 seconds
10			Pain on exposed skin after 3 sec/ death in 1% of victims after 40 seconds
			Ignition of most fabrics
7			Max exposure in PPE for 90 sec
6.4			Pain on exposed skin after 8 sec
5.0			2nd degree burns on exposed skin in 40 seconds
4.7			Causes pain in 15-20 second/burns after 30 second
4.3	18,000	300.00	5 hours to ignition
4.0			First degree burns after 20 seconds
2.3			Pain on exposed skin after 2 minutes
2.1			Minimum to cause pain after 60 second
1.7			Minimum to cause pain
1.0			Equal to the maximum radiant heat transfer on a clear sunny day

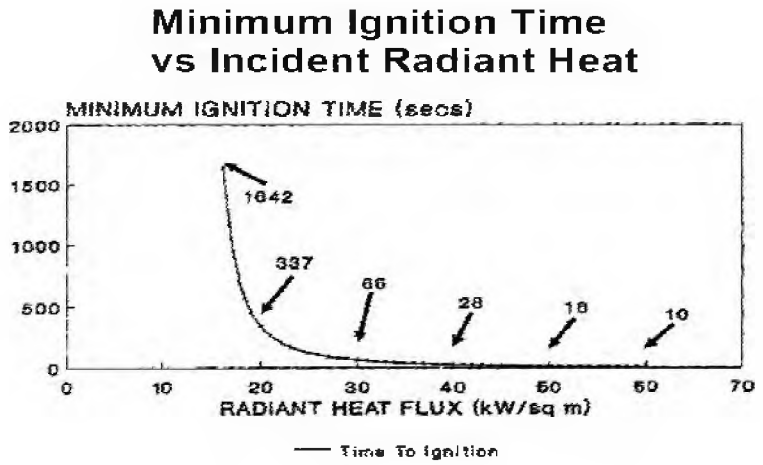
Figure 30 – Impact of Radiant Heat

For reference, it should be noted again that the same level of radiant heat (16 kW/m^2) that will produce 2nd degree burns on exposed skin in five seconds requires 27 minutes to ignite a wood wall in Jack Cohen's testing of radiant heat flux.

This is about time and distance. The values shown in Figure 32 (Table 1 from Cohen's report) show the various heat flux values that have been used as thresholds for many of the fire safety zone studies and radiant heat studies on structures.

These come from *Modeling Potential Structure Ignitions from Flame Radiation Exposure with Implications for Wildland/Urban Interface Fire Management*, by Jack D. Cohen and Bret W. Butler, presented at the 13th Fire and Forest Meteorology 81 Conference. Lorne, Australia 1996 and are in line with the values used from several sources to produce Figure 31.

> Jack Cohen's SIAM (Structural Ignition Assessment Model) uses a radiant heat flux threshold of 20 kWm^2 for 5.5 minutes as the baseline for structure ignition (Cohen, J.D., 1995. Structure Ignition Assessment Model (SIAM), USDA Forest Service Gen. Tech. Rep. PSW-GTR-158)



> **Figure 3**. The minimum time for piloted wood ignition depends on the incident radiation heat flux (given as a constant) that is greater than the critical heat flux of 13.1 kW/m^2.

Figure 31 – Radiant Heat vs. Minimum Ignition Time

Table 1. The effects of radiant exposure on human skin and wood indicate that humans are greatly more sensitive than wood during a WUI fire.

Heat Flux (kW/m^2)	Effect of Exposure
6.4	Pain on exposed skin after 8 secs (Drysdale 1985).
7.0	Maximum estimated exposure for a firefighter wearing wildland firefighting clothing and head and neck protection over a period of approximately 90 secs. (Butler and Cohen 1997).
10.4	Pain on exposed skin after 3 secs. (Drysdale 1985)
16.0	Blistering of exposed skin after 5 secs. (Stoll 1969).
20.0	Piloted wood ignition after more than 5.5 minutes (ignition model)

Figure 32 - Jack Cohen, *Modeling Potential Structure Ignitions from Flame Radiation Exposure with Implications for Wildland/Urban Interface Fire Management Table 1*

In the test fires that Jack Cohen used for this study, a fire which was 2.5-meter-wide, and 20 meters high was used to show the impacts on radiant heat flux of spacing within the fuel bed. All four burn scenarios had radiant heat flux values of 20 kW/m^2 or less at a distance of 40 meters (2 times the flame height) as shown in Figure 33.

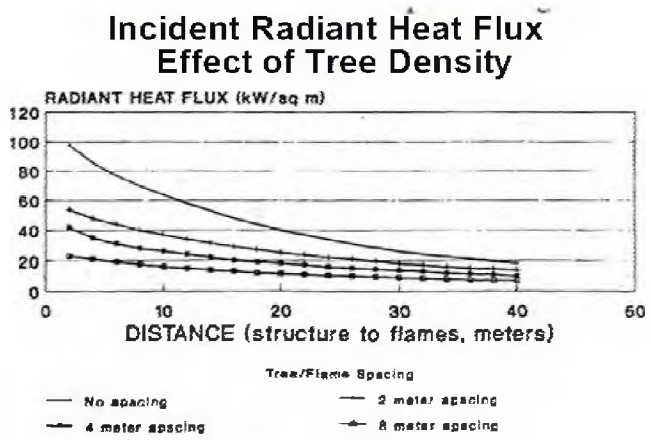


Figure 5. Given a constant flame size, the flame/trees are 2.5 meters wide, 20 meters high, and extend along a 50 meter flame front. The incident radiation heat flux depends on the flame-wall distance and the flame/tree spacing.

Figure 33 – Radiant Heat vs Distance

The conclusion Jack Cohen reached was that after 40 meters, radiant heat was no longer a problem, regardless of the size of the fire. At 30 meters and about 30 kW/m^2, ignition time was only 90 seconds, but at 40 meters and 20kW/m^2, the ignition time was over 800 seconds. In this test, the flame was 20m high and 50m wide. The 2x flame length ratio was achieved in this test fire as well. See Figure 34 for a graphic example of this conclusion.

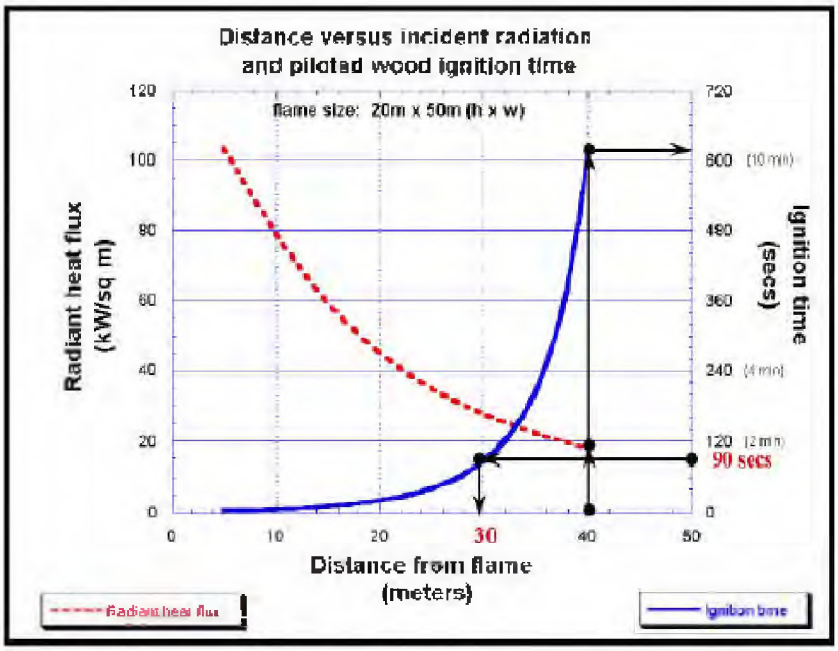


Figure 2-- SIAM calculates the incident radiant heat flux and the minimum time for piloted ignition as a function of distance for the given flame size. The flame is assumed to be a uniform, parallel plane, black body emitter.

Figure 34 – SAIM Calculations for Radiant Heat Flux

The third method of fire encroachment is convected heat. This impact area is generally about 75% of the radiant heat impact zone. While small pulses of convected heat may exceed the radiant heat zone and be a danger to the respiratory tracts of firefighters, these pulses are not sufficient enough in duration to cause ignition of structural materials.

Convection exposure is a more difficult issue as the science of this factor is limited with current studies underway to further expand our knowledge of this area of wildland fire science. Some facts are known:

> Radiative heat fluxes peak between 20 and 300 kW/m^2. The convective heat flux is characterized by rapid fluctuation between positive and negative convective values owing to alternating packets of cool air intermingled with hot combustion products. The convective heat flux peaks between 22 and 140 kW/m^2. *Frankman 2013, Measurements of convective and radiative heating in wildland fires, CSIRO Publishing, International Journal of Wildland Fire http://dx.doi.org/10.1071/WF11097, page K.*
>
> In a time-resolved heat flux data study from two different locations and times in the same prescribed fire event data was collected. They were grouped into a low intensity set (hereafter labelled Burn 1) and a moderate intensity set (hereafter labelled Burn 2). Both sets were evaluated to determine the effect of sampling rate on the interpretation of convective and radiative heat fluxes. Findings from the analyses have direct application to measurement methods and interpretation of energy transport measurements in wildland fires. *Frankman 2013b, The effect of sampling rate on interpretation of the temporal characteristics of radiative and convective heating in wildland flames, CSIRO Publishing, International Journal of Wildland Fire 2013, 22, 168–173 http://dx.doi.org/10.1071/WF12034*
>
> Overall, fire convective energy is lower than fire radiative energy, but the peak energy pulses of the convective heat flux are greater in the convective heat than in the radiant heat (Figure 35). Convective heat has pulses of cooler air which lower the overall energy average as shown in Figure 36, on the next page.

The point here is not to get into a discussion of how convective heat energy vs radiant heat energy contributes to ignition of fuels but rather to show on the macro level that convective energy is not as likely to be a factor in structure ignition if the distance provided between the fire and structure are great enough to stop radiant heat from igniting it.

In Figure 36, notice how the blue lines (convective heat) exceed the red lines (radiant heat), but the overall average is less for the blue line, AND the blue lines have negative (cooling) values, whereas the red lines do not. It is not that convective heating by superheated gases does not play a role in fire propagation or in fire phenomena such as “area ignitions”. They do, but the fuels and topography around the Project Site do not lend themselves to these issues without a large continuous fuel bed to create the environment necessary to have this effect make an impact on the Project Site.

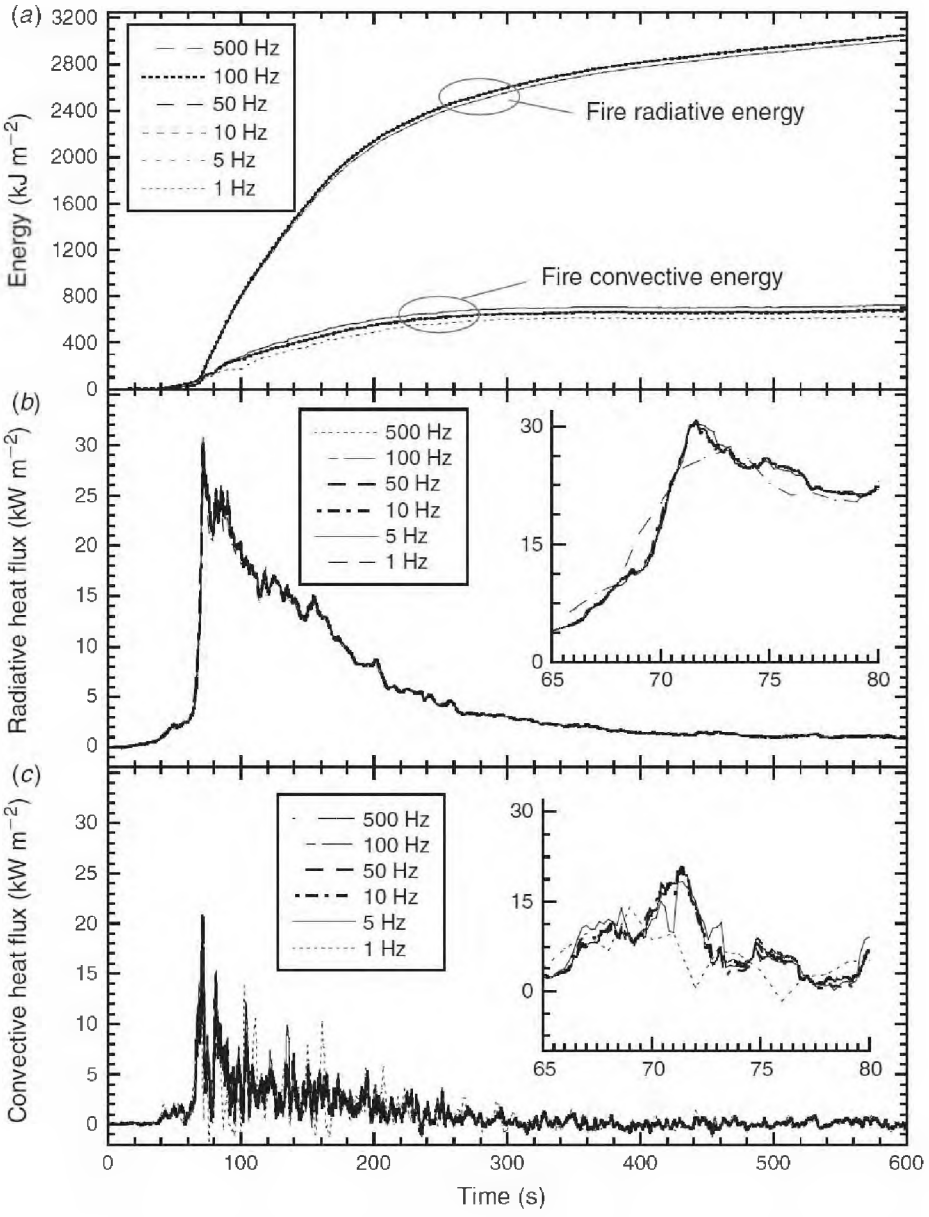


Fig. 2. Integrated energy and 2-s moving averages for Burn 2. (*a*) Fire radiative energy and convective energy calculated from integral of measured fluxes, (*b*) fluxes calculated using a 2-s moving average of the 500-, 100-, 50-, 10-, 5- and 1-Hz radiative flux signals, (*c*) fluxes calculated using a 2-s moving average the 500-, 100-, 50-, 10-, 5- and 1-Hz convective flux signals. Inset figures in (*b*) and (*c*) are included to further illustrate the difference in signal between the moving averages of the various sample rates over a short time frame.

Figure 35 – Convective Heat vs Radiant Heat

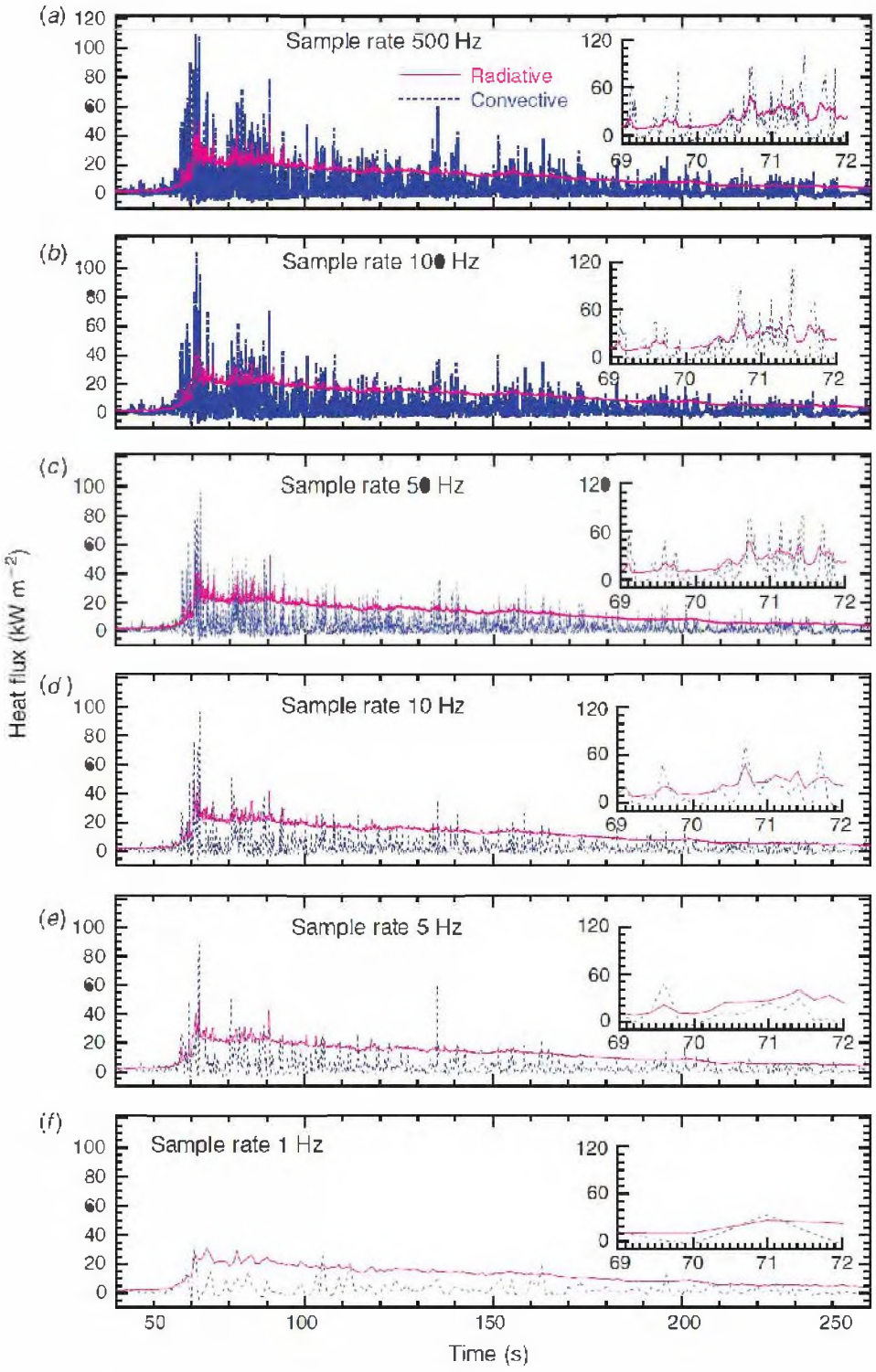


Fig. 1. The effect of sample rate on measured heat flux in Burn 2. (*a*) presents the initial signal captured at 500 Hz. (*b*) presents the 500 Hz signal down-sampled to 100 Hz and so on to 1 Hz for (*f*). The inset figures depict the signal over a 4-s time period centred at or near ignition.

Figure 36 – Convective Heat Rate

The final method of fire encroachment would be embers and brands. The Institute for Business and Home Safety (IBHS) makes the following statement:

> Buildings are ignited by embers and flames during wildfires. Flying embers and wind-blown, ground-traveling burning debris are by far the most prevalent attack mechanisms threatening structures during a wildfire. CAL FIRE identified embers as the major cause of home loss (Mell et al., 2010). Potter and Leonard (2011) reported that "well over 90% of houses were ignited in the absence of direct flame attack or radiant heat (exceeding 12 kW/m2) from the main fire front." Hence, embers cause a great deal of damage, whether directly or indirectly. *WILDLAND FIRE EMBERS AND FLAMES: Home Mitigations That Matter,Faraz Hedayati, PhD, Stephen L. Quarles, PhD, Steven Hawks, IBHS Research, April 2023, page 6.*

Embers can and will travel great distances. The Project Site will be protected from this threat by compliance with California Building Code Chapter 7A and California Residential Code Section R337 as appropriate.

Radiant Heat Protection vs Ember Intrusion Protection

Standardized Fuel Modification Zones use thinning zones and irrigated vegetation to reduce the impacts of fire as it approaches a structure throughout southern California and the western United States. While the distance may change, the process does not. The graphic below shows the 170-foot prescriptive fuel modification zone used in the City of San Juan Capistrano and many other locations in and around southern California. The design of this protection system is based on decreasing the amount of available fuel to the fire front and thereby decreasing the fire activity (flame length and fireline intensity). The graphic below (Figures 37) is an attempt to show how that protection works.

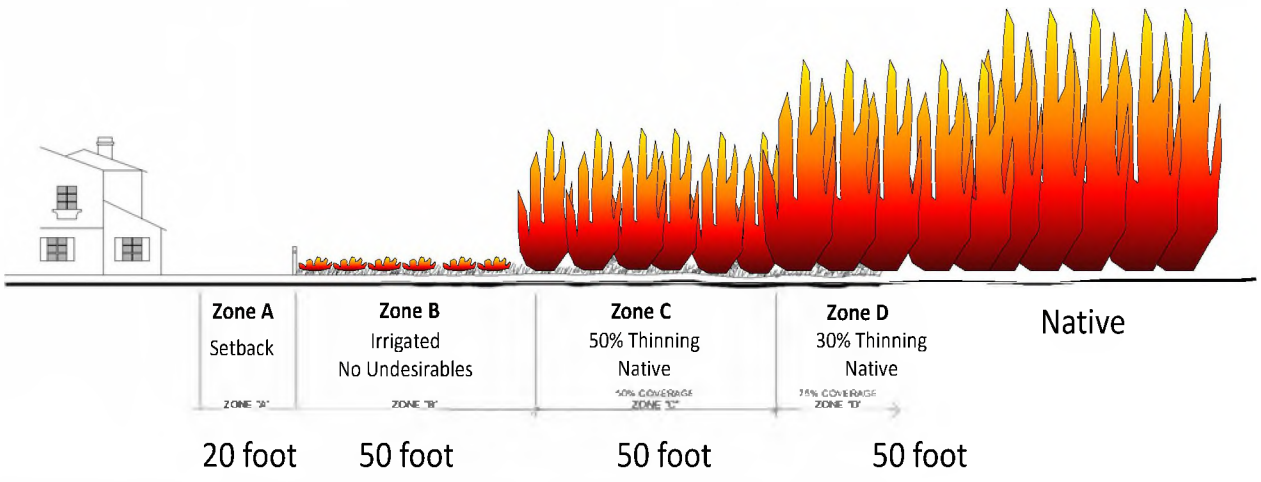


Figure 37 – Prescriptive Fuel Modification Zones

Here is the same interface with the modeling inputs and outputs (Figure 38). By the time the fire reaches the Zone A/Zone B interface, the flames are small enough to allow for the Zone A distance to completely decay the radiant heat energy.

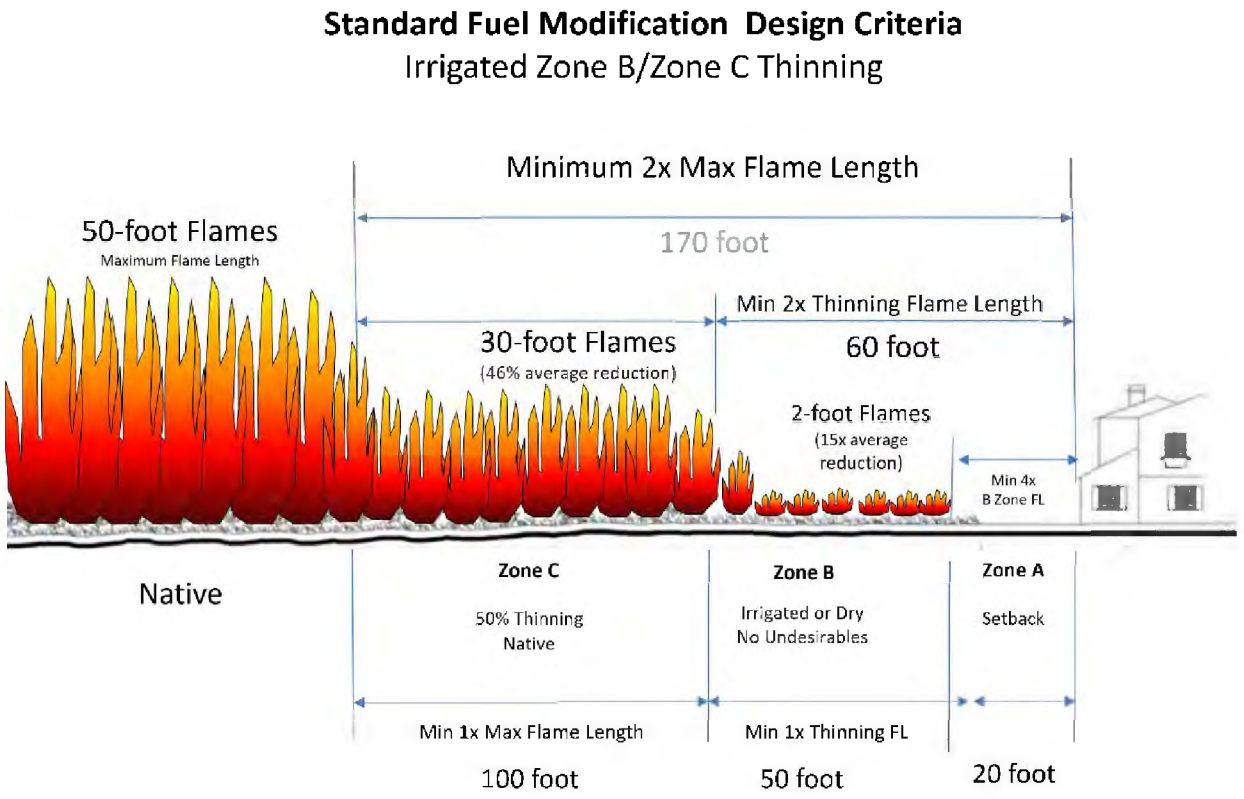


Figure 38 – Standard Fuel Modification with Calculations

Fuel Modification Zones are an effective tool in providing the necessary time, distance and shielding needed to protect structures from a wildland fire. Reducing the fuels nearest to the structure reduces the intensity of the fire while it increases the distance between the native fuels and the structure. Adding irrigated vegetation (which acts as a heat sink), the fire is further diminished and some of the energy of the fire is consumed in the process of driving off the moisture (latent heat of evaporation). These actions, coupled with modified plantings provide the conditions necessary to stop the fire from burning into the development area.

Design Criteria

For the project site, no thinning zones are needed or desired. The setback from the native needs to be as efficient as possible. Having the fire burn at lesser rate for 100 feet does not benefit the project site and the riparian areas cannot be modified. This requires a different but equal solution.

At the interface of the riparian to the development area of the project site, a distance of 100 feet is needed to counter the worst-case scenario radiant heat that could be generated. Direct flame contact would not be possible. The convected heat impact would not span this distance either. The 100 feet would need to be a combination of Zone A and Zone B for the entire distance. No thinning zone is allowed. The edge of the riparian needs to have either a mineral earth path, a radiant heat wall or some other method of stopping the fire progression at this point. This can be accomplish with a six-foot-high block wall, a tempered glass over block wall, a mineral earth path that is two time wider than the adjacent fuels (assumed to six feet high/ equals a 12' wide path or a noncombustible surface such as a road/pavers/hardscape.

The 100 feet could be irrigated or dry but must meet the criteria for spacing that is appropriate for the type of zone it uses. Alternatives acceptable to the Orange County Fire Authority can be utilized through the AM&M (Alternative Materials and Methods) process (Fire Code Section 104.10).

Fire Behavior Summary

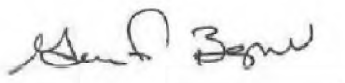
The static modeling indicates that flame lengths of 45.9 feet are possible under perfect conditions, in the worst case scenario for winds at the Project Site within the data that is available. The design criteria for the Project Site must properly protect the structures from a wildland fire under all conditions. Most of the fuels are not aligned with the slope and wind and fuels. Within the Project Site, the fuels are not continuous enough to drive fire behavior to the level of the equilibrium spread rates used in the modeling and valid at the north perimeter. Riparian interfaces are safe at 100' of irrigated fuel modification with limited fuelbeds and no alignment to extremely strong winds. The entire defense system is designed to protect all of the structures regardless of the specific location adjacent to the native fuels on the perimeter and interior of the project site where they interface with the riparian areas.

The fuel modification for this Project has assumed a lack of maintenance in the open space riparian areas within and adjacent to the Project Site. The overall interface for the Project Site has light to moderate fuels with the exception of the riparian areas. Alignment with strong Santa Ana winds with downslope fuels does not occur within the project site (full alignment) that could drive a fire in the interface to extreme conditions. While the static modeling assumes this condition, it is not currently present or expected in the future on or near the Project Site. Winds around the project are variable and the analysis has assumed the winds could come from any direction and not just the normal onshore and offshore flow conditions that are the nature of most of the fire weather in southern california.

A distance of 100 feet is adequate for the protection of the project site under the conditions analyzed. Under normal conditions, the project could and would be safe with half this distance but under a worst-case scenario, the additional margin is warrented. The technical results provided as part of the Fire Behavior Analysis within this report were obtained using BehavePlus Plus version 6.0.0 and Wind Ninja 3.8.1 software.

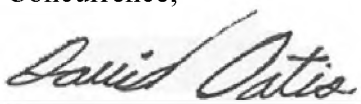
This Fire Behavior Analysis reviewed the wildland interface conditions (past, present, and future), the required construction features under the current codes and ordinances, and the additional features and mitigation measures required for site-specific conditions that result in the project's ability to be protected under wildland fire conditions. Firesafe submits this report to the Orange County Fire Authority the proposed Project Site.

Respectfully;



Gene F. Begnell
Fire Protection Analyst
Firesafe Planning Inc

Concurrence;



David Oatis
Principal,
Firesafe Planning Inc

Appendix A

Site Photos Locations



Photo locations are shown on the map above as reference points. Several photos were taken from each general location and are within a few feet of each other. For simplicity, these photo sites have been grouped in the locations shown above.

Photo Site 1 – Looking Northwest



Looking Southeast



Photo Site 2 – Looking Northeast



Looking East



Photo Site 3 – Looking North Northeast



Looking South



Photo Site 4 – Looking Northeast



Looking South



Photo Site 5 – Looking Southwest



Looking Southeast



Photo Site 6 – Looking Northwest



Looking Southeast



Photo Site 7 –Looking North Northeast



Looking Southwest



Photo Site 8 –Looking North Northwest



Looking North



Photo Site 9 –Looking West



Looking Northwest



Photo Site 10 – Looking Southwest



Looking West



Photo Site 11 –Looking Southeast



Looking South



Photo Site 12 – Looking South



Looking Southeast



Photo Site 13 –Looking West



Looking Northwest



Photo Site 14 – Looking West



Looking North



Photo Site 15 –Looking West



Looking North



Photo Site 16 – Looking West



Looking North



Photo Site 17 –Looking West



Looking North



Photo Site 18 –Looking West



Looking North



Photo Site 19 – Looking South



Looking North



Photo Site 20 –Looking West



Looking East



Photo Site 21 –Looking South



Looking West



Photo Site 22 –Looking South



Looking West



Photo Site 23–Looking North



Looking South



Photo Site 24 –Looking South



Looking West



Photo Site 25 –Looking Northwest



Looking Southeast



Photo Site 26 –Looking Southeast



Looking North



Photo Site 27 –Looking South



Looking West



Photo Site 28 –Looking Southeast



Looking West



Photo Site 29 –Looking Northwest



Looking Southeast



Photo Site 30 –Looking Southeast



Looking Northwest



Photo Site 31 –Looking Northeast



Photo Site 32 –Looking Northeast



Photo Site 33) –Looking North



Looking East



Photo Site 34 –Looking North



Looking South



Photo Site 35 –Looking South



Looking Southwest



Photo Site 36 –Looking East



Looking South Southeast



Photo Site 37 –Looking Easgt



Photo Site 38 –Looking West



Photo Site 39 – Looking North



Looking Northeast



Photo Site 40 – Looking South



Looking Southeast



Photo Site 41 –Looking Southeast



Looking Southwest



Photo Site 42 –Looking East



Looking Southwest



Photo Site 43 –Looking Northeasgt



Looking West



Photo Site 44 –Looking Northeast



Looking Southwest



Photo Site 45 –Looking South



Looking North



Photo Site 46 –Looking South



Looking North



Photo Site 47 –Looking South



Looking Northwest



Photo Site 48 –Looking North



Looking South



Photo Site 49 –Looking North



Looking South



Photo Site 50 –Looking North



Looking East



Photo Site 51–Looking East



Looking South from east of the railroad tracks



Photo Site 52 –Looking East



Looking North



Photo Site 53 –Looking Southeast



Looking West



Appendix B
Fire Modeling Outputs

Inputs: SURFACE

Description		Legacy Ranch 0-65 mph

Fuel/Vegetation, Surface/Understory

Fuel Model		gs2, sh5, scal18, tu5

Fuel Moisture

1-h Fuel Moisture	%	3
10-h Fuel Moisture	%	4
100-h Fuel Moisture	%	5
Live Herbaceous Fuel Moisture	%	30
Live Woody Fuel Moisture	%	50

Weather

20-ft Wind Speed	mi/h	0, 5, 10, 15, 20, 25, 30, 35, 40, 45
Wind Adjustment Factor		0.5
Wind Direction (from north)	deg	45

Terrain

Slope Steepness	%	100
Site Aspect	deg	45

Run Option Notes

Maximum effective wind speed limit IS imposed [SURFACE].

Fire spread is in the HEADING direction only [SURFACE].

Wind is in specified directions [SURFACE].

Wind and spread directions are degrees clockwise from north [SURFACE].

Wind direction is the direction from which the wind is blowing [SURFACE].

Output Variables

Surface Fire Rate of Spread (ft/min) [SURFACE]

Surface Fireline Intensity (kW/m) [SURFACE]

Surface Fire Flame Length (ft) [SURFACE]

Flame Residence Time (min) [SURFACE]

(continued on next page)

Input Worksheet (continued)

Notes

Legacy Ranch 0-65 mph

Head Fire

Surface Fire Rate of Spread (ft/min)

20-ft Wind Speed	Fuel Model			
mi/h	gs2	sh5	SCAL18	tu5
0	75.1	150.6	81.2	29.1
5	91.8	198.8	113.8	35.5
10	121.0	260.6	143.1	43.6
15	158.0	328.7	171.3	52.4
20	201.2	401.3	198.7	61.8
25	249.7	477.4	225.6	71.6
30	302.9	556.5	252.1	81.7
35	360.3	638.2	278.3	92.1
40	421.7	722.1	304.2	102.8
45	486.6	807.9	329.8	113.8
50	555.0	895.6	355.2	124.9
55	565.2	985.0	380.5	136.3
60	565.2	1076.0	405.5	147.8
65	565.2	1168.3	430.4	159.5

Legacy Ranch 0-65 mph

Head Fire

Surface Fireline Intensity (kW/m)

20-ft Wind Speed	Fuel Model			
mi/h	gs2	sh5	SCAL18	tu5
0	2483	16779	19164	5120
5	3036	22155	26871	6249
10	4002	29034	33787	7668
15	5227	36623	40434	9222
20	6657	44713	46911	10870
25	8262	53199	53264	12593
30	10022	62013	59522	14377
35	11922	71109	65700	16214
40	13951	80455	71812	18097
45	16100	90025	77865	20022
50	18361	99798	83868	21985
55	18700	109757	89825	23982
60	18700	119889	95741	26011
65	18700	130182	101620	28070

Legacy Ranch 0-65 mph

Head Fire

Surface Fire Flame Length (ft)

20-ft Wind Speed	Fuel Model			
mi/h	gs2	sh5	SCAL18	tu5
0	9.3	22.3	23.7	12.9
5	10.2	25.3	27.7	14.2
10	11.5	28.7	30.8	15.6
15	13.0	31.9	33.4	16.9
20	14.6	35.0	35.8	18.3
25	16.1	37.9	37.9	19.5
30	17.6	40.7	39.9	20.8
35	19.1	43.3	41.8	22.0
40	20.5	45.9	43.5	23.1
45	21.9	48.3	45.2	24.2
50	23.2	50.7	46.8	25.3
55	23.4	52.9	48.3	26.3
60	23.4	55.1	49.7	27.3
65	23.4	57.2	51.1	28.3

Legacy Ranch 0-65 mph

Head Fire

Flame Residence Time (min)

20-ft Wind Speed	Fuel Model			
mi/h	gs2	sh5	SCAL18	tu5
0	0.21	0.31	0.49	0.31
5	0.21	0.31	0.49	0.31
10	0.21	0.31	0.49	0.31
15	0.21	0.31	0.49	0.31
20	0.21	0.31	0.49	0.31
25	0.21	0.31	0.49	0.31
30	0.21	0.31	0.49	0.31
35	0.21	0.31	0.49	0.31
40	0.21	0.31	0.49	0.31
45	0.21	0.31	0.49	0.31
50	0.21	0.31	0.49	0.31
55	0.21	0.31	0.49	0.31
60	0.21	0.31	0.49	0.31
65	0.21	0.31	0.49	0.31

Discrete Variable Codes Used
Legacy Ranch 0-65 mph

Fuel Model		
122	gs2	Moderate load, dry climate grass-shrub (D)
145	sh5	High load, dry climate shrub (S)
18	SCAL18	Sage / Buckwheat
165	tu5	Very high load, dry climate timber-shrub (S)