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DATE: July 13, 2026

TO: State Clearinghouse

FROM: City of San Juan Capistrano
32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Contact: Laura Stokes, Planning Manager

SUBJECT: **Revised Notice of Availability of a Draft Environmental Impact Report for the Legacy Ranch Project (SCH Number 2025110456)**

The City of San Juan Capistrano as the lead agency for the referenced project filed a Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR) with the State's CEQAnet web portal on July 3, 2026, which stated the following:

> *The DEIR determined that all impacts related to the environmental topics listed above would either be less than significant or be reduced to less than significant with implementation of mitigation. No impacts were determined to be significant and unavoidable.*

However, implementation of the proposed project would result in a significant and unavoidable impact related to transportation, even with implementation of mitigation identified in the DEIR. Accordingly, the text in the NOA has been revised as follows:

> *The DEIR determined that all impacts related to the environmental topics listed above would either be less than significant or be reduced to less than significant with implementation of mitigation except for transportation (VMT) impacts, which would be significant and unavoidable even with implementation of mitigation.*

Because the DEIR filed with the State Clearinghouse on July 3, 2026, correctly identifies this significant and unavoidable impact, prescribes all feasible mitigation measures, and because no revisions to the analysis or significance conclusions contained in the DEIR have been made or are required, recirculation of the NOA and DEIR is not warranted.

The updated NOA is included with this memorandum. Additions are shown in double underline and deletions are shown in ~~strikeout~~.

Any questions relating to this project may be forwarded to:

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