



NOTICE OF DETERMINATION

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: Orange Address: 12 Civic Center Plaza Room 106 Santa Ana, CA 92701	FROM:	City of Lake Forest Address: 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 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: Portola Center NE Model Home Complex		
Applicant Information:	Omar Dandashi Baldwin and Sons 20 Corporate Plaza Newport Beach, CA 92660	
State Clearinghouse Number (If submitted to SCH): 2012061063	Lead Agency Contact Person: Marie Luna, Senior Planner	Telephone Number: (949) 461-3466
Specific Project Location – Northeast corner of the intersection of Glenn Ranch Road and Saddleback Ranch Road		
General Project Location (City and/or County): Lake Forest, CA		

Project Description:	<p>Site Development Permit 01-22-5495 is a request for a temporary model home complex for Portola Center Northeast consisting of four model homes, and parking lot on Lots 214 through 218, Tract 17300.</p> <p>The project was evaluated in and contemplated by the Subsequent Environmental Impact Report (SEIR) that was prepared for the Portola Center project (SCH# 2012061063) and certified by the City of Lake Forest City Council on November 5, 2013. The Portola Center certified SEIR was not challenged within the time period prescribed in subdivision (c) of Public Resources Code section 21167 and thus the SEIR is presumed valid in accordance with Public Resources Code section 21167.2. The proposed project is consistent with scope of the approved Area Plan and Tentative Tract Map 17300. Therefore, the certified SEIR serves as the environmental documentation for the project and the project is in compliance with the requirements of CEQA.</p>
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This is to advise that the (Lead Agency or Responsible Agency) approved the above described project on: March 31, 2022 and made the following determinations:

1.	<input checked="" type="checkbox"/>	The project will have a significant effect on the environment.		
	<input type="checkbox"/>	The project will NOT have a significant effect on the environment.		
2.	<input checked="" type="checkbox"/>	A Final Subsequent Environmental Impact Report to Program Environmental Impact Report for the Opportunities Study Area (SCH# 2012061063) was prepared and certified for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency. No environmental review beyond that contained in the certified Final Subsequent Environmental Impact Report was required because none of the circumstances in Public Resources Code section 21166 or State CEQA Guidelines section 15162 were present.		
	<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 checked="" type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was adopted for this project. The Project relies on the Mitigation Monitoring Program adopted in connection with the previously-certified Final Subsequent Environmental Impact Report to Program Environmental Impact Report for the Opportunities Study Area (SCH# 2012061063).		
	<input type="checkbox"/>	A Mitigation Monitoring Program was NOT adopted for this project.		
5.	<input checked="" type="checkbox"/>	A Statement of Overriding Considerations was adopted for this project. The City relied on the Statement of Overriding Considerations adopted in connection with the previously certified Final SEIR.		
	<input type="checkbox"/>	A Statement of Overriding Considerations 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>Portola Center Subsequent 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
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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 01-22-5495 within the Portola Center development / (Opportunities Study Site #2 – Portola Center) **would not** result in an effect on fish and wildlife not previously addressed by the Portola Center Subsequent Environmental Impact Report (SCH# 2012061063). Therefore, an additional Fish and Game Notice of Determination filing fee is not required (original fee paid November 6, 2013, see receipt attached hereto as "Attachment A").

Date: April 1, 2022


Signature: _____

Date Received for Filing: _____

Senior Planner
Title: _____

State of California—Natural Resources Agency
 DEPARTMENT OF FISH AND WILDLIFE
 2013 ENVIRONMENTAL FILING FEE CASH RECEIPT

RECEIPT# **445591**
 STATE CLEARING HOUSE # (if applicable)
2012 061063

SEE INSTRUCTIONS ON REVERSE, TYPE OR PRINT CLEARLY

LEAD AGENCY City of Lake Forest	DATE 11/6/13
COUNTY/STATE AGENCY OF FILING Orange County Clerk-Recorder	DOCUMENT NUMBER 20138500908
PROJECT TITLE Portola Center (Opportunities Study Area Site #2)	SCH # 2012061063
PROJECT APPLICANT NAME Stephen M. Haase, Baldwin and Sons	PHONE NUMBER 949 461-3466
PROJECT APPLICANT ADDRESS 610 West Ash, Ste 1500	CITY San Diego
	STATE CA
	ZIP CODE 92101

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)	\$2,985.25	\$ 2995.25
<input type="checkbox"/> Mitigated/Negative Declaration (ND)(MND)	\$2,158.25	\$ _____
<input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only)	\$850.00	\$ _____
<input type="checkbox"/> Projects Subject to Certified Regulatory Programs (CRP)	\$1,018.50	\$ _____
<input type="checkbox"/> County Administrative Fee	\$50.00	\$ 50.00
<input type="checkbox"/> Project that is exempt from fees		
<input type="checkbox"/> Notice of Exemption		
<input type="checkbox"/> DFW/No Effect Determination (Form Attached)		
<input type="checkbox"/> Other _____		\$ _____

PAYMENT METHOD:
 Cash
 Credit
 Check
 Other _____

TOTAL RECEIVED \$ **3045.25**

SIGNATURE x [Signature]	TITLE Deputy Clerk
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Orange County
Clerk-Recorder's Office
Hugh Nguyen

630N Broadway Bldg. 12 Suite
101
Santa Ana, CA, 92701

County

Finalization: 20130000421642
11/6/13 12:11 PM
107 SC4

Item	Title	Count
1	Z02	1
Fish & Game: Env Impact Report		
Document ID		Amount

DOC# 2013B5000908	3045.25
Time Recorded 12:11 PM	

Total	3045.25
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Payment Type	Amount
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Check tendered	1522.62
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744

Check tendered	1522.63
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2250

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS
www.ocrecorder.com