



NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk Address: County of Orange Finance Building 12 Civic Center Plaza, Room 106 Santa Ana, CA 92701	FROM:	Address: City of Lake Forest 100 Civic Center Drive Lake Forest, CA 92630 Contact: Marie Luna Senior Planner Phone: (949) 461-3466
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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: Nakase Nursery/Toll Brothers Project (The Meadows Residential Community)- General Plan Amendment 06-23-5639 and Area Plan Amendment 05-23-5640 (The Meadows School Site)		
Applicant Information:	Toll Brothers West Inc. Attn: Josh Dean 350 Commerce, Suite 200 Irvine, CA 92620	
State Clearinghouse Number (If submitted to SCH): 2018071035	Lead Agency Contact Person: Marie Luna, Senior Planner	Telephone Number: (949) 461-3466
Specific Project Location – the northeast corner of the intersection of Bake Parkway and Rancho Parkway, Lake Forest, CA 92630		
General Project Location (City and/or County): Lake Forest, CA		
Project Description:		
<p>GPA 06-23-5639 is a request to redesignate the school site at The Meadows from a public facilities land use designation to a low-density residential land use designation (2-7 du/ac) and AP 05-23-5640 is a request to replace the school site designation with the Neighborhood 6 designation, as well as update the Nakase Area Plan (05-18-5166 approved by the City Council on January 21, 2020) to address the changes required by the GPA and AP.</p> <p>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</p>		

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: December 5, 2023 and made the following determinations:

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 beyond those impacts previously identified in connection with the certified Final Supplemental Environmental Impact Report.		
2.	<input checked="" type="checkbox"/>	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.		
	<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 type="checkbox"/>	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.	<input checked="" type="checkbox"/>	Previously imposed 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 type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this project.		
	<input checked="" type="checkbox"/>	A Mitigation Monitoring Program beyond that adopted in connection with the previously certified Environmental Impact Report was NOT adopted for this project.		
5.	<input type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project.		
	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations beyond that adopted in connection with the previously certified Environmental Impact Report was NOT adopted for this project.		
6.	<input checked="" 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>Nakase Nursery/Toll Brothers Project EIR</u> are available to the general public at the following location(s):		
		<table border="0"> <tr> <td>Custodian: City of Lake Forest Community Development Department</td> <td>Location: 100 Civic Center Drive Lake Forest, CA 92630</td> </tr> </table>	Custodian: City of Lake Forest Community Development Department	Location: 100 Civic Center Drive Lake Forest, CA 92630
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 GPA 06-23-5639 and AP 05-23-5640 **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: December 10, 2023

Maie Luna
Signature: _____

Date Received for Filing: _____

Senior Planner
Title: _____

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: _____

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 92868

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 (input checked) Lead Agency or (input unchecked) Responsible Agency

described project on January 21, 2020 and has made the following determinations regarding the above described project (date)

- 1. The project (input checked) will (input unchecked) will not have a significant effect on the environment.
- 2. (input checked) An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. (input unchecked) A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
- 3. Mitigation measures (input checked) were (input unchecked) were not made a condition of the approval of the project.
- 4. A mitigation reporting or monitoring plan (input checked) was (input unchecked) was not adopted for this project.
- 5. A statement of Overriding Considerations (input checked) was (input unchecked) was not adopted for this project.
- 6. Findings (input checked) were (input unchecked) 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 VitIdx 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

6200-0202-02

POSTED

JAN 22 2020

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
 BY: _____
 HUGH NGUYEN, CLERK-RECORDER
 DEPUTY



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
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PROJECT APPLICANT ADDRESS 725 WEST TOWN AND COUNTRY ROAD SUITE 200	CITY ORANGE	STATE CA	ZIP CODE 92868
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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	\$	<u>3,343.25</u>
<input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,406.75	\$	<u>0.00</u>
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,136.50	\$	<u>0.00</u>
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> 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	\$	<u>0.00</u>
<input checked="" type="checkbox"/> County documentary handling fee		\$	<u>50.00</u>
<input type="checkbox"/> Other		\$	<u> </u>

PAYMENT METHOD:

Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 3,393.25

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE REGINA RIVERA, DEPUTY CLERK
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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
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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

