Notice of Completion & Environmental Document Transmittal

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

SCH # 2025110456

Project Title: Legacy Ranch Project

Lead Agency: City of San Juan Capistrano — Contact Person: Laura Stokes

Mailing Address: 32400 Paseo Adelanto — Phone: (949) 443-6313

City: San Juan Capistrano — Zip: 92675 — County: Orange County

Project Location: County: Orange County — City/Nearest Community: San Juan Capistrano

Cross Streets: Camino Capistrano — Zip Code: 92675

Longitude/Latitude (degrees, minutes and seconds): 33 ° 31 ′ 28.9 ″ N / 117 ° 40 ′ 15.61 ″ W Total Acres: 65.5

Assessor's Parcel No.: 121-050-03, -04, -14, -17, - 18, -19, -20, and -29 Section: 27 Twp.: 7S Range: 7W Base: SBBM

Within 2 Miles: State Hwy #: I-5, SR-73, SR-74 Waterways: Trabuco Creek, Oso Creek, San Juan Creek

Airports: _____ Railways: LOSSAN rail corridor Schools: Various

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ Neg Dec ☐ Mit Neg Dec ☒ Draft EIR ☐ Supplement/Subsequent EIR (Prior SCH No.) _____ Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: _____

Local Action Type:

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

Development Type:

☐ Residential: Units _____ Acres _____
☐ Office: Sq.ft. _____ Acres _____ Employees _____
☐ Commercial: Sq.ft. _____ Acres _____ Employees _____
☐ Industrial: Sq.ft. _____ Acres _____ Employees _____
☐ Educational: _____
☒ Recreational: Passive and active recreational uses
☐ Water Facilities: Type _____ MGD _____
☐ Transportation: Type _____
☐ Mining: Mineral _____
☐ Power: Type _____ MW _____
☐ Waste Treatment: Type _____ MGD _____
☐ Hazardous Waste: Type _____
☐ Other: _____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Northwest Open Space area/Specific Plan/Precise Plan (NWOS Specific Plan 2020-01/Community Park)

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

The proposed project includes an Amendment to the NWOS Specific Plan to allow for development of the Legacy Ranch on the project site. The proposed Legacy Ranch would consist of seven cores: Equestrian Core, Chapel Core, Swanner House Core, Agricultural Core, Event Barn Core, Community Building Core, and Trails/Natural Core. Each core would incorporate various community amenities. 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.

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

Reviewing Agencies Checklist

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

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

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

Starting Date July 3, 2026 Ending Date August 17 2026

Lead Agency (Complete if applicable):

Consulting Firm: LSA
Address: 3210 El Camino Real, Suite 100
City/State/Zip: Irvine, CA 92602
Contact: Chris Jones
Phone: (949) 333-5031

Applicant: Legacy Ranch Partners, LLC.
Address: 31801 Paseo Adelanto
City/State/Zip: San Juan Capistrano, CA 92675
Phone: (949) 354-5600

Signature of Lead Agency Representative: **Date:** 6/29/2026

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