NOTICE OF DETERMINATION

TO:	☐ Clerk of the Board of Supervisors or ☒ County Clerk Address: Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92702	FROM:	Address: City of Lake Forest 100 Civic Center Drive Lake Forest, CA 92630 Contact: Jennifer Mansur, AICP Associate Planner Phone: (949) 461-3472

TO:	☒ Office of Planning and Research P.O. Box 3044 (U.S. Mail) Sacramento, California 95812-3044 1400 Tenth Street, Room 222 (overnight delivery) Sacramento, California 95814

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

Project Title: Nakase Nursery/Toll Brothers Project (The Meadows Residential Community)- Site Development Permit 08-21-5454 for "The Parklands," model home complex and related signage for a new single-family residential neighborhood.		
Applicant Information:	Toll Brothers West Inc. Attn: Eric Everhart 725 W. Town and Country, #200 Orange, CA 92868	
State Clearinghouse Number (If submitted to SCH): 2018071035	Lead Agency Contact Person: Jennifer Mansur, AICP, Associate Planner	Telephone Number: (949) 461-3472
Specific Project Location – the southeast corner of the intersection of Rancho Parkway and Bake Parkway, Lake Forest, CA 92630		
General Project Location (City and/or County): Lake Forest, CA		

Project Description:

Site Development Permit 08-21-5454 is a request for a model home complex and related signage for "The Parklands" neighborhood in the Meadows Residential Community. The model home complex will include three model homes, a sales office in one of the model home garages, a parking lot, associated landscaping, and temporary signage.

On January 21, 2020, the City of Lake Forest City Council certified the Nakase Nursery/Toll Brothers Project Environmental Impact Report (SCH 2018071035) for Zone Change 05-17-5034, General Plan Amendment 05-17-5033, Area Plan 05-18-5166, Vesting Tentative Tract Map 18142 and the related Development Agreement for the Meadows Residential Community site. There have been no changes to the project evaluated in the EIR, no changed circumstances, and no new information about the project, mitigation measures or alternatives that would result in the proposed Project having new or more significant impacts than those evaluated in the EIR. The EIR was not challenged and thus is presumed valid in accordance with Public Resources Code section 21167.2. The proposed Site Development Permit is consistent with scope of the approved Area Plan 05-18-5166 and Vesting Tentative Tract Map 18142, and is required to comply with all mitigation measures contained in the Mitigation Monitoring and Reporting Program that was adopted in connection with the EIR. Therefore, the certified EIR serves as the environmental documentation for the project and the project is in compliance with the requirements of CEQA. Thus, no further environmental review is necessary pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162.

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) approved the above described project on: September 30, 2021 and made the following determinations:

1. ☐	The project will have a significant effect on the environment.	
☒	The project will NOT have a significant effect on the environment beyond those impacts previously identified in connection with the certified Final Supplemental Environmental Impact Report.	
2. ☒	A previously certified Environmental Impact Report was prepared and covers this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
☐	A Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.	
3. ☒	Previously imposed mitigation measures were made a condition of the approval of the project.	
☐	Mitigation measures were NOT made a condition of the approval of the project.	
4. ☐	A Mitigation Monitoring or Reporting Plan was adopted for this project.	
☒	A Mitigation Monitoring Program beyond that adopted in connection with the previously certified Environmental Impact Report was NOT adopted for this project.	
5. ☐	A Statement of Overriding Considerations was adopted for this project.	
☒	A Statement of Overriding Considerations beyond that adopted in connection with the previously certified Environmental Impact Report was NOT adopted for this project.	
6. ☒	Findings were made pursuant to the provisions of CEQA.	
☐	Findings were NOT made pursuant to the provisions of CEQA.	
7. ☒	This certifies that the location and custodian of the documents which comprise the record of proceedings for the Nakase Nursery/Toll Brothers Project EIR are available to the general public at the following location(s):	
	Custodian: City of Lake Forest Community Development Department	Location: 100 Civic Center Drive Lake Forest, CA 92630

Pursuant to 14 CCR § 753.5(e)(3):

> *Only one fee shall be paid per project unless the project is tiered or phased, or separate environmental documents are required (Fish and Game Code section 711.4(g)). Separate environmental documents include EIRs, negative declarations, subsequent EIRs and negative declarations, and supplements to EIRs. Only one fee is required when an existing certified EIR is used for multiple project approvals that would result in no additional effect to fish and wildlife. An additional filing fee is required if approval of any separate environmental document would result in an effect on fish and wildlife not previously addressed in a certified EIR, Master EIR, Program EIR, Staged EIR, or General Plan EIR.*

Approval of Site Development Permit 08-21-5454 ***would not*** result in an effect on fish and wildlife not previously addressed by the Nakase Nursery/Toll Brothers Project Environmental Impact Report (SCH# 2018071035). Therefore, an additional Fish and Game Notice of Determination filing fee is not required (original fee paid January 22, 2020, see receipt attached hereto as "Attachment A").

Date: September 30, 2021

Jennifer Mansur
Signature:

Date Received for Filing: _____

Associate Planner
Title:

Print Form

Exhibit A

Notice of Determination

Appendix D

To:
☒ Office of Planning and Research

U.S. Mail:	*Street Address:*
P.O. Box 3044	1400 Tenth St., Rm 113
Sacramento, CA 95812-3044	Sacramento, CA 95814

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

From:
Public Agency: City of Lake Forest
Address: 100 Civic Center Drive
Lake Forest, CA 92630
Contact: Marie Luna
Phone: (949) 461-3466

Lead Agency (if different from above): same as above
Address:
Contact:
Phone:

FILED
JAN 22 2020
BY: HUGH NGUYEN, CLERK-RECORDER
DEPUTY

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): 2018071035

Project Title: Nakase Nursery/Toll Brothers Project

Project Applicant: Toll Brothers West, Inc. 725 West Town and Country Road Suite 200, Orange CA 92868

Project Location (include county): south of Rancho Parkway/Bake Parkway, Lake Forest, Orange County, CA

6600-0202-05

Project Description:
The project includes the Nakase Property Area Plan, which establishes development guidelines for a master-planned community on the 122 acre project site with: up to 675 single-family residential units; up to 101 senior affordable apartment units; an elementary school site accommodating up to 1,000 students; parks, open space, and habitat restoration area; an internal circulation system; and a multipurpose water quality basin. Up to 7 of the residential units would be permanent supportive housing (PSH) units. The project includes a General Plan Amendment, Zone Change, Vesting Tentative Tract Map, Development Agreement, and Planned Sign Program.

This is to advise that the City of Lake Forest has approved the above
(☒ Lead Agency or ☐ Responsible Agency)

described project on January 21, 2020 (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.

POSTED
JAN 22 2020
ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY

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 Lake Forest Community Development Department

Signature (Public Agency): Marie Luna Title: Senior Planner

Date: January 21, 2020 Date

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

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

3393.25

$R00114309365

202085000049 2:37 pm 01/22/20
340 VitIndx Z02
0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 20200000028872
1/22/20 2:37 pm
340 VitIndx

Item	Title	Count
1	Z02	1

EIR: Environmental Impact Report

Document ID	Amount
DOC# 202085000049	3393.25

Time Recorded 2:37 pm

Total	3393.25

Payment Type	Amount
Check tendered # 143036-CK	3343.25
Check tendered # 10238072-CK	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

2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

DFW 753.5a (Rev. 01/01/18) Previously DFG 753.5a

[redacted] [redacted] Finalize&Email

RECEIPT NUMBER:
30-2020 0039

STATE CLEARINGHOUSE NUMBER *(If applicable)*
2018071035

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEADAGENCY EMAIL	DATE
CITY OF LAKE FOREST		01/22/2020

COUNTY/STATE AGENCY OF FILING	DOCUMENT NUMBER
Orange	202085000049

PROJECT TITLE
NAKASE NURSERY/TOLL BROTHERS PROJECT

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
TOLL BROTHERS WEST INC.		(949) 461-3466

PROJECT APPLICANT ADDRESS	CITY	STATE	ZIP CODE
725 WEST TOWN AND COUNTRY ROAD SUITE 200	ORANGE	CA	92868

PROJECT APPLICANT *(Check appropriate box)*

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

CHECK APPLICABLE FEES:

☑ Environmental Impact Report (EIR)	$3,343.25	$	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	AGENCY OF FILING PRINTED NAME AND TITLE
X [signature]	REGINA RIVERA, DEPUTY CLERK

ORIGINAL - PROJECT APPLICANT | COPY - CDFW/ASB | COPY - LEAD AGENCY | COPY - COUNTY CLERK | DFW 753.5a (Rev. 20151215)