



NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address: County of Orange PO Box 238 Santa Ana, CA 92702	FROM:	Public Agency: City of Lake Forest Address: 100 Civic Center Drive Lake Forest, CA 92630 Contact: Jennifer Mansur, AICP Associate Planner Phone: (949) 461-3472
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TO:	<input checked="" type="checkbox"/> 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
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SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Mountain View Affordable Housing Community Zone Change		
Applicant Information:	National Community Renaissance of California Attn: Alexa Washburn 9421 Haven Avenue Rancho Cucamonga, CA 91730 Phone: (949) 394-7996	
State Clearinghouse Number (If submitted to SCH): 2020060274	Lead Agency Contact Person: Jennifer Mansur, Associate Planner	Telephone Number: (949) 461-3472
Specific Project Location: 24551 Raymond Way and 23591 El Toro Road		
General Project Location (City and/or County): Lake Forest, Orange County, CA		
Project Description: The Lake Forest City Council approved the second reading of a zone change related to the Mountain View Affordable Housing Community project. The Project is a request to demolish the existing office building located at 24551 Raymond Way and construct a 71-unit affordable housing apartment complex on the proposed 1.965 acre site. The Project proposes to provide affordable units to households earning less than 60% of the Area Median Income, of which 12 of the units will be set aside for Permanent Supporting Housing. The proposed Project required approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit, Affordable Housing Agreement, and Planned Sign Program. All the related entitlements were approved at the August 18, 2020 City Council meeting, including the first reading of the Zone Change ordinance.		

This is to advise that the (☒ Lead Agency or ☐ Responsible Agency) approved the above described project on: September 1, 2020 and made the following determinations regarding the above described project:

1.	<input type="checkbox"/>	The project will have a significant effect on the environment.						
	<input checked="" type="checkbox"/>	The project will NOT have a significant effect on the environment						
2.	<input type="checkbox"/>	An Environmental Impact Report was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.						
	<input type="checkbox"/>	A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.						
	<input checked="" type="checkbox"/>	A Mitigated Negative Declaration (MND) was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.						
3.	<input checked="" type="checkbox"/>	Mitigation measures were made a condition of the approval of the project.						
	<input type="checkbox"/>	Mitigation measures were NOT made a condition of the approval of the project.						
4.	<input checked="" type="checkbox"/>	A Mitigation Reporting or Monitoring plan was adopted for this project.						
	<input type="checkbox"/>	A Mitigation Monitoring Program was NOT adopted for this project.						
5.	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.						
	<input type="checkbox"/>	A Statement of Overriding Considerations was NOT adopted for this project.						
6.	<input type="checkbox"/>	Findings were made pursuant to the provisions of CEQA.						
	<input type="checkbox"/>	Findings were NOT made pursuant to the provisions of CEQA.						
7.	<input checked="" type="checkbox"/>	This certifies that the location and custodian of the documents which comprise the record of proceedings for the <u>MND</u> are available to the general public at the following location(s):						
		<table border="0"> <tr> <td>Custodian:</td> <td>Location:</td> </tr> <tr> <td>City of Lake Forest</td> <td>100 Civic Center Drive</td> </tr> <tr> <td>Development Services Department</td> <td>Lake Forest, CA 92630</td> </tr> </table>	Custodian:	Location:	City of Lake Forest	100 Civic Center Drive	Development Services Department	Lake Forest, CA 92630
Custodian:	Location:							
City of Lake Forest	100 Civic Center Drive							
Development Services Department	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 this project **would not** result in an effect on fish and wildlife not previously addressed by the previously approved Mitigated Negative Declaration. Therefore, an additional Fish and Game Notice of Determination filing fee is not required (original fee paid August 24, 2020) see receipt attached hereto as "Attachment A").

Date: 9/2/20

Jennifer Mansour
Signature:

Date Received for Filing: _____

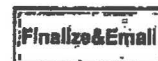
Associate Planner
Title: _____



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



RECEIPT NUMBER:

30-2020 0646

STATE CLEARINGHOUSE NUMBER (if applicable)

2020060274

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF LAKE FOREST		LEAD AGENCY EMAIL		DATE 08/24/2020	
COUNTY/STATE AGENCY OF FILING Orange				DOCUMENT NUMBER 202085000667	
PROJECT TITLE MOUNTAIN VIEW AFFORDABLE HOUSING COMMUNITY					
PROJECT APPLICANT NAME NATIONAL COMMUNITY RENAISSANCE OF CALIFORNIA			PROJECT APPLICANT EMAIL		PHONE NUMBER (949) 461-3472
PROJECT APPLICANT ADDRESS 9421 HAVEN AVENUE			CITY RANCHO CUCAMONGA	STATE CA	ZIP CODE 91730
PROJECT APPLICANT (Check appropriate box)					
<input type="checkbox"/> Local Public Agency		<input type="checkbox"/> School District		<input type="checkbox"/> Other Special District	
<input type="checkbox"/> State Agency		<input checked="" type="checkbox"/> Private Entity			

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,343.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	2,406.75
<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 \$ 2,456.75

SIGNATURE

AGENCY OF FILING PRINTED NAME AND TITLE

HAZEL L. BENNETT, DEPUTY CLERK

FILED

AUG 24 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

Recorded in Official Records, Orange County

Hugh Nguyen, Clerk-Recorder



2456.71

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POSTED

AUG 24 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

FILED

AUG 24 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: HB

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POSTED

AUG 24 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: HB

DEPUTY

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Date:

8/19/20

Signature:

Jennifer Manon

Date Received for Filing: _____

Associate Planner

Title: _____