HUGH NGUYEN
CLERK - RECORDER

BIRTH AND DEATH RECORDS
FICTITIOUS BUSINESS NAMES
MARRIAGE LICENSES/RECORDS
NOTARY REGISTRATION
ORANGE COUNTY ARCHIVES
PASSPORTS
PROPERTY RECORDS

November 6, 2026

CITY OF SAN JUAN CAPISTRANO
32400 PASEO ADELANTO
SAN JUAN CAPISTRANO, CA 92675

Office of the ORANGE COUNTY CLERK-RECORDER
Memorandum

SUBJECT: EIR NOTICE OF DETERMINATION

The attached notice was received, filed and a copy was posted on 11/6/2026

It remained posted for 30 (thirty) days.

HUGH NGUYEN
CLERK - RECORDER
In and for the County of ORANGE

By: 516 - Deputy

Public Resource Code 21092.3

The notice required pursuant to Sections 21080.4 and 21092 for an environmental impact report shall be posted in the office of the County Clerk of each county *** in which the project will be located and shall remain posted for a period of 30 days. The notice required pursuant to Section 21092 for a negative declaration shall be so posted for a period of 20 days, unless otherwise required by law to be posted for 30 days. The County Clerk shall post notices within 24 hours of receipt.

Public Resource Code 21152

All notices filed pursuant to this section shall be available for public inspection, and shall be posted *** **within 24 hours of receipt** in the office of the County Clerk. Each notice shall remain posted for a period of 30 days. *** Thereafter, the clerk shall return the notice to the local **lead** agency *** within a notation of the period it was posted. The local **lead** agency shall retain the notice for not less than nine months.

Additions or changes by underline; deletions by ***

ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-11/06/2026-0916

202685001244

FILED

November 6, 2026

HUGH NGUYEN

CLERK - RECORDER

By _____
Deputy clerk

THIS SPACE FOR CLERK'S USE ONLY

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

TYPE OR PRINT CLEARLY

Project Title

NORTHWEST OPEN SPACE LEGACY RANCH - CA 25-001 & CUP 26-004

Check Document being Filed:

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

FILED IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON 11/06/2026

Posted 11/06/2026 **Removed** _____

Returned to agency on _____

DEPUTY 516

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

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

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

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

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

From:
Public Agency: City of San Juan Capistrano
Address: 32400 Paseo Adelanto
San Juan Capistrano, CA 92675
Contact: Laura Stokes, Planning Manager
Phone: (949) 443-6313

Lead Agency (if different from above):

Address:

Contact:
Phone:

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

State Clearinghouse Number (if submitted to State Clearinghouse): 2025110456

Project Title: Northwest Open Space Legacy Ranch - CA 25-001 & CUP 26-004

Project Applicant: Legacy Ranch Partners LLC, 31801 Paseo Adelanto, San Juan Cap. CA, 92675

Project Location (include county): 30291 Camino Capistrano, San Juan Capistrano, Orange County, APNs: 121-050-03, -04, -14, -17, -18, -19, -20, and -29

Project Description:

The project involves amending the Northwest Open Space (NWOS) Specific Plan (SP) 2020-01 to modify the uses and development standards applicable to the 65.5-acre site to facilitate the future development of the Legacy Ranch Concept Plan, including equestrian, events, agricultural, and active recreation uses. Additionally, the use of the site, without any physical improvements, for events with up to 499 people in combined attendance throughout the site with food & alcohol service, is permitted via the approved Conditional Use Permit.

This is to advise that the City of San Juan Capistrano (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on Nov. 4, 2026 (date) and has made the following determinations regarding the above described project.

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

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

Signature (Public Agency): Title: Environmental Administrator

Date: November 5, 2026 Date Received for filing at OPR:

FILED
NOV 06 2026
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY

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

Revised 2011

State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

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

Print | Start Over | Save

RECEIPT NUMBER:
30-11/06/2026-0916

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2025110456

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF SAN JUAN CAPISTRANO		11/06/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
ORANGE COUNTY	202685001244

PROJECT TITLE

NORTHWEST OPEN SPACE LEGACY RANCH - CA 25-001 & CUP 26-004

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
LEGACY RANCH PARTNERS LLC.		(949) 421-9119

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

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$ 4,227.50	$ 4,227.50
☐ Mitigated/Negative Declaration (MND)(ND)	$ 3,043.75	$
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$ 1,437.25	$

☐ Exempt from fee
- ☐ Notice of Exemption (attach)
- ☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	$ 850.00	$
☒ County documentary handling fee	$ 50.00	$ 50.00
☐ Other		$

PAYMENT METHOD:

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

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Andy	Xiaoxi Zhou Deputy Clerk

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

Orange County
Clerk-Recorder
Hugh Nguyen
601 N. Ross Street
Santa Ana, CA 92701
(714) 834-2500

Receipt No.: RPT20260000330523

Finalization No.: 20260000327842

Cashier: 516

Register: SOUTHCOUNTY4A

Date/Time: 11/06/2026 12:37 PM

Item	Title	Count
1	Z02	1

EIR: Environmental Impact Report

Document ID	Amount
Doc# 202685001244	$4,277.5

Time Recorded 12:37 PM

Total Amount Due: $4,277.50

Total Paid

Check Tendered: $4,227.50
#2373

Check Tendered: $50.00
#2374

Amount Due: $0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com