



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 — 01/24/2023 — 0047  
 STATE CLEARINGHOUSE NUMBER (If applicable)  
**2023010064**

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF FULLERTON</b>	LEAD AGENCY EMAIL	DATE <b>01/24/2023</b>
COUNTY/STATE AGENCY OF FILING Orange	DOCUMENT NUMBER <b>202385000050</b>	

PROJECT TITLE  
**THE PINES AT SUNRISE VILLAGE PROJECT**

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

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 type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,764.00	\$	0.00
<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 checked="" 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**    \$    50.00

SIGNATURE <b>X</b> 	AGENCY OF FILING PRINTED NAME AND TITLE <b>DEPUTY CLERK, CLAUDIA FRANCO</b>
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# 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

# FILED

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

## JAN 24 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

<b>Project Title</b> 2023010064	<b>Applicant Name, Address, Phone No.</b>	
<i>State Clearinghouse Number (If submitted to Clearinghouse)</i>	Bradley Misner, Contract Planner	(714) 738-6884
	<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:

This is a second NOD filed for the second reading of Ordinance No. 3318 approving a zoning amendment to change the zoning classification from General Commercial (G-C) to Planned Residential Development - Infill (PRD-I) on a 9.93-acre property located on the southwest corner of Euclid Street and Rosecrans Avenue and provide clarifying amendments to Table 15.20.130.B and 15.20.140.A for certain standards internal to a development and for the second reading of Ordinance No. 3319 approving a development agreement for the Pines at Sunrise Village on a 12.52-acre property located on the southwest corner of Euclid Street and Rosecrans Avenue. Ordinance No. 3318 and 3319 were originally approved by the City Council on January 3, 2023.

This is to advise that the CITY OF FULLERTON has approved the above described project on January 17, 2023 and has made the following determinations regarding the above-described project:

Lead Agency     Responsible Agency

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: January 24, 2023  
Bradley Misner

# POSTED

## JAN 24 2023

ORANGE COUNTY CLERK RECORDER DEPARTMENT  
 BY: [Signature] DEPUTY

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



50.00

\* \$ R 0 0 1 4 1 6 7 4 6 8 \$ \*

202385000050 2:21 pm 01/24/23

383 VitIdx Z01

0.00 50.00 0.00 0.00 0.00 0.00 0.00 0.00

30-01/24/2023-0047





ORANGE COUNTY  
CLERK-RECORDER  
CEQA FILING COVER SHEET

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



2814.00

\* \$ R 0 0 1 4 1 3 9 8 4 9 \$ \*

202385000004 3:42 pm 01/04/23

383 Vitlndx 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

FILED

JAN 24 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

POSTED

JAN 24 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**Notice of Determination**



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

**POSTED**

City of Fullerton  
303 W. Commonwealth Avenue  
Fullerton, CA 92832

**POSTED**

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

JAN 04 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: [Signature] DEPUTY

JAN 24 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: \_\_\_\_\_ 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.	
State Clearinghouse Number (If submitted to Clearinghouse)	Bradley Misner, Contract Planner Lead Agency Contact Person	(714) 738-6884 Area Code/Telephone/Extension

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 24 2023

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

**FILED**

JAN 04 2023

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





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

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

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

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

PROJECT TITLE

**THE PINES AT SUNRISE VILLAGE PROJECT**

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

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     |
| <br>  |            |          |          |
| <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 <b>X</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>DEPUTY CLERK, CLAUDIA FRANCO</b>
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**FILED**

JAN 24 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

**POSTED**

JAN 24 2023

ORANGE COUNTY CLERK-RECORDER DEPARTMENT

BY: DEPUTY

