



State of California - Department of Fish and Wildlife
2023 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print **StartOver** **Save**

RECEIPT NUMBER:
 30 — 01/04/2023 — 0004
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF FULLERTON	LEAD AGENCY EMAIL	DATE 01/04/2023
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER 202385000004	

PROJECT TITLE
THE PINES AT SUNRISE VILLAGE PROJECT

PROJECT APPLICANT NAME SHOPOFF REALTY INVESTMENTS, L.P.	PROJECT APPLICANT EMAIL	PHONE NUMBER (714) 738-6884
PROJECT APPLICANT ADDRESS 2 PARK PLAZA, STE 700	CITY IRVINE	STATE CA
		ZIP CODE 92614

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	2,764.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,203.25	\$	0.00
<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)			
<hr/>			
<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 \$ 2,814.00

SIGNATURE X 	AGENCY OF FILING PRINTED NAME AND TITLE DEPUTY CLERK, CLAUDIA FRANCO
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Hugh Nguyen
Orange County Clerk-Recorder
601 N. Ross Street
Santa Ana, CA 92701

County

Finalization: 20230000002418
1/4/23 3:42 pm
383 VitIndx

Item	Title	Count
1	Z03	1
EIR: Negative Declaration		
Document ID		Amount

DOC# 202385000004	2814.00
Time Recorded 3:42 pm	

Total	2814.00
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Payment Type	Amount
Credit Card tendered # 890196	2814.00

Amount Due	0.00
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THANK YOU
PLEASE RETAIN THIS RECEIPT
FOR YOUR RECORDS

www.ocrecorder.com





ORANGE COUNTY
CLERK-RECORDER
CEQA FILING COVER SHEET

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



2814.00

202385000004 3:42 pm 01/04/23

383 VitIdx Z03

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY

Project Title

THE PINES AT SUNRISE VILLAGE PROJECT

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED

JAN 04 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

POSTED

JAN 04 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

30-01/04/2023-0004

FILED IN THE OFFICE OF THE ORANGE
COUNTY CLERK-RECORDER ON January 4, 2023
Posted January 4, 2023 Removed _____
Returned to agency on _____
DEPUTY CLAUDIA FRANCO

Notice of Determination



To: Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

 County Clerk
County of Orange
PO Box 238
Santa Ana, CA 92701

From: **City of Fullerton**
303 W. Commonwealth Avenue
Fullerton, CA 92832

POSTED

JAN 04 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY

Subject: Filing of Notice of Determination in compliance with Section 21108 or 21152 of Public Resources Code.

The Pines at Sunrise Village Project Shopoff Realty Investments, L.P. 2 Park Plaza, Suite 700, Irvine, California 92614

Project Title	Applicant Name, Address, Phone No.	
	Bradley Misner, Contract Planner	(714) 738-6884
<i>State Clearinghouse Number (if submitted to Clearinghouse)</i>	<i>Lead Agency Contact Person</i>	<i>Area Code/Telephone/Extension</i>

1144 Rosecrans Avenue, 1715/1723 Euclid Street, and 1701/1751/1801-1900 Euclid Street

Project Location

Project Location – City: Fullerton Project Location – County: Orange

Project Description:

The project proposes to redevelop a 12.52-acre commercial retail property into a 113-dwelling unit mixed-use community, including 49 detached single-family residential dwelling units and 64 multi-family townhome units. The project will retain and remodel an existing 4,000 square foot building used by the Red Cross for commercial purposes, in addition to proposing 19,000 square feet of new commercial space.

The requested entitlements are:

- Major Site Plan (ZON-2021-0032) for review of site, architectural, and landscape plans.
- Tentative Tract Map (SUB-2021-0002/TTM No.19148) to create a residential and commercial subdivision with two lots for condominium purposes and three lots for commercial purposes.
- General Plan Revision (LRP-2021-0006) to change the existing land use designation on the residential lots from Commercial to Low/Medium Residential on 9.93 acres.
- Zoning Amendment (LRP-2021-0007) to change the site's existing zoning classification of General Commercial to Planned Residential Development Infill (PRD-I) on residential lots on 9.93 acres, and amend certain PRD-I standards
- Development Agreement (LRP-2021-0008) to establish standards that govern development and provide for certain community benefits.

This is to advise that the CITY OF FULLERTON has approved the above described project on January 3, 2023 and has made the following determinations regarding the above-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 approval of the project.
4. A statement of Overriding Considerations was was not adopted for this project.
5. Findings were were not made pursuant to the provisions of CEQA.

This is to certify that the final Mitigated Negative Declaration with comments and responses and record of project approval is available to the General Public at: <https://www.cityoffullerton.com/government/departments/community-and-economic-development/planning-zoning/development-activity/the-pines-at-sunrise-village>

303 West Commonwealth Avenue, Development Services Dept., Second Floor, Fullerton, California 92832.

Signature: [Signature] Title: Contract Planner Date: 1/3/23

30-01/04/2023-0004

FILED

JAN 04 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT
BY: [Signature] DEPUTY