



ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



NO FEE

\* \$ R 0 0 1 3 6 9 0 7 0 6 \$ \*  
202285000328 11:24 am 04/25/22  
383 Vitlndx 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

PLANNING AREA 3 K-8 SCHOOL PROJECT WITHIN THE RANCHO MISSION  
VIEJO DEVELOPMENT

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):

POSTED

APR 25 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_ DEPUTY

FILED

APR 25 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_ DEPUTY

<b>FILED IN THE OFFICE OF THE ORANGE</b>	
<b>COUNTY CLERK-RECORDER ON</b> April 25, 2022	
Posted	April 25, 2022
Removed	_____
Returned to agency on	_____
DEPUTY	CLAUDIA FRANCO

# Notice of Determination

**To:**

Office of Planning and Research  
U.S. Mail: Street Address:  
P.O. Box 3044  
Sacramento, CA 95812-3044

**From:**

Public Agency: Capistrano Unified School District  
Address: 33122 Valle Road  
San Juan Capistrano, CA 92675

Contact: John Forney  
Phone: (949) 234-9545

County Clerk  
County of: Orange  
Address: County Administration South  
Attn: Recorder Operations  
601 N. Ross Street  
Santa Ana, CA 92701

Lead Agency (if different from above):

Address: **POSTED**

**FILED**

**APR 25 2022**

**APR 25 2022**

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY 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): 2003021141

Project Title: Planning Area 3 K-8 School Project Within the Rancho Mission Viejo Development

Project Applicant: Capistrano Unified School District

Project Location (include county): Rancho Mission Viejo, County of Orange

Project Description: Capistrano Unified School District (District) has approved construction of a kindergarten through eighth grade (K-8) school on a minimum 14-acre parcel located in Planning Area 3 (Subarea 3.3) between Coyotes and Pablo Way, north of Saddle Way (Project). Access to the site would be off of Coyotes, a local collector street. A proposed six-acre park site is located immediately north of the Project site and would be available for joint school and community uses. A conceptual site development plan has been developed for the school. The school campus would have nine buildings, each accommodating multiple classrooms and offices. The school is designed for 1,600 kindergarten through 8th grade students in permanent and relocatable facilities, along with an administration staff. Support facilities would include kitchen and multipurpose facilities, lunch shelters, hardcourts and playgrounds, a soccer field, and multiple parking lots. Approximately 60 staff would serve the Project site. The Project also includes shared/joint-use sports fields (soccer and baseball), a multipurpose building, and parking lot. The shared use sports fields would be owned and maintained by the RMV-Master Maintenance Corporation (Homeowners Association).

CEQA: On November 8, 2004, the County of Orange (County) certified Final Environmental Impact Report No. 589 (SCH No. 2003021141) (County Final EIR) for The Ranch Plan General Plan Amendment and Zone Change, which included the Project site and the construction of a proposed school in Planning Area 3. The County also adopted Addendum 3.1 to the County Final EIR, prepared for the Planning Areas 3 and 4 Master Area Plans and Subarea Plans. The District is the lead agency under CEQA for the Project. The Project is a subsequent activity under the County Final EIR under State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.) (CEQA Guidelines) section 15168. Pursuant to CEQA Guidelines section 15164(a), a lead agency must prepare an addendum to a previously certified EIR if some changes or additions are necessary to the certified EIR but none of the conditions described in CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred. An Addendum to the County Final EIR (Addendum) was prepared under CEQA Guidelines section 15164 covering the details of the Project.

Some changes or additions in the County Final EIR were necessary for consideration of the Project, but the District determined that none of the conditions described in CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred and pursuant to CEQA Guidelines section 15164(e) the Addendum provides a brief explanation, supported by substantial evidence, of the decision not to prepare a subsequent EIR pursuant to CEQA Guidelines section 15162. The Addendum was prepared in compliance with CEQA and reflects the District's Board of Trustees' independent judgment and analysis. The District's Board of Trustees adopted the Addendum for the Project.

30-04/25/2022 - 0321

This is to advise that the Capistrano Unified School District has approved the above  
( Lead Agency or ( Responsible Agency)  
described project on April 20, 2022 and has made the following determinations regarding the above  
(date)  
described project:

1. A previously certified Environmental Impact Report, including an addendum thereto, **was** prepared and covers the Project pursuant to the provisions of CEQA
2. The Project **will not** have a significant effect on the environment beyond those impacts previously identified in connection with the County Final EIR, including Addendum 3.1 thereto.
3. Mitigation measures beyond that adopted in connection with the County Final EIR **were not** adopted for the Project.
4. A Mitigation Monitoring and Reporting Program beyond that adopted in connection with the County Final EIR **was not** adopted for the Project.
5. A Statement of Overriding Considerations beyond that adopted in connection with the County Final EIR **was not** adopted for the Project.
6. Findings **were** made pursuant to the provisions of CEQA.

This is to certify that the record of project approval is available to the general public at: Capistrano Unified School District, 33122 Valle Road, San Juan Capistrano, California 92675

Signature (Public Agency):  Title: Chief Facilities Officer  
Date: April 22, 2022 Date Received for filing at OPR: \_\_\_\_\_

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

Revised 2011

POSTED

APR 25 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY

FILED

APR 25 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY:  DEPUTY



# County of Orange NOTICE OF DETERMINATION

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

<b>Project Title:</b> The Ranch Plan (Planning Application PA010114)	<b>Type of Document:</b> Final Program EIR 589
<b>State Clearinghouse Number:</b> SCH# 2003021141	<b>Previously certified or adopted? If yes, provide document number and certification date</b>
<b>Contact Persons:</b> Planning Director – Tim Neely CEQA Project Manager – Chuck Shoemaker	<b>Telephone:</b> (714) 834-2552 (714) 834-2166
<b>Applicant:</b> Rancho Mission Viejo	<b>Address:</b> 28811 Ortega Highway, P. O. Box 9, San Juan Capistrano, CA 92693
<b>Project Location:</b> 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	
<b>Project Description:</b> 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: *Tim Neely*

Title: DIRECTOR, PLANNING AND DEVELOPMENT SERVICES

Date: 11/8/04

Fish & Game Fee Finding: EIR - \$850.00

**POSTED**

**FILED**

SERVICES

APR 25 2022

APR 25 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: *[Signature]* DEPUTY

BY: *[Signature]* DEPUTY

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



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

240810

Lead Agency: PDS Date: 11-9-04  
 County / State Agency of Filing: OC Clerk Recorder Document No: 2004 8500140  
 Project Title: The Ranch Plan PA010114  
 Project Applicant Name: Ranch Mission Viejo Phone Number: 714 834-2166  
 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	\$	<u>850.-</u>
<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	<del>\$25.00</del>	\$	<u>43.-</u>
<input type="checkbox"/> Project that is exempt from fees			
	<u>43</u>		
	<b>TOTAL RECEIVED</b>	\$	<u>893.-</u>

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

POSTED

APR 25 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
 BY: [Signature] DEPUTY

FILED

APR 25 2022

ORANGE COUNTY CLERK-RECORDER DEPARTMENT  
 BY: [Signature] DEPUTY



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 — 04/25/2022 — 0321  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
**2003021141**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CAPISTRANO UNIFIED SCHOOL DISTRICT	LEAD AGENCY EMAIL	DATE 04/25/2022
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202285000328	

PROJECT TITLE

PLANNING AREA 3 K-8 SCHOOL PROJECT WITHIN THE RANCHO MISSION VIEJO DEVELOPMENT

PROJECT APPLICANT NAME CAPISTRANO UNIFIED SCHOOL DISTRICT	PROJECT APPLICANT EMAIL	PHONE NUMBER (949) 234-9545
PROJECT APPLICANT ADDRESS 33122 VALLE ROAD	CITY STATE SAN JUAN CAPISTRANO CA	ZIP CODE 92675

PROJECT APPLICANT (Check appropriate box)

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

CHECK APPLICABLE FEES:

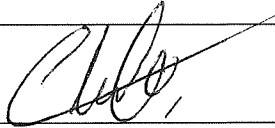
- |   |            |    |      |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,539.25 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$2,548.00 | \$ | 0.00 |
| <input type="checkbox"/> 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)

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

PAYMENT METHOD:

- Cash   
 Credit   
 Check   
 Other   
 TOTAL RECEIVED \$ 0.00

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO
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