



ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



NO FEE

* \$ R 0 0 1 5 1 2 5 4 1 8 \$ *
202485000741 12:12 pm 08/29/24
390 SC4A Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

HOUSING ELEMENT IMPLEMENTATION AND REZONING PROJECT

Check Document being Filed:

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

FILED

AUG 29 2024

HUGH NGUYEN, CLERK-RECORDER

BY: VG DEPUTY

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON August 29, 2024

Posted for 30 days

DEPUTY VG

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
FOR AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT**

TO: County Clerk
County of Orange

Office of Planning and Research

FROM: City of Rancho Santa Margarita
Development Services Department
Planning Division
22112 El Paseo
Rancho Santa Margarita, CA 92688
Contact: Wendy Starks, AICP, Principal Planner
(949)-635-1807 | wstarks@cityofrsm.org

FILED

AUG 29 2024

HUGH NGUYEN, CLERK-RECORDER

BY:  DEPUTY

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

State Clearinghouse Number: SCH No: 2018041075; Previously Certified 2020 City of Rancho Santa Margarita General Plan EIR

Project Title: Housing Element Implementation and Rezoning Project

Project Applicant: City of Rancho Santa Margarita

Project Location: City of Rancho Santa Margarita, Orange County, California

Project Description: To comply with the adopted 2021-2029 Housing Element Programs, the City proposes an amendment to the General Plan Land Use Element, inclusive of the Land Use Map (Figure LU-1), a text amendment to the Rancho Santa Margarita Zoning Code, and an amendment to the Zoning Map.

This notice is to advise that the City of Rancho Santa Margarita (Lead Agency) has approved the Housing Element Implementation and Rezoning Project on August 28, 2024 and has made the following determinations regarding the above-described Project:

- The City concluded, based on substantial evidence, that the Housing Element Implementation and Rezoning Project (Project) would result in no new significant impacts that were not analyzed in the 2020 City of Rancho Santa Margarita General Plan FEIR (2020 General Plan FEIR), nor would the proposed Project cause a substantial increase in the severity of any previously identified significant impacts. The potential impacts associated with the proposed Project would either be the same or less than those described in the 2020 General Plan FEIR. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the 2020 General Plan FEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified.

- The 2020 City of Rancho Santa Margarita General Plan EIR (SCH No. 2018041075) was previously prepared and certified by the City of Rancho Santa Margarita pursuant to the provisions of CEQA.
- An Addendum to the City of Rancho Santa Margarita General Plan EIR was prepared by the City of Rancho Santa Margarita and considered by the City Council prior to approving the Housing Element Implementation and Rezoning Project.
- No new Mitigation Monitoring and Reporting Program (MMRP) was adopted for this Project, as no new Mitigation Measures were required. The MMRP adopted for the 2020 City of Rancho Santa Margarita General Plan Final EIR remain in effect.
- A Statement of Overriding Considerations was adopted for the 2020 City of Rancho Santa Margarita General Plan Final EIR.
- Findings for the 2020 City of Rancho Santa Margarita General Plan Final EIR were previously made pursuant to the provisions of CEQA.

The environmental documentation and record of project approval may be examined during regular business hours at the City of Rancho Santa Margarita, Development Services Department, Planning Division, 22112 El Paseo, Rancho Santa Margarita, CA 92688.

Signature:

Wendy Starks

Title:

Principal Planner

Date:

8/29/24

FILED

AUG 29 2024

HUGH NGUYEN, CLERK-RECORDER

BY:

Von

DEPUTY



HUGH NGUYEN
 CLERK-RECORDER

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

CITYRSM*22MAR14PH 1#16

CITY OF RANCHO SANTA MARGARITA
22112 EL PASEO
RANCHO SANTA MARGARITA, CA 92688

FILED

AUG 29 2024

HUGH NGUYEN, CLERK-RECORDER

BY: Vg DEPUTY

Office of the Orange County Clerk-Recorder
 Memorandum

SUBJECT: NOTICE OF DETERMINATION - EIR - PRIOR FILING

The attached notice was received, filed and a copy was posted on 02/10/2022

It remained posted for 30 (thirty) days.

Hugh Nguyen
 Clerk - Recorder
 In and for the County of Orange

By: Celeste Banda 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 ***



State of California - Department of Fish and Wildlife
2022 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print StartOver Save

RECEIPT NUMBER:
 30 — 02/10/2022 — 0108
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2018041075

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF RANCHO SANTA MARGARITA	LEAD AGENCY EMAIL	DATE 02/10/2022
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202285000101	
PROJECT TITLE		

2021-2029 HOUSING ELEMENT AND SAFETY ELEMENT UPDATE

PROJECT APPLICANT NAME CITY OF RANCHO SANTA MARGARITA	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 635-1807
PROJECT APPLICANT ADDRESS 22112 EL PASEO	CITY RANCHO SANTA MARGARITA	STATE CA
	ZIP CODE 92688	

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,539.25 \$ _____ 0.00
- Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ _____ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ _____ 0.00
- 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 \$ _____ 0.00
- County documentary handling fee \$ _____
- Other \$ _____

PAYMENT METHOD:

- Cash Credit Check Other TOTAL RECEIVED \$ _____ 0.00

SIGNATURE X	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO
----------------	---

FILED

AUG 29 2024

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

POSTED

FEB 10 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

FILED

FEB 10 2022

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

NOTICE OF DETERMINATION
FOR AN ADDENDUM TO AN ENVIRONMENTAL IMPACT REPORT

TO: County Clerk
County of Orange

Office of Planning and Research

FROM: City of Rancho Santa Margarita
Development Services Department
Planning Division
22112 El Paseo
Rancho Santa Margarita, CA 92688
Contact: Wendy Starks, AICP, Principal Planner
(949)-635-1807 | wstarks@cityofrsm.org

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



NO FEE

202285000101 10:11 am 02/10/22
423 SC3A Z01
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

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

State Clearinghouse Number: SCH No: 2018041075; Previously Certified 2020 City of Rancho Santa Margarita General Plan EIR

Project Title: 2021-2029 Housing Element and Safety Element Update

Project Applicant: City of Rancho Santa Margarita

Project Location: City of Rancho Santa Margarita, Orange County, California

Project Description: The City proposes an update to the 2021-2029 Housing Element and Safety Element. The Project involves minor changes/additions to the Housing Element in compliance with State Housing Element Law Government Code Sections 65580-65590.1, and minor changes/additions to the Safety Element to meet the requirements of California Government Code Section 65302(g).

This notice is to advise that the City of Rancho Santa Margarita (Lead Agency) has approved the 2021-2029 Housing Element and Safety Element Update on February 9, 2022 and has made the following determinations regarding the above-described Project:

- The City concluded, based on substantial evidence, that the 2021-2029 Housing Element and Safety Element Update Project (Project) would result in no new significant impacts that were not analyzed in the 2020 City of Rancho Santa Margarita General Plan FEIR (2020 General Plan FEIR), nor would the proposed Project cause a substantial increase in the severity of any previously identified significant impacts. The potential impacts associated with the proposed Project would either be the same or less than those described in the 2020 General Plan FEIR. In addition, there are no substantial changes to the circumstances under which the proposed Project would be undertaken that would result in new or more severe environmental impacts than previously addressed in the 2020 General Plan FEIR, nor has any new information regarding the potential for new or more severe significant environmental impacts been identified.

please see
clerk for rest
of filing

30-02/10/2022-0108

FILED

AUG 29 2024

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

- The 2020 City of Rancho Santa Margarita General Plan EIR (SCH No. 2018041075) was previously prepared and certified by the City of Rancho Santa Margarita pursuant to the provisions of CEQA.
- An Addendum to the City of Rancho Santa Margarita General Plan EIR was prepared by the City of Rancho Santa Margarita and considered by the City Council prior to approving the 2021-2029 Housing Element and Safety Element Update Project.
- No new Mitigation Monitoring and Reporting Program (MMRP) was adopted for this Project, as no new Mitigation Measures were required. The MMRP adopted for the 2020 City of Rancho Santa Margarita General Plan Final EIR remain in effect.
- A Statement of Overriding Considerations was adopted for the 2020 City of Rancho Santa Margarita General Plan Final EIR.
- Findings for the 2020 City of Rancho Santa Margarita General Plan Final EIR were previously made pursuant to the provisions of CEQA.

The environmental documentation and record of project approval may be examined during regular business hours at the City of Rancho Santa Margarita, Development Services Department, Planning Division, 22112 El Paseo, Rancho Santa Margarita, CA 92688.

Signature: Wendy Stark
 Title: PRINCIPAL PLANNER
 Date: 2/10/2022

POSTED

FILED

FEB 10 2022

FEB 10 2022

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY: [Signature] DEPUTY

BY: [Signature] DEPUTY

*please see clerk
for rest of filing.*

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20220000054377
2/10/22 10:11 am
423 SC3A

Item	Title	Count
1	Z01	1
EIR: Exempt or Previously Paid Document ID		Amount
DOC# 202285000101		50.00
Time Recorded 10:11 am		

Total 0.00

Payment Type	Amount
NO FEE	50.00
Amount Due	0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com



FILED

Print Form

MAR 19 2020

Notice of Determination

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

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
From: Public Agency: City of Rancho Santa Margarita
Address: 22112 El Paseo
Rancho Santa Margarita, CA 92688
Contact: Wendy Starks, Principal Planner
Phone: 949.635.1807
County Clerk
County of: Orange
Address: 601 North Ross Street
Santa Ana, CA 92701
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): 2018041075

Project Title: Rancho Santa Margarita General Plan Update

Project Applicant: City of Rancho Santa Margarita

Project Location (include county): Rancho Santa Margarita (citywide), County of Orange

Project Description:

The General Plan Update is a strategic update focused on five elements: Conservation/Open Space, Economic Development, Land Use, Noise, and Safety. The Circulation and Housing Elements were updated in 2013 and 2014 respectively; thus, no changes are proposed for those two elements. The purpose of the General Plan is to provide the City Council, Planning Commission, Staff, and the entire community with a comprehensive and internally consistent plan to guide the City's decision-making and development processes through the General Plan planning period (2040). The work program includes an update of the General Plan baseline data, goals, and policies.

Based on the proposed land use designations, maximum density, and intensity permitted for each parcel, as well as the historical development patterns in the City with only a limited number of parcels being developed at the maximum density or intensity, the reasonably anticipated development potential of the proposed land use plan would increase development over existing (2016) conditions by 528 additional dwelling units and 8,089,014 additional square feet of non-residential uses.

This is to advise that the City of Rancho Santa Margarita has approved the above (X) Lead Agency or () Responsible Agency

described project on 3/11/2020 and has made the following determinations regarding the above described project.

- 1. The project (X) will () will not have a significant effect on the environment.
2. (X) 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 (X) were () were not made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (X) was () was not adopted for this project.
5. A statement of Overriding Considerations (X) was () was not adopted for this project.
6. Findings (X) 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 Rancho Santa Margarita Planning Division, 22112 El Paseo, Rancho Santa Margarita, CA 92688

Signature (Public Agency): Wendy Starks Title: Principal Planner

Date: 3/12/20 Date Received for Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder

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

Please see clerk for next of filing



3393.25

* \$ 8 0 0 1 1 5 7 3 3 1 7 \$ *
202085000253 2:58 pm 03/19/20
41 231A Z02
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

FILED

FEB 10 2022

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY: [Signature]

POSTED

FEB 10 2022

HUGH NGUYEN, CLERK-RECORDER

DEPUTY

BY: [Signature]

BY:

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

MAR 19 2020

POSTED

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20200000115390
3/19/20 2:58 pm
41 231A

Item	Title	Count
1	202	1
EIR: Environmental Impact Report		
Document ID		Amount
DOC# 202085000253		3393.25
Time Recorded 2:58 pm		

Total 3393.25

Payment Type	Amount
Check tendered # 36535	3393.25

Amount Due 0.00

POSTED

FEB 10 2022

HUGH NGUYEN, CLERK-RECORDER

BY: *cb* DEPUTY

FILED

FEB 10 2022

HUGH NGUYEN, CLERK-RECORDER

BY: *cb* DEPUTY

THANK YOU
PLEASE RETAIN THIS RECEIPT
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Please see clerk for rest
of Filina.



State of California - Department of Fish and Wildlife
2020 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a



RECEIPT NUMBER:
 30-2020 0246
 STATE CLEARINGHOUSE NUMBER (if applicable)
 2018041075

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF RANCHO SANTA MARGARITA		LEAD AGENCY EMAIL		DATE 03/19/2020
COUNTY/STATE AGENCY OF FILING Orange				DOCUMENT NUMBER 202085000253
PROJECT TITLE RANCHO SANTA MARGARITA GENERAL PLAN UPDATE				
PROJECT APPLICANT NAME CITY OF RANCHO SANTA MARGARITA		PROJECT APPLICANT EMAIL		PHONE NUMBER (949) 635-1807
PROJECT APPLICANT ADDRESS 22112 EL PASEO		CITY RANCHO SANTA MARGARITA	STATE CA	ZIP CODE 92688
PROJECT APPLICANT (Check appropriate box)				
<input checked="" type="checkbox"/> Local Public Agency <input type="checkbox"/> School District <input type="checkbox"/> Other Special District <input type="checkbox"/> State Agency <input type="checkbox"/> Private Entity				

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,343.25 \$ 3,343.25
- Mitigated/Negative Declaration (MND)(ND) \$2,406.75 \$ 0.00
- Certified Regulatory Program document (CRP) \$1,136.50 \$ 0.00
- 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 \$ 0.00
- County documentary handling fee \$ 50.00
- Other \$

PAYMENT METHOD:

- Cash Credit Check Other

TOTAL RECEIVED \$ 3,393.25

SIGNATURE x <i>Hazel L. Bennett</i>	AGENCY OF FILING PRINTED NAME AND TITLE HAZEL L. BENNETT, DEPUTY.
--	--

POSTED

FILED

FEB 10 2022

FEB 10 2022

HUGH NGUYEN, CLERK-RECORDER

HUGH NGUYEN, CLERK-RECORDER

BY: *[Signature]* DEPUTY

BY: *[Signature]* DEPUTY

Please see clerk for rest of filing.

Please see clerk
for the rest of
filing.



**Addendum to the
City of Rancho Santa Margarita General Plan
Final Environmental Impact Report**

2021-2029 Housing Element and Safety Element Update

December 2021

Prepared for:

City of Rancho Santa Margarita
Development Services Department
Planning Division
22112 El Paseo
Rancho Santa Margarita, CA 92688

Prepared by:

De Novo Planning Group
180 E. Main Street, Suite 108
Tustin, CA 92780

FILED

FEB 10 2022

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

BY:

POSTED

FEB 10 2022

HUGH NGUYEN, CLERK-RECORDER

BY:

DEPUTY

Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20240000237973
8/29/24 12:12 pm
390 SC4A

Item	Title	Count
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1	Z01	1
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EIR: Exempt or Previously Paid Document ID	Amount
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DOC# 202485000741	50.00
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Time Recorded 12:12 pm

Total	0.00
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Payment Type	Amount
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NO FEE	50.00
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Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
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