30-2020-0100

FEB 0 5 2020

| Notice of Determination   | GRANGE COUNTY CL  | ERK-RECORDER DEP   | ARTMENT  | Appendix D   |                                |
|---|---|--|--|--|--------------------------------|
| To:   | BY:   | From:  | DEPUTY   |  |                                |
| Office of Planning and Research   |   | Public Agency:   | City of Lake Fore  | st   |                                |
| U.S. Mail: Street   | Address:  | Address: 100 C<br>Lake Forest, C   | ivic Center Drive  |  |                                |
| P.O. Box 3044 1400 Te   | enth St., Rm 113  | Contact:Marie  |  |  | k                              |
| Sacramento, CA 95812-3044 Sacram  | nento, CA 95814   | Phone: (949) 46  |  | (4) (4)  | Å                              |
| County Clerk County of: Orange Address: 601 North Ross Street   |   | Lead Agency (i   | f different from at  | pove): FIL   | ED                             |
| Santa Ana, CA 92701   |   | Address:   |  | FEB 0  | 5 2020                         |
|   |   | Contact:   | ARC  | NGE COUNTY CLERK-RE  |                                |
| SUBJECT: Filing of Notice of Determing Resources Code.  | nation in compli  | ance with Sect   | BY:  |  | DEPU                           |
| State Clearinghouse Number (if submitte   | ed to State Clearing  | nghouse):20180   | 71035  |  |                                |
| Project Title: Nakase Nursery/Toll Brothers   | Project   |  | 2.20   |  |                                |
| Project Applicant: Toll Brothers West, Inc.   | 725 West  | TOWN Oh  | 1 (ountry  |  |                                |
| Project Location (include county): south of   | Rancho Parkway/l  | Bake Parkway, La   | ke Forest, Orange  | County, CA Ora   | nge LA 9281                    |
|   | up to 675 single-fam<br>commodating up to<br>n; and a multipurpo<br>H) units. The project<br>prient Agreement,<br>est<br>Agency or Re   | nily residential unit<br>1,000 students; p<br>se water quality ba<br>includes a Gener<br>and Planned Sign<br>esponsible Agen | s; up to 101 senior arks, open space, asin. Up to 7 of the al Plan Amendmer Program.  has apports. | r affordable and habitat residential units nt, Zone proved the above |                                |
| described project on February 4, 2020 (date) described project.   | and has made th   | e following dete   | rminations regar   | ding the above   |                                |
| <ol> <li>The project [★ will ☐ will not] have at a continuous and the project [★ will ☐ will not] have at a continuous and the project will also an accordance and the project will be a continuous and the project and t</li></ol> | as prepared for the for the form this project enot] made a column [🗷 was 🗌 was sons [🗷 was sons [🗷 was sons [🗷 was sons [ was s | his project pursu<br>t pursuant to the<br>ndition of the ap<br>as not] adopted<br>was not] adopted                           | ant to the provise provisions of Claroval of the project. If for this project.                     | EQA. 0.00 50.00 0.00   | 08500 0                        |
| This is to certify that the final EIR with conegative Declaration, is available to the City of Lake Forest Community Development  | General Public at   |  | rd of project app  | proval, or the   | Herk-Rec<br>1 4 6<br>1 1:37 pr |
| Signature (Public Agency):  | ie Kun  | Title: Sen   | ior Planner  | 0.00 0.00  | ᆿᇪᆖᆖᆿᅌ                         |
| Date: February 4, 2020  | Date Rece   | ived for filing at   | OPR:   | 0.00 0.00  | der<br>8 7 7 9<br>02/05/20     |
| Authority cited: Sections 21083, Public F<br>Reference Section 21000-21174, Public  |   |  |  | Revised 2011   | 50.00                          |

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| 25       | - 1000 agringer  | FILED  | Print Form |
|----------|--|--|------------|
| 60°      | Chotice of Determination  Po:  Office of Planning and Research   | FEB 0 5 2020   |            |
| COUNT    | Notice of Determination  | Appendix D   |            |
| ORANGE C | U.S. Mall: 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  SUBJECT: Filing of Notice of Determination in compile  | Public Agency: City of Lake Forest Address: 100 Clvic Center Orive Lake Forest, CA 92630 Contact: Marie Luna Phone: (949) 461-3466  Lead Agency (If different from above): same as above Address: Contact: Phone: Ph | FILED      |
|          | Resources Code.  State Clearinghouse Number (if submitted to State Clearing Number (if Submitted | nghouse): 2018071035   |            |
|          | Project Title: Nakase Nursery/Toll Brothers Project  Project Applicant: Toll Brothers West, Inc. 725  Project Location (include county): south of Rancho Parkway/I   | VICT Town and Country Road   | 100        |
|          | Project Description: The project Includes the Nakase Property Area Plan, which estate community on the 122 acre project site with: up to 675 single-farm apartment units; an elementary school site accommodating up to restoration area; an internal circulation system; and a multipurpose would be permanent supportive housing (PSH) units. The project Change, Vesting Tentative Tract Map, Development Agreement, This is to advise that the City of Lake Forest  (K Lead Agency or Re   | plishes development guidelines for a master-planned nily residential units; up to 101 senior affordable 1,000 students; parks, open space, and habitat se water quality basin. Up to 7 of the residential units includes a General Plan Amendment, Zone and Planned Sign Program.  | 30-0202-0E |
|          | (date)   | e following determinations regarding the above   |            |
|          | 1. The project [ will will not] have a significant effect 2. An Environmental Impact Report was prepared for the A Negative Declaration was prepared for this project 3. Mitigation measures [ were were not] made a cord. A mitigation reporting or monitoring plan [ was was 5. A statement of Overriding Considerations [ was 6. Findings [ were were not] made pursuant to the product of the statement of of the  | his project pursuant to the provisions of CECA.  It pursuant to the provisions of CECA.  Indition of the approval of the project.  As not] adopted for this project.  Was not] adopted for this project.   | 22         |
|          | 6. Findings [x] were were not] made pursuant to the partial with comments and responded Declaration, is available to the General Public at City of Lake Forest Community Development Department  | conses and record of project approval, or thele  |            |
|          | Signature (Public Agency): Maric Auna  | Title: Senior Planner  |            |
|          | Authority cited: Sections 21083, Public Resources Reference Section 21000-21174, Public Resources  | Recorded in Official Records, Orange County Hugh Nguyen, Clerk-Recorder  * \$ R 0 0 1 1 4 3 0 9 3 6 \$ *  202085000049 2:37 pm 01/22/20 340 Vitindx 202 0.00 50.00 0.00 0.00 0.00 0.00 0.00  | 93.25      |

Orange County Clerk-Recorder's Office Hugh Nguyen

601 N. Ross Street 92701

County

Finalization: 20200000049355 2/5/20 1:37 pm

323 OR02

Item Title Count

1 201 1

EIR: Exempt or Previously Paid
Document ID Amount

DOC# 202085000101

50.00

Time Recorded 1:37 pm

Total 50.00

Payment Type Amount

Check tendered 50.00

# 143161

Amount Due 0.00

THANK YOU
PLEASE RETAIN THIS RECEIPT
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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 Di  | FG 753.5a               |  | T NUME<br>20 010 | 00               | Finalize&Email  MBER (If applicable) |
|---|-------------------------|--|------------------|------------------|--------------------------------------|
| SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY,   |                         | 2018                                   | 0710             | 35               |                                      |
| CITY OF LAKE FOREST   | LEADAGENCY EMAIL        |  |                  | DATE<br>02/05/20 | 20                                   |
| COUNTY/STATE AGENCY OF FILING   |                         |  |                  | DOCUMENT         | NUMBER                               |
| Orange  |                         |  |                  | 2020850          | 00101                                |
| PROJECT TITLE   |                         |  |                  | 1                |                                      |
| NAKASE NURSERY/TOLL BROTHERS PROJ   | ECT                     |  |                  |                  |                                      |
| PROJECT APPLICANT NAME  | PROJECT APPLICANT E     | MAIL                                   |                  | PHONE NUM        | 1BER                                 |
| TOLL BROTHERS WEST, INC.  |                         |  |                  | (949) 461        | -3466                                |
| PROJECT APPLICANT ADDRESS   | CITY                    | STAT                                   | E                | ZIP CODE         |                                      |
| 725 WEST TOWN AND COUNTRY ROAD. STE # 200   | ORANGE                  | CA                                     |                  | 92808            |                                      |
| PROJECT APPLICANT (Check appropriate box)   |                         |  |                  |                  |                                      |
| ☐ Local Public Agency ☐ School District ☐   | Other Special District  |  | State A          | gency            | ✓ Private Entity                     |
| CHECK APPLICABLE FEES:  Environmental Impact Report (EIR)  Mitigated/Negative Declaration (MND)(ND)  Certified Regulatory Program document (CRP)  |                         | \$3,343.25<br>\$2,406.75<br>\$1,136.50 | \$<br>\$<br>\$   |                  | 0.00<br>0.00<br>0.00                 |
| <ul> <li>□ Exempt from fee</li> <li>□ Notice of Exemption (attach)</li> <li>□ CDFW No Effect Determination (attach)</li> <li>☑ Fee previously paid (attach previously issued cash receipt copy</li> </ul> | v)<br>                  |  |                  |                  |                                      |
| ☐ Water Right Application or Petition Fee (State Water Resource:  | s Control Board only)   | \$850.00                               | \$               |                  | 0.00                                 |
| ☑ County documentary handling fee   |                         | 4000.00                                | \$               |                  | 50.00                                |
| ☐ Other   |                         |  | \$               |                  |                                      |
| PAYMENT METHOD:   |                         |  |                  |                  |                                      |
| ☐ Cash ☐ Credit ☐ Check ☐ Other   | TOTAL R                 | ECEIVED                                | \$               | -                | 50.00                                |
| $M_{\bullet}$   | CY OF FILING PRINTED NA |  |                  | RK               |                                      |

Orange County 4 Clerk-Recorder's Office Hugh Nguyen

601 N. Ross Street 92701

County

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

Title Item

Count

202 EIR: Environmental Impact

Report

Document ID

Amount

DOC# 202085000049

3393.25

Time Recorded 2:37 pm

Total 3393.25

Payment Type

Amount

tendered 3343.25

# 143036-CK

50.00

Check # 10238072~CK

tendered

Amount Due

0.00

FILED

FEB 0 5 2020

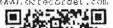
ORANGE COUNTY CLERK RECORDER DEPARTMENT

POSTED

FEB n 5 2020

TRANSE DOUNTY CLERK-RECORDER DEPARTMENT DEPUTY

THANK YOU PLEASE RETAIN THIS RECEIPT FOR YOUR RECORDS





### State of California - Department of Fish and Wildlife

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

## 2020 ENVIRONMENTAL FILING FEE CASH RECEIPT

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

| ALC: UNKNOWN |
|--------------|
|              |
|              |



Finalize&Email

RECEIPT NUMBER:

30-2020 0039

STATE CLEARINGHOUSE NUMBER (If applicable)

2018071035

| CITY OF LAKE FOREST             |  | LEADAGENCY EMAIL       |                         | DATE    |              |                  |
|---------------------------------|--|------------------------|-------------------------|---------|--------------|------------------|
|                                 |  |                        |                         |         | 01/22/2020   |                  |
| COUNTY/STATE AGENCY OF FILIN    | IG   |                        |                         |         | DOCUME       | NT NUMBER        |
| Orange                          |  |                        |                         |         | 20208        | 5000049          |
| PROJECT TITLE                   |  |                        |                         |         | ··h          | 107              |
| NAKASE NURSERY/TO               | LL BROTHERS PRO.   | JECT                   |                         |         |              |                  |
| PROJECT APPLICANT NAME          |  | PROJECT APPLICANT      | PROJECT APPLICANT EMAIL |         | PHONE NUMBER |                  |
| TOLL BROTHERS WES               | T INC.   |                        |                         |         | (949) 4      | 61-3466          |
| PROJECT APPLICANT ADDRESS       |  | CITY                   | STA                     | TE      | ZIP CODE     | :                |
| 725 WEST TOWN AND COL           | JNTRY ROAD SUITE 20  | ORANGE                 | C                       | 4       | 92868        |                  |
| PROJECT APPLICANT (Check app    | ropriate box)  |                        | 3(1.0)                  |         |              |                  |
| Local Public Agency             | School District  | Other Special District |                         | State A | gency        | ✓ Private Entity |
| 2 23,000 (3,00)                 |  |                        |                         |         |              |                  |
| CHECK APPLICABLE FEES:          |  |                        |                         | _       |              | 2 242 75         |
| ☑ Environmental Impact Report   |  |                        | \$3,343,2               |         |              | 3,343.25         |
| ☐ Mitigated/Negative Declaratio |  |                        | \$2,406.7               |         |              |                  |
| Certified Regulatory Program    | document (CRP)   |                        | \$1,136.5               | ) \$    |              | 0.00             |
| Exempt from fee                 |  |                        |                         |         |              |                  |
| ☐ Notice of Exemption (al       | ltach)   |                        |                         |         |              | 4                |
| CDFW No Effect Deter            |  |                        |                         |         |              |                  |
| Fee previously paid (attach pr  | eviously issued cash receipt con   | y)                     |                         |         |              |                  |
|                                 | - Continue C |                        |                         |         |              | 0.00             |
| ☐ Water Right Application or Pe |  | es Coniroi Board oniy) | \$850.0                 | ) \$    | •17          | 50.00            |
| County documentary handling     | 1 100  |                        |                         | \$      |              | 50.00            |
| Other                           |  |                        |                         | 2       |              |                  |
| PAYMENT METHOD:                 | Check Dother   | TOTAL                  | . RECEIVE               | 5 6     |              | 3,393.25         |
| ☐ Cash ☐ Credit ☐ C             | ,neck [] Other   | IOIAL                  | RECEIVE                 | •       | *            |                  |
| SIGNATURE                       | AGE  | NCY OF FILING PRINTED  | NAME AND                | TITLE   |              | 14.1             |
| x bilmin                        | RE   | GINA RIVERA, DE        | EPUTY                   | CLER    | K            |                  |
|                                 |  |                        |                         |         |              |                  |

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FEB 0 5 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY

POSTED

FEB n 5 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: DEPUTY