



## 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: 25550 Commercentre Drive Lake Forest, CA 92630  Contact: Debbie Drasler, Contract Senior Planner <a href="mailto:drasler@lakeforestca.gov">drasler@lakeforestca.gov</a>  Phone: (949) 461-3573
-----	--	-------	---

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
-----	---

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Opportunities Study Area Site #3 (IRWD) – Soria Residential Project - Tentative Tract Map 18188 and Use Permit 11-18-5238		
Applicant Information:	Lennar Homes of CA, Inc. C/O Jaren Nuzman – (949) 389-7713 <a href="mailto:Jaren.nuzman@lennar.com">Jaren.nuzman@lennar.com</a> Lennar Homes of CA, Inc. 15131 Alton Parkway, Suite 365 Irvine, CA. 92618	
State Clearinghouse Number (If submitted to SCH): 2004071039; 2011051009	Lead Agency Contact Person: Debbie Drasler, Contract Senior Planner	Telephone Number: (949) 461-3573
Specific Project Location – Generally located south of Commercenter Drive between Serrano Summit Drive and Civic Center Drive in the southerly portion of the Serrano Summit development.		
General Project Location (City and/or County):           Lake Forest, CA		
Project Description:		
<p>The project is a request to subdivide 7.84-acres in the southerly section of the Serrano Summit Area Plan 2009-01 (the “Area Plan”) into 13 lots for the development of 95 single-family detached condominium dwelling units and lettered lots for a .5-acre park, common area landscaping, and private streets. The Use Permit is a request for review of the site plan, conceptual architecture, and landscaping for the proposed 95 single-family detached condominium dwelling units. Pursuant to the approved Serrano Summit Area Plan (Area Plan 2009-01), the project requires a Use Permit as it requests exceptions to the front yard setback on two units and exceptions to the minimum distance between 33 units.</p> <p>The Serrano Summit project was originally part of the City of Lake Forest Opportunities Study, which resulted in an amendment to the City’s General Plan and the rezoning of five properties to allow for residential development. The Opportunities Study was evaluated under a Program Environmental Impact Report (SCH#</p>		

2004071039) which was certified by the City of Lake Forest City Council in June 2008. A subsequent project specific Environmental Impact Report (SCH# 2011051009) was prepared for the Serrano Summit project (Tract 17331) and the Serrano Summit Area Plan (Area Plan 2009-01) and certified by the Lake Forest City Council in February 2012. The Serrano Summit-Civic Center Addendum to the project specific Environmental Impact Report was certified by the Lake Forest City Council in November 2016. The Serrano Summit-Civic Center Addendum was not challenged and thus is presumed valid in accordance with Public Resources Code section 21167.2. The proposed Use Permit (UP 11-18-5238) in conjunction with Tentative Tract Map (TTM 18188) is consistent with scope of the approved Area Plan and Tentative Tract Map 17331. Therefore, the adopted EIR and Serrano Summit-Civic Center Addendum serve as the environmental documentation for the project in compliance with the requirements of CEQA. No further environmental review is necessary pursuant to 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: April 11, 2019 and made the following determinations:

<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.	
<input checked="" type="checkbox"/>	A previously certified Environmental 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.	
<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.	
<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.	
<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 Final Environmental Impact Report was NOT adopted for this project.	
<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.	
<input checked="" type="checkbox"/>	This certifies that the location and custodian of the documents which comprise the record of proceedings for the <u>Serrano Summit EIR</u> are available to the general public at the following location(s):	
	<b>Custodian:</b> City of Lake Forest Development Services Department	<b>Location :</b> 25550 Commercentre Drive, Suite 100 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 Tentative Tract Map 18188 and Use Permit 11-18-5238 for the Soria Residential Development within the southerly portion of the Opportunities Study Site #3 - IRWD **would not** result in an effect on fish and wildlife not previously addressed by the Lake Forest Opportunities Study Program Environmental Impact Report (SCH# 2004071039) or the Subsequent Project Specific Environmental Impact Report (SCH# 2011051009). Therefore, an additional Fish and Game Notice of Determination filing fee is not required (original fee paid June 4, 2008, see receipt attached hereto as "Attachment A").

Date: May 10, 2019

  
Signature: \_\_\_\_\_

Date Received for Filing: \_\_\_\_\_  
Governor's Office of Planning & Research

Contract Senior Planner  
Title: \_\_\_\_\_

MAY 13 2019

STATE CLEARINGHOUSE

POSTED

JUN 04 2008

TOM DALY, CLERK-RECORDER

DEPUTY

FILED

JUN 04 2008

TOM DALY, CLERK-RECORDER

By \_\_\_\_\_ DEPUTY



**NOTICE OF DETERMINATION**

Recorded in Official Records, Orange County  
Tom Daly, Clerk-Recorder

2606.75

200885000586 01:48pm 06/04/08

SC3 158 Z02

2606.75 0.00 0.00 0.00 0.00 0.00 0.00 0.00

TO:	<input type="checkbox"/> Clerk of the Board of Supervisors or <input checked="" type="checkbox"/> County Clerk County of: Orange Address: Finance Building 12 Civic Center Plaza, Room 106 Santa Ana, CA 92701	FROM:	City of Lake Forest Address: 25550 Commercentre Drive Lake Forest, CA 92630 Contact: Cheryl Kuta, Planning Manager Phone: 949-461-3479
-----	--	-------	--

TO:	<input 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
-----	--

APPLICANT: CITY OF LAKE FOREST - 25550 COMMERCENTRE DR. LAKE FOREST, CA 92630

SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

Project Title: Lake Forest Opportunities Study		
State Clearinghouse Number (If submitted to SCH): 2004071039	Contact Person: Cheryl Kuta, Planning Manager	Telephone Number: 949-461-3479
Specific Project Location – Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 1/2' topographical map identified by quadrangle name): Multiple locations within the City of Lake Forest as shown on the attached map.		
General Project Location (City and/or County): City of Lake Forest, County of Orange		
Project Description: A General Plan Amendment and Zone Change to re-designate approximately 800 acres of vacant land in the Opportunities Study project area of the City of Lake Forest. The project would change the allowed land uses from industrial and commercial to residential and mixed uses. The City approved Alternative 7 from the Program Final EIR.		

POSTED

JUN 04 2008

TOM DALY, CLERK-RECORDER

DEPUTY

FILED

JUN 04 2008

TOM DALY, CLERK-RECORDER

DEPUTY

By [Signature] This is to advise that the ( Lead Agency or  Responsible Agency) approved the above described project on: June 3, 2008 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"/>	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 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"/>	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.										
<input type="checkbox"/>	A Mitigation Monitoring or Reporting Plan was NOT adopted for this project.										
5. <input checked="" 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 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 Final EIR (with comments and responses) or Negative Declaration 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>City of Lake Forest</td> </tr> <tr> <td>Development Services Dept.</td> <td>Development Services Dept.</td> </tr> <tr> <td></td> <td>25550 Commercentre Drive</td> </tr> <tr> <td></td> <td>Lake Forest, CA 92630</td> </tr> </table>	Custodian:	Location:	City of Lake Forest	City of Lake Forest	Development Services Dept.	Development Services Dept.		25550 Commercentre Drive		Lake Forest, CA 92630
Custodian:	Location:										
City of Lake Forest	City of Lake Forest										
Development Services Dept.	Development Services Dept.										
	25550 Commercentre Drive										
	Lake Forest, CA 92630										

Date: June 4, 2008

Signature: [Signature]  
Planning Manager

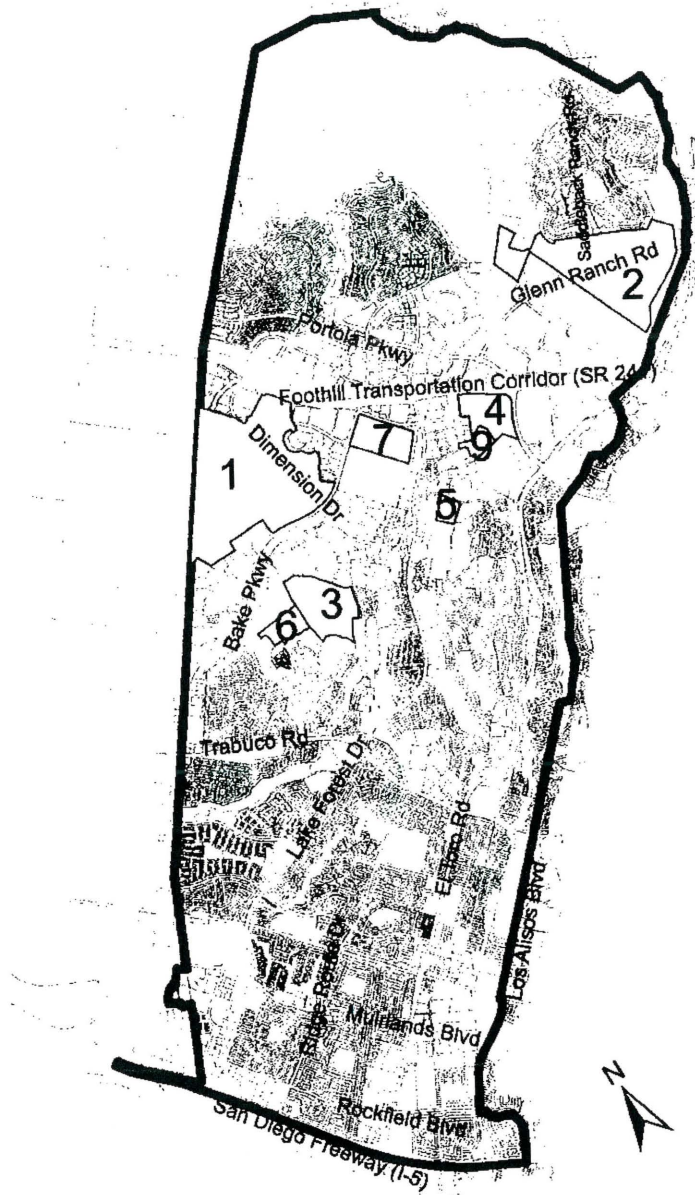
Date Received for Filing: \_\_\_\_\_

Governor's Office of Planning & Research

MAY 13 2019

STATE CLEARINGHOUSE

LOCATIONS WITHIN THE CITY OF LAKE FOREST ADDRESSED IN THE OPPORTUNITIES STUDY EIR



- 1. Shea-Baker
- 2. Portola Center
- 3. IRWD
- 4. Baker Ranch
- 5. Whisler
- 6. Pacific Heritage
- 7. Nakase
- 9. Rados

Governor's Office of Planning & Research  
MAY 13 2019  
STATE CLEARINGHOUSE



STATE OF CALIFORNIA - THE RESOURCES AGENCY  
DEPARTMENT OF FISH AND GAME  
ENVIRONMENTAL FILING FEE CASH RECEIPT

353992

Lead Agency: City of Lake Forest Date: 6-4-08  
 County/State Agency of Filing: County of Orange Document No.: 2008850058C  
 Project Title: Lake Forest Opportunities Study  
 Project Applicant Name: City of Lake Forest  
 Project Applicant Address: 25550 Commercentre Dr  
 City Lake Forest State CA Zip Code 92630 Phone Number: (949) 461-3479

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                                     | \$2606.75 | \$ <u>2606.75</u> |
| <input type="checkbox"/> Negative Declaration   | \$1876.75 | \$ _____          |
| <input type="checkbox"/> Application Fee Water Diversion (State Water Resources Control Board Only) | \$886.25  | \$ _____          |
| <input type="checkbox"/> Projects Subject to Certified Regulatory Programs                          | \$886.25  | \$ _____          |
| <input type="checkbox"/> County Administrative Fee  | \$50.00   | \$ <u>0</u>       |
| <input type="checkbox"/> Project that is exempt from fees   |           |                   |
| <input type="checkbox"/> Notice of Exemption  |           |                   |
| <input type="checkbox"/> DFG No Effect Determination (Form Attached)                                |           |                   |

TOTAL RECEIVED \$ 2606.75

Signature and title of person receiving payment:

*[Handwritten Signature]*  
*[Handwritten Title]*

STATE CLEARINGHOUSE

MAY 13 2019

Governor's Office of Planning & Research




Governor's Office of Planning & Research

MAY 13 2019

STATE CLEARINGHOUSE

DATE: May 10, 2019

TO: Office of Planning and Research

FROM: Debbie Drasler, Contract Senior Planner   
City of Lake Forest, Planning Division

SUBJECT: Notice of Determination Filing

---

Enclosed is a Notice of Determination for the Opportunities Study Site 3-IRWD residential project. This Notice of Determination is specifically for Tentative Tract Map 18188 and Use Permit 11-18-5238, which was submitted by Lennar Homes of CA, Inc. and approved by the City of Lake Forest Planning Commission on May 9, 2019.

Since approval of Use Permit 11-18-5238 and Tentative Tract Map 18188 would not result in an effect on fish and wildlife not previously addressed by the Opportunities Study Area Program Environmental Impact Report (SCH# 2004071039) and the Serrano Summit Project Specific Subsequent Environmental Impact Report (SCH# 2011051009), no additional Fish and Game Notice of Determination filing fee is required. The original fee was paid on June 4, 2008 and the Posted Notice of Determination and receipt is attached as "Attachment A".

If you have any questions about the information on this form please contact Debbie Drasler, Contract Senior Planner at (949) 461-3573 or by email at [ddrasler@lakeforestca.gov](mailto:ddrasler@lakeforestca.gov)