

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: _____

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.

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

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 February 4, 2020 and has made the following determinations regarding the above
 (date)
 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.

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: February 4, 2020

Date Received for filing at OPR: _____

Governor's Office of Planning & Research

FEB 05 2020

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

STATE CLEARINGHOUSE

Revised 2011

Orange County
Clerk-Recorder's Office
Hugh Nguyen

601 N. Ross Street
92701

County

Finalization: 2020000028872
1/22/20 2:37 pm
340 VitIndx

Item	Title	Count
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1	Z02	1
EIR: Environmental Impact Report		

Document ID	Amount
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DOC# 202085000049	3393.25
Time Recorded 2:37 pm	

Total	3393.25
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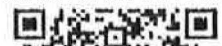
Payment Type	Amount
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Check tendered	3343.25
# 143036-CK	
Check tendered	50.00
# 10238072-CK	

Amount Due	0.00
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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



Finalize & Email

RECEIPT NUMBER:

30-2020 0039

STATE CLEARINGHOUSE NUMBER (If applicable)

2018071035

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

CITY OF LAKE FOREST

LEAD AGENCY EMAIL

DATE

01/22/2020

COUNTY/STATE AGENCY OF FILING

Orange

DOCUMENT NUMBER

202085000049

PROJECT TITLE

NAKASE NURSERY/TOLL BROTHERS PROJECT

PROJECT APPLICANT NAME

TOLL BROTHERS WEST INC.

PROJECT APPLICANT EMAIL

PHONE NUMBER

(949) 461-3466

PROJECT APPLICANT ADDRESS

725 WEST TOWN AND COUNTRY ROAD SUITE 200

CITY

ORANGE

STATE

CA

ZIP CODE

92868

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 (EIR)	\$3,343.25	\$	3,343.25
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	0.00
<input type="checkbox"/> 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)

<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☐ Other

TOTAL RECEIVED \$ 3,393.25

SIGNATURE

X

AGENCY OF FILING PRINTED NAME AND TITLE

REGINA RIVERA, DEPUTY CLERK

Notice of Determination

Appendix D

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☒ 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

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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:

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

FILED

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 92668

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

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 and has made the following determinations regarding the above
 (date)
 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.

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

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



3393.25

* \$ R 0 0 1 1 4 3 0 9 3 6 \$ *

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

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

JAN 22 2020

POSTED

ORANGE COUNTY CLERK-RECORDER DEPARTMENT