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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2025110456

Project Title: Legacy Ranch Project

Lead Agency: City of San Juan Capistrano

Contact Name: Laura Stokes, Planning Manager

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Project Location: San Juan Capistrano, Orange
City *County*

Project Description (Proposed actions, location, and/or consequences).

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

BIO: The project could have a substantial adverse effect on biological resources and Mitigation Measures BIO-1 through BIO-17 have been prescribed to reduce impacts to less than significant.
CUL & TCR: Ground disturbing activities during construction could impact archaeological resource and/or human remains, including tribal cultural resources, and Mitigation Measures TCR-1 and TCR-2 have been prescribed to reduce these impacts to less than significant.
GEO & HYD: The proposed equestrian activities could result in water quality impacts, including soils erosion or the loss of top soils and Mitigation Measure HYD-1 has been prescribed to reduce these impacts to less than significant.
GHG: The project could conflict with an applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions and Mitigation Measure TRA-1 has been prescribed to reduce impacts to less than significant.
HAZ: The presence of three onsite recognized environmental conditions and three onsite environmental issues could create a significant hazard to the public or the environment and Mitigation Measure HAZ-1 has been prescribed to reduce these impacts to less than significant.
NOI: Operational noise could exceed the City's exterior noise standards and Mitigation Measures NOI-1 and NOI-2 have been prescribed to reduce impacts to less than significant.
TRA: The project would exceed the City's VMT threshold and would result in significant and unavoidable VMT impacts even with implementation of Mitigation Measure TRA-1

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

A total of 16 comment letters were received in response to the Notice of Preparation. The NOP and comments received are included in Appendix A of the Draft EIR. Comments in response to the NOP generally identified the following areas of potential concern:

- Archaeological and tribal cultural resources (addressed in Section 4.4, Cultural Resources, and Section 4.12, Tribal Cultural Resources)
- Aesthetics (addressed in Section 4.1, Cultural Resources)
- Biological resources (addressed in Section 4.2, Biological Resources)
- Energy impacts (addressed in Section 4.5, Energy)
- Water quality impacts on Trabuco Creek (addressed in Section 4.1, Cultural Resources)
- Adequate utility capacity (addressed in Section 4.13, Utilities and Service Systems)
- Traffic impacts (addressed in Section 4.11, Transportation)
- Impacts to the railroad tracks/operation (addressed in Section 4.11, Transportation)
- Consistency with the Specific Plan and Measure S (addressed in Chapter 6.0, Other CEQA Considerations)

Provide a list of the responsible or trustee agencies for the project.

California Air Resources Board
California Highway Patrol
Caltrans District 12
Department of Conservation
California Department of Fish and Wildlife
Native American Heritage Commission
Office of Historic Preservation
Regional Water Quality Control Board, Region 9
State Water Resources Control Board
Department of Toxic Substances Control