



County of Orange NOTICE OF DETERMINATION

Hugh Nguyen, Clerk-Recorder



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201985000954 11:38 am 09/19/19
381 OR02 Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

FILED
SEP 19 2019

POSTED

Planning Application:

TO: County Clerk, County of Orange

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

SEP 19 2019

FROM: OC Public Works, 601 N Ross Street, Santa Ana, CA 92701

BY:

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:

DEPUTY

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

Project Title: Amendments and Revisions to the Master Area and Subarea Plans for Planning Areas 3 and 4 (PA180030)	Type of Document: Consistency determination with FEIR 589 and Addenda.
State Clearinghouse Number: 2003021141 and 2006061140	Previously certified or adopted? YES if yes, provide document number and certification date: FEIR 584, certified October 24, 2006. FEIR 589 certified on November 8, 2004, including Addendum 1.0, July 28, 2006; Addendum 1.1, February 24, 2011, Planning Area 2 Addendum, March 27, 2013, and Addendum 3.1, February 25, 2015.
Contact Persons: Bea Bea Jiménez	Telephone: 714 667-8852
Applicant: RMV Community Development, LLC	Address: 28811 Ortega Highway, San Juan Capistrano, CA 92693
Project Location: Planning Areas 3 and 4 are located in unincorporated Orange County, north and south of Ortega Highway, east of Antonio Parkway, the planned community of Ladera Ranch, and the Rancho Mission Viejo Planned Community Village of Sendero, south of the planned community of Coto de Caza, and west of Caspers Wilderness Park. The Project is part of the larger Rancho Mission Viejo Planned Community.	
Project Description: Amendments and revisions to the previously approved Master Area Plans for Planning Areas 3 and 4 (PA3 and PA4) providing for residential, Urban Activity Center (UAC), Neighborhood Center and Business Park uses as well as public facilities, public parklands, and open space. Amendments reflect adjustments to the dwelling unit allocation, the non-residential square footage allocation, the Development Boundary, the subarea uses, and the area-wide alternative development standards (ADS). Amendments include reallocating 1,000,000 square feet of non-residential square footage from PA4 to PA3, which constitutes a transfer of 59 percent. Amendments also include revisions to the Ranch Plan Planned Community (PC) Program Text Exhibit 6 Development Map and Exhibit 7 Statistical Table. Consistent with the requirements of CEQA Guidelines Section 15162, it is staff's determination that none of the triggers that require a new environmental document exist.	

Notice is hereby given that the County of Orange as lead agency, OC Public Works, has made the following determination on the above-described project:

- The project was approved by Orange County Planning Commission on September 11, 2018.
- The project will have a significant effect on the environment.
 - 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.
- Mitigation Measures were incorporated into the project through conditions of approval and project design.
- For this project Mitigation Monitoring Plan/Program was Adopted
- For this project a Statement of Overriding consideration was Adopted
- Findings were made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).
- A copy of the EIR and the record of the project approval is on file and may be examined at: OC Public Works, Land Development, 601 N. Ross Street, Santa Ana, California 92701. (714) 667-8804.

Date: 09/18/19 Governor's Office of Planning & Research

Signature: Bea Bea Jiménez

Title: Division Manager, Land Development

OC Development Services

SEP 19 2019

California Department of Fish and Wildlife Fee Finding: EIR and addenda filing fees previously paid.

STATE CLEARINGHOUSE

30-2019-0928



County of Orange NOTICE OF DETERMINATION

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



50.00

* \$ R 0 0 0 7 3 2 8 9 3 6 \$ *

201585000170 9:58 am 03/02/15

281 304 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

POSTED

MAR 02 2015

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

Planning Application:

TO: County Clerk, County of Orange

FROM: OC Public Works, 300 N. Flower St., Santa Ana, CA 92702-4048

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

Project Title: The Ranch Plan-Planning Areas 3 and 4 Master Area Plan and Subarea Plans (3.1 through 3.8 and 4.1) and Infrastructure Improvements	Type of Document: Addendum to FEIRs
State Clearinghouse Number: 2003021141 and 2006061140	Previously certified or adopted? YES if yes, provide document number and certification date: FEIR 584, certified October 24, 2006 and FEIR 589 certified on November 8, 2004
Contact Persons: Rose Fistrovic	Telephone: 714 687-8858
Applicant: RMV Community Development, LLC	Address: 28811 Ortega Highway, San Juan Capistrano, CA 92693
Project Location: Planning Areas 3 and 4 are located in unincorporated Orange County, north and south of Ortega Highway, east of Antonio Parkway, the planned community of Ladera Ranch, and the Rancho Mission Viejo Planned Community Village of Sendero, south of the planned community of Coto de Caza, and west of Caspers Wilderness Park. The Project is part of the larger Rancho Mission Viejo Planned Community	
Project Description: The Master Area Plan land use plan for Planning Areas 3 and 4 provided for residential, Urban Activity Center (UAC), Neighborhood Center and Business Park uses as well as public facilities, public parklands, and open space. The Master Area Plan for Planning Areas 3 and 4 (PA140072) identifies eight subareas in Planning Area 3 (PA140073-PA140080) and one subarea in Planning Area 4 (PA140081). In addition, key required infrastructure has been addressed including the construction of Cow Camp Road, Segment 2 and "K" Street (ST140018 and ST140019). Within the 3,313-gross acres contained within the two planning areas, 2,686 gross acres are proposed for development with 7,500 dwelling units, 201 gross acres of UAC uses, and 19 acres of Neighborhood Center, and 50 acres of Business Park uses. The remaining 627 acres of the planning areas would be in permanent open space. It is staff's determination that none of the triggers that require a new environmental document exist.	

Notice is hereby given that the County of Orange as lead agency, OC Public Works, has made the following determination on the above-described project

- The project was approved by Orange County Planning Commissions on February 26, 2015.
- The project will have a significant effect on the environment
 - 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
- Mitigation Measures ~~was~~ incorporated into the project through conditions of approval and project design.
- For this project Mitigation Monitoring Plan/Program ~~was~~ Adopted
- For this project a Statement of Overriding consideration ~~was~~ Adopted
- Findings ~~was~~ made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).
- A copy of the EIR and the record of the project approval is on file and may be examined at: OC Public Works/OC Planning, 300 N. Flower, Santa Ana, California 92702-4048. (714) 687-8857

FILED
MAR 02 2015
HUGH NGUYEN, CLERK-RECORDER
BY:

Signature:
Title: Manager, Land Development
OC DEVELOPMENT SERVICES

Date: 3/2/2015

Fish & Game Fee Finding: EIR: filing fee previously paid.



County of Orange

NOTICE OF DETERMINATION

FILED

NOV 09 2004

TOM DALY, CLERK-RECORDER
DEPUTY

Project Charge Number: PA010114

POSTED

NOV 09 2004

TOM DALY, CLERK-RECORDER
DEPUTY

TO: County Clerk, County of Orange
FROM: Planning and Development Services Department

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 and/or 21152 of the Public Resources Code

Project Title: The Ranch Plan (Planning Application PA010114)	Type of Document: Final Program EIR 589
State Clearinghouse Number: SCH# 2003021141	Previously certified or adopted? If yes, provide document number and certification date
Contact Persons: Planning Director – Tim Neely CEQA Project Manager – Chuck Shoemaker	Telephone: (714) 834-2552 (714) 834-2166
Applicant: Rancho Mission Viejo	Address: 28811 Ortega Highway, P. O. Box 9, San Juan Capistrano, CA 92693
Project Location: The 22,815-acre "Ranch Plan" project site is located in southeastern Orange County easterly of the cities of San Juan Capistrano, Mission Viejo and San Clemente and westerly of the Cleveland National Forest; and, constitutes the remaining undeveloped portions of Rancho Mission Viejo located within unincorporated Orange County	
Project Description: The Ranch Plan project includes: (1) a privately initiated Zone Change from A-1 General Agricultural and SG - Sand and Gravel Extraction to PC-Planned Community zoning district for the entire project site to allow up to 14,000 dwelling units, as well as retail, office, and recreational uses, within a development area of approximately 7,683 acres (the remaining 15,132 acres would be retained in open space); (2) amendments to the Land Use, Transportation, Resources and Recreation Elements of the County of Orange General Plan; (3) a Development Agreement; (4) approval of the South County Roadway Improvement Program (SCRIP); and, (5) certification of Draft Final Program EIR 589 prepared for the project in compliance with CEQA and the CEQA Guidelines.	

Notice is hereby given that the County of Orange as lead agency, Environmental Planning Services Division, has made the following determination on the above-described project:

The project was approved by the Board of Supervisors on November 8, 2004

- The project will have a significant effect on the environment.
 - 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.
- Mitigation Measures were incorporated into the project through conditions of approval and project design.
- For this project a Statement of Overriding Considerations was Adopted.
- Findings were made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).
- A copy of the EIR and the record of the project approval is on file and may be examined at:

Resources & Development Management Department,
Environmental Planning Services Division,
300 N. Flower, Room 321
Santa Ana, California 92702-4048.
(714) 834-5550.

Signature:

Title: Director, Planning and Development Services

Date: 11/8/04

Fish & Game Fee Finding: EIR - \$850.00

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder
200485001407 08:25am 11/09/04
893.00
90 63 202 Z01
850.00 43.00 0.00 0.00 0.00 0.00 0.00 0.00

SERVICES



STATE OF CALIFORNIA - THE RESOURCES AGENCY
 DEPARTMENT OF FISH AND GAME
 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFG 753.5a (8-03)

24001

Lead Agency: PDS Date: 11-9-04
 County / State Agency of Filing: O.C. Clerk Recorder Document No: 2004 8500140
 Project Title: The Ranch Plan PA010114
 Project Applicant Name: Ranch Mission Viejo Phone Number: 714 834-216
 Project Applicant Address: 28811 Ortega Hwy P.O. Box 9 S.J.C. CA. 92693
 Project Applicant (check appropriate box): Local Public Agency School District Other Special District
 State Agency Private Entity

CHECK APPLICABLE FEES:

<input checked="" type="checkbox"/> Environmental Impact Report #589	\$850.00	\$ 850.-
<input type="checkbox"/> Negative Declaration	\$1,250.00	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs	\$850.00	\$ _____
<input checked="" type="checkbox"/> County Administrative Fee	\$25.00	\$ 43.-
<input type="checkbox"/> Project that is exempt from fees		
		TOTAL RECEIVED \$ 893.-

Signature and title of person receiving payment: [Signature]
 WHITE-PROJECT APPLICANT YELLOW-DFG/FASB PINK-LEAD AGENCY GOLDENROD-STATE AGENCY OF FILING

ORANGE COUNTY RECORDER
 TOM DALY

Finalization 20040000337343
 11/09/2004 08:25am
 90 63

Item Title	Count
1 Z02 Fish & Game: Env Impact Report	1

1 Z01 EIR Administrative Fee	1
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Document ID	Amount
DOC# 200485001407	893.00
Time Recorded	08:25 am

Total	893.00
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Payment Type	Amount
Check tendered # 10507	893.00
Amount Due	0.00

Thank You
 Please Retain This Receipt
 For Your Records



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 30-2019 0928
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2003021141 AND 2006061140

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY COUNTY OF ORANGE PUBLIC WORKS	LEAD AGENCY EMAIL	DATE 09/19/2019
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COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 201985000954
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PROJECT TITLE
 AMENDMENTS AND REVISIONS TO THE MASTER AREA AND SUBAREA PLAS FOR PLANNING AREAS 3 AND 4 (PA180030)

PROJECT APPLICANT NAME RMV COMMUNITY DEVELOPMENT, LLC	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 667-8804
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PROJECT APPLICANT ADDRESS 28811 ORTEGA HIGHWAY	CITY SAN JUAN CAPISTRANO	STATE CA	ZIP CODE 92693
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PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,271.00	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,354.75	\$	0.00
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,112.00	\$	0.00

Exempt from fee
 Notice of Exemption (attach)
 CDFW No Effect Determination (attach)
 Fee previously paid (attach previously issued cash receipt copy)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash Credit Check Other

TOTAL RECEIVED \$ 50.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE SARAHY JURADO, DEPUTY CLERK
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