ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

30-07/24/2026-0638

202685000873

FILED

July 24, 2026

HUGH NGUYEN

CLERK - RECORDER

By _____

Deputy clerk

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

TYPE OR PRINT CLEARLY

Project Title

AMENDED MASTER AREA PLAN FOR PLANNING AREAS 3 AND 4; AMENDED SUBAREA PLANS FOR SUBAREAS 3.1 THROUGH 3.14 AND 4.1, AND APPROVAL OF ALTERNATIVE DEVELOPMENT STANDARDS

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 IN THE OFFICE OF THE ORANGE COUNTY CLERK-RECORDER ON July 24, 2026

Posted for 30 **days**

DEPUTY 483

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.

DocuSign Envelope ID: 602CF159-7346-6211-6133-AD2C8933787D

OC Public Works

CEQA NOTICE OF DETERMINATION

FILED

JUL 24 2026

HUGH NGUYEN, CLERK-RECORDER

BY: KD DEPUTY

To: County Clerk, County of Orange

From: County of Orange, OC Public Works, OC Development Services/Planning

Subject: Notice of Determination Filing per Public Resources Code Section 21108 or 21152

Planning Application Number (PA): PA25-0162 and PA26-0009

State Clearinghouse Number (if applicable): 2003021141, 2006061140, 2015051062

Project Title: Amended Master Area Plan for Planning Areas 3 and 4; Amended Subarea Plans for Subareas 3.1 through 3.14 and 4.1, and Approval of Alternative Development Standards

Project Location(s): The Ranch Plan Planned Community, southeastern unincorporated Orange County

Project Description: Planning Application (PA) PA25-0162 and PA26-0009 involve revisions to the Amended Planning Area 3 and 4 Master Area and Subarea Plans and additional alternative development standards (Project). The revisions to the Amended Planning Area 3 and 4 Master Area and Subarea Plans (PA25-0162) would reflect proposed adjustments to the dwelling unit allocation, the non-residential square footage allocation, subarea land uses, subarea boundaries, and a proposed amendment to the previously approved area-wide alternative development standard to allow for an increase to the maximum height permitted for wireless facilities in the Community Facilities district from 70 feet to 75 feet. PA25-0162 also includes revisions to the Ranch Plan Planned Community Program Text Exhibit 6 Development Map and Exhibit 7 Statistical Table to reflect the reallocation of dwelling units and non-residential square footage and the adjustments to subarea boundaries. In addition, PA26-0009 iucludes community-wide Alternative Development Standards: (D-4b) revisions to existing building setback requirements and clarification to one existing performance standard, and (D-23) new Alternative Development Standard to allow Conventional Single-Family projects with density greater than 9 dwelling units per acre.

Applicant Contact Person: Richard Vuong, Project Director, Planning and Entitlement

Applicant Carrying-Out Project: Rancho Mission Viejo, LLC

Address and Phone Number of Applicant: 28811 Ortega Hwy, San Juan Capistrano, CA 92675, 949-240-3363

Previously adopted or certified document: ☐ Not based on a previous document.
☒ Document Number EIR 589 (SCH# 2003021141), EIR 584 (SCH# 2006061140), and 623 (SCH# 2015051062) certified. On November 8, 2004, October 24, 2006, and November 8, 2016, respectively.

The County of Orange, as Lead Agency, has made the following determination on the above-described project.

1. The project was approved by the Planning Commission on July 8, 2026.

2. The Addendum to Environmental Impact Report s Nos 589, 584 and 623 was prepared and adopted pursuant to the provisions of CEQA.

3. The project will have a significant effect on the environment because:
   a. Mitigation measures, project design features, or both were incorporated into the project.
   b. A Statement of Overriding Considerations was adopted for this project.
   c. Findings and Facts were made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).

A copy of the Addendum to Environmental Impact Report s Nos 589, 584 and 623, and the record of the project approval is on file and may be examined during regular business hours at the following location: OC Public Works, OC Development Services/Planning, 601 N. Ross Street, First Floor, Santa Ana, CA 92701. (714) 667-8888.

Signature: DocuSigned by: _____ 51B5455254B94FA.. **Date:** 7/13/2026 | 9:57 AM PDT

Title: Development Services Deputy Director

Fish & Wildlife Document Filing Fee: Previous EIR NOD Fees

FILED

JUL 24 2026

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUTY

Form Rev. 06.29.26

Hugh Nguyen
Clerk - Recorder

Orange County
Clerk-Recorder's Office
12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702
web: www.oc.ca.gov/recorder/
PHONE **(714) 834-2500** FAX **(714) 834-5284**

OC PUBLIC WORKS
300 N FLOWER ST
SANTA ANA, CA 92702

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 03/02/2015

It remained posted for 30 (thirty) days.

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

By: DIAZ, PRISCILLA 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 hors 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 ***

FILED

JUL 24 2026

HUGH NGUYEN, CLERK-RECORDER
BY: _____ DEPUTY

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

FILED

JUL 24 2026

HUGH NGUYEN, CLERK-RECORDER

BY: DEPUTY

POSTEL

MAR 02 2015

HUGH NGUYEN, CLERK-RECORDE

BY: DEP

County of Orange
NOTICE OF DETERMINATION

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**: 714 667-8858
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:

1. The project was approved by Orange County Planning Commissions on February 25, 2015.
2. 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.
3. Mitigation Measures **were** incorporated into the project through conditions of approval and project design.
4. For this project Mitigation Monitoring Plan/Program **was Adopted**
5. For this project a Statement of Overriding consideration **was Adopted**
6. Findings **were** made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).
7. 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) 667-8857**

FILED
MAR 02 2015
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY

Signature: Jessica Asplund

Date: 3/2/2015

Title: Manager-Land Development
OC DEVELOPMENT SERVICES

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

County of Orange
NOTICE OF DETERMINATION

NOV 0 9 2004
TOM DALY, CLERK-RECORDER
DEPUTY

Project Charge Number:PA010114

POSTED
NOV 0 9 2004
TOM DALY, CLERK-RECORDER
By 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

1. The project will have a significant effect on the environment.
   - 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.
2. **Mitigation Measures were** incorporated into the project through conditions of approval and project design.
3. **For this project a Statement of Overriding Considerations was Adopted.**
4. **Findings were made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).**
5. **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.

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder
2004850014070 06:25am 11/09/04
80 63 Z02 Z01
850.80 43.00 0.00 0.00 0.00 0.00 0.00 0.00 893.00

Signature: _____

Date: 11/8/04

Title: DIRECTOR, PLANNING & DEVELOPMENT SERVICES

Fish & Game Fee Finding: EIR - $850.00

FILED
MAR 0 2 2015
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: _____ DEPUTY

FILED
JUL 24 2026
HUGH NGUYEN, CLERK-RECORDER
BY: 896 DEPUTY

POSTED
MAR 0 2 2015
HUGH NGUYEN, CLERK-RECORDER

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

240810

Lead Agency: PDSD Date: 11-9-04

County / State Agency of Filing: O C Clerk Recorders Document No: 2004 000 1407

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:

(1)	Environmental Impact Report #589	$850.00	$ 850.-
( )	Negative Declaration	$1,250.00	$
( )	Application Fee Water Diversion *(State Water Resources Control Board Only)*	$850.00	$
( )	Projects Subject to Certified Regulatory Programs	$850.00	$
(1)	County Administrative Fee	~~$25.00~~ 43	$ 43.-
( )	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

Document ID	Amount
DOC# 200485001407	893.00
Time Recorded 08:25 am	

Total	893.00

Payment Type	Amount
Check tendered # 10507	893.00
Amount Due	0.00

Thank You
Please Retain This Receipt
For Your Records

POSTED

MAR 02 2015

HUGH NGUYEN, CLERK-RECORDER

BY: [signature] DEPUTY

FILED

MAR 02 2015

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [signature] DEPUTY

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 30-2015 0158

STATE CLEARING HOUSE # (if applicable) 2003021141 AND 2006061140

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY	DATE
OC PUBLIC WORKS	03/02/2015
COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	201585000170

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

PROJECT APPLICANT NAME			PHONE NUMBER
RMV Community Development, LLC			(714) 667-8857
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
28811 Ortega Highway	San Juan Capistrano	Ca	92693

PROJECT APPLICANT *(Check appropriate box):*

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR)	$3,069.75	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,210.00	$	0.00
☐ Application Fee Water Diversion *(State Water Resources Control Board only)*	$850.00	$	0.00
☐ Projects Subject to Certified Regulatory Programs (CRP)	$1,043.75	$	0.00
☒ County Administrative Fee	$50.00	$	50.00
☐ Project that is exempt from fees			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☒ Other Previous filing 11/09/2004 200485001407		$	

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other _____ TOTAL RECEIVED $ 50.00

SIGNATURE	PRINTED NAME AND TITLE
X Priscilla Diaz	Priscilla Diaz, Deputy Clerk

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFG 753.5a (Rev. 11/14)

Hugh Nguyen
Clerk - Recorder

Orange County
Clerk-Recorder's Office
12 Civic Center Plaza, Room 106, P.O. Box 238, Santa Ana, CA 92702
web: www.oc.ca.gov/recorder/
PHONE **(714) 834-2500** FAX **(714) 834-5284**

ORANGE COUNTY PUBLIC WORKS
300 N. FLOWER ST
SANTA ANA, CA 92702

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 03/05/2015

It remained posted for 30 (thirty) days.

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

By: RASHAD SALAAM 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 hors 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 ***

Hugh Nguyen, Clerk-Recorder

50.00

201585000186 8:32 am 03/05/15

292 11 Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

County of Orange
NOTICE OF DETERMINATION

MAR 0 5 2015

HUGH NGUYEN, CLERK-RECORDER

BY: _____ DEPUT

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: "F" Street Alignment (Cow Camp Road to Oso Parkway)	**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:** 714 667-8858
Applicant: RMV Community Development, LLC	**Address:** 28811 Ortega Highway, San Juan Capistrano, CA 92693

Project Location: "F" Street is located in unincorporated Orange County in the Rancho Mission Viejo Planned Community. The roadway is east of the community of Ladera Ranch and City of Mission Viejo, west and southwest of the community of Coto de Caza. The roadway generally traverses a ridge line that separates the Cañada Gobernadora and Cañada Chiquita Watersheds. The roadway will connect Oso Parkway on the north with Cow Camp Road on the south. The connection at Oso Parkway is east of Tesoro High School and generally aligned with the SR-241, which terminates north of Oso Parkway.

Project Description: "F" Street is proposed to be a modified Rural Secondary Highway, which will consist of two 12-foot through lanes with 8-foot shoulders in both directions and a median that varies from approximately 10 feet wide north of Chiquita Canyon Drive and 58 feet wide maximum south of Chiquita Canyon Drive. Storm water conveyance facilities (e.g., bio-swales) will be provided adjacent to the roadway. In keeping with the Complete Streets concept, a paved ten-foot-wide pedestrian and bicycle multi-purpose pathway will be provided on the southbound side of the roadway to enhance opportunities for alternative non-motorized transportation modes. The roadway will have a design speed of 70 mph and a posted speed limit of up to 65 mph. The proposed right-of-way for "F" Street is generally expected to be 120 feet, generally being 60 feet west and east of the centerline, respectively, plus slopes from Chiquita Canyon Drive north. From Chiquita Canyon Drive south, the proposed right-of-way of "F" Street is generally expected to be 150 feet, generally 73 feet west of the centerline and 77 feet east of the centerline. This width will vary due to varying width medians and intersection geometrics. At the intersections, the street will widen out to accommodate the couplet at Oso Parkway; the southbound off-/northbound on-ramps at Chiquita Canyon Drive, and right- and left-turn lanes at Cow Camp Road.

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:

1. The project was approved by OC Public Works Director on March 4, 2015.
2. 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.
3. Mitigation Measures **were** incorporated into the project through conditions of approval and project design.
4. For this project Mitigation Monitoring Plan/Program **was Adopted**
5. For this project a Statement of Overriding consideration **was Adopted**
6. Findings **were** made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).
7. 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) 667-8857**

POSTED

MAR 0 5 2015

ORANGE COUNTY CLERK-RECORDER DEPARTI

BY: _____ DEP

Signature: _____

Date: 3/4/2015

Title: MANAGER, LAND DEVELOPMENT

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

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

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

1. The project will have a significant effect on the environment.
   - [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.
2. Mitigation Measures were incorporated into the project through conditions of approval and project design.
3. For this project a Statement of Overriding Considerations was Adopted.
4. Findings were made pursuant to CEQA Guidelines 15091 (Statement of Facts and Findings).
5. 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.

Recorded in Official Records, Orange County
Tom Daly, Clerk-Recorder
2004850014070 08:25am 11/09/04
90 63 Z02 Z01
850.00 43.00 0.00 0.00 0.00 0.00 893.00

Signature: [signature]

Date: 11/8/04

Title: DIRECTOR, PLANNING & DEVELOPMENT SERVICES

Fish & Game Fee Finding: EIR - $850.00

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

24061

Lead Agency: PDSD Date: 11-9-04

County / State Agency of Filing: O C Clerk Recorder Document No: 2004 8500 140

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:

(X) Environmental Impact Report #589	$850.00	$	850.-
( ) Negative Declaration	$1,250.00	$	
( ) Application Fee Water Diversion *(State Water Resources Control Board Only)*	$850.00	$	
( ) Projects Subject to Certified Regulatory Programs	$850.00	$	
(X) County Administrative Fee	~~$25.00~~ 43	$	43.-
( ) 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

Document ID	Amount
DOC# 20048500140 Time Recorded 08:25 am	893.00

Total	893.00

Payment Type	Amount
Check tendered # 10507	893.00
Amount Due	0.00

Thank You
Please Retain This Receipt
For Your Records

FILED

NOV 2 1 2012

TOM DALY, CLERK-RECORDER

By _____ DEPUTY

POSTED

NOV 2 1 2012

TOM DALY, CLERK-RECORDER

By _____ DEPUTY

NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or X County Clerk County of: Orange Address: 333 W. Santa Ana Blvd. Santa Ana, CA 92701	FROM: Applicant	Santa Margarita Water District PO Box 7005 Mission Viejo, CA 92690-7005 949.459.6400

Recorded In Official Records, Orange County
Tom Daly, County Recorder

2919.0C

* $ R 0 0 0 5 3 5 6 5 5 5 $ *

201285001119 2:57 pm 11/21/12

7 SC1 Z02

0.00 0.00 0.00 0.00 0.00 0.00 0.00 0.00

TO:	x	Office of Planning and Research P. O. Box 3044, Sacramento, CA 95812-3044
	☐	1400 Tenth Street (overnight or hand delivery) Sacramento, California 95814

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

Project Title: Addendum to Final EIR 584 (SCH 2006061140 and Final EIR 589 (SCH 2003021141) for the Canada Gobernadora Multipurpose Basin Project, Canada Gobernadora Multipurpose Basin Project		
State Clearinghouse Number (If submitted to SCH): 2006061140 and 2003021141	Contact Person: Daniel R. Ferons, General Manager	Telephone Number: (949) 459-6590
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):		
General Project Location (City and/or County): County of Orange adjacent to the Coto de Caza Community		
Project Description: The District is proposing to construct the Gobernadora Multipurpose Basin (Basin) located south of Coto de Caza in Rancho Mission Viejo. The Basin is a constructed wetlands proposed to collect urban return flows from Coto de Caza and to mitigate storm flows to reduce downstream impacts from erosion and sedimentation. The collected flows will be returned to the nondomestic irrigation system and Portola Reservoir in Coto de Caza.		
For private projects, identify the person undertaking the project, including any person undertaking an activity that receives financial assistance from the Public Agency as part of the project or the person receiving a lease, permit, license, certificate, or other entitlement of use from the Public Agency as part of the project.		

This is to advise that the (X Lead Agency or ☐ Responsible Agency) has approved the above described project on: November 14, 2012 and has made the following determinations regarding the above described project:

TR# 344321

State of California—Natural Resources Agency
CALIFORNIA DEPARTMENT OF FISH AND WILDLIFE

2015 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# 30-2015 0179

STATE CLEARING HOUSE # *(If applicable)* 2003021141 and 2006061140

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY

LEAD AGENCY			DATE
OC Public Works			03/05/2015
COUNTY/STATE AGENCY OF FILING			DOCUMENT NUMBER
Orange			201585000186
PROJECT TITLE			
"F" Street Alignment (Cow Camp Road to Oso Parkway)			
PROJECT APPLICANT NAME			PHONE NUMBER
RMV Community Development, LLC			(714) 973-3163
PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
28811 Ortega Highway	San Juan Capistrano	Ca	92693

PROJECT APPLICANT *(Check appropriate box)*:

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

CHECK APPLICABLE FEES:

☒ Environmental Impact Report (EIR) fee paid in previous filing 200485001407	$3,069.75	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$2,210.00	$	0.00
☐ Application Fee Water Diversion *(State Water Resources Control Board only)*	$850.00	$	0.00
☐ Projects Subject to Certified Regulatory Programs (CRP)	$1,043.75	$	0.00
☒ County Administrative Fee	$50.00	$	50.00
☐ Project that is exempt from fees			
☐ Notice of Exemption (attach)			
☐ CDFW No Effect Determination (attach)			
☐ Other _____		$	

PAYMENT METHOD:

☐ Cash ☒ Credit ☐ Check ☐ Other _____ TOTAL RECEIVED $ 50.00

SIGNATURE	PRINTED NAME AND TITLE
X Priscilla Diaz	Priscilla Diaz, Deputy

ORIGINAL - PROJECT APPLICANT COPY - CDFW/ASB COPY - LEAD AGENCY COPY - COUNTY CLERK DFG 753.5a (Rev. 11/14)

OC CLERK-RECORDER
12 CIVIC CTR PLZ RM 106
SANTA ANA, CA 92701

03 06, 2015 12:20:44

CREDIT CARD

MC SALE

CARD #	XXXXXXXXXXXX2770
INVOICE	0042
SEQ #:	0038
Batch #:	000028
CLERK	0292
Approval Code:	82855P
Entry Method:	Manual
Mode:	Online
Avs Code:	YYY
Card Code:	M

SALE AMOUNT $50.00

"Please retain for your records"
Thank you! www.ocrecorder.com

CUSTOMER COPY

DOC# 201585000186 50.00
Time Recorded 8:32 am

Total 50.00

Payment Type Amount

Credit Card tendered # 82855P 50.00

Amount Due 0.00

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

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 | StartOver | Save

RECEIPT NUMBER:
30 — 07/24/2026 — 0638

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2003021141, 2006061140

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
OCPW, DEVELOPMENT SERVICES		07/24/2026

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	202685000873

PROJECT TITLE

AMENDED MASTER AREA PLAN FOR PLANNING AREAS 3 AND 4; AMENDED SUBAREA PLANS FOR SUBAREAS 3.1 THROUGH 3.14 AND 4.1, AND APPROVAL OF ALTERNATIVE DEVELOPMENT STANDARDS

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
RANCHO MISSION VIEJO, LLC		(949) 240-3363

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
28811 ORTEGA HWY	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	$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	$3,043.75	$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	$1,437.25	$	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		$	50.00
☐ Other		$	

PAYMENT METHOD:

☐ Cash ☑ Credit ☐ Check ☐ Other **TOTAL RECEIVED** $ 50.00

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
X Kalci Do	KALCI DO, DEPUTY CLERK