



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 drasler@lakeforestca.gov Phone: (949) 461-3573
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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: Opportunities Study Area Site #3 (IRWD) – Castellon Residential Project - Use Permit 03-19-5253		
Applicant Information:	Lennar Homes of CA, Inc. C/O Vivian Extale – (949) 349-8123 Vivian.Extale@lennar.com 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 northerly portion of the Serrano Summit development.		
General Project Location (City and/or County): Lake Forest, CA		
Project Description: Use Permit 03-19-5257 is a request to develop 66 single-family attached units in a duplex condominium configuration and associated improvements including common area and private front yard landscaping in the neighborhood known as “Oreste”. Sixty-two of the units are designed as “front loaded duplex” homes, where each home’s front door and attached garage is located off a common alley/drive aisle, predominantly in an eight-unit clustered configuration. Four units facing Denali are designed as a conventional single-family duplex with attached garages oriented toward the street. The proposal includes a total of 8 court enclaves. Seven enclaves are comprised of 8 dwelling units, and 1 enclave is comprised of 6 dwelling units. For enhanced architectural curb appeal and a pedestrian-friendly neighborhood, the Plan 2 unit has been designed with the front door elevation oriented along the frontage streets, Siena and Denali. Pursuant to the approved Serrano Summit Area Plan (Area Plan 2009-01), the project requires a Use Permit as it requests minor deviations from the development standards in the Area Plan to reduce the front yard setback on 9 units and to exceed the		

front yard wall height on 14 lots.

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# 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 03-19-5257) 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: August 8, 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):		
	<table border="1"> <tr> <td>Custodian: City of Lake Forest Community Development Department</td> <td>Location : 25550 Commercentre Drive, Suite 100 Lake Forest, CA 92630</td> </tr> </table>	Custodian: City of Lake Forest Community Development Department	Location : 25550 Commercentre Drive, Suite 100 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 Use Permit 03-19-5257 for the Oreste Residential Development within the northerly 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: August 9, 2019


Signature: _____

Date Received for Filing: _____

Contract Senior Planner
Title: _____

Governor's Office of Planning & Research
SEP 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
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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
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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

This is to advise that the (X) Lead Agency or () Responsible Agency) approved the above described project on: June 3, 2008 and made the following determinations:

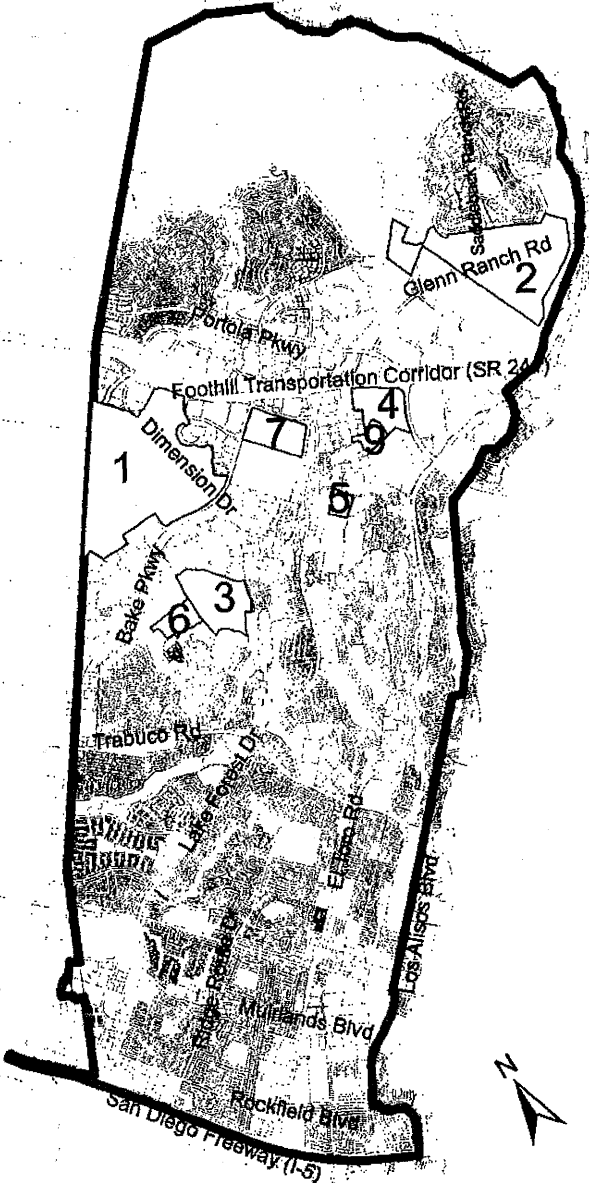
1.	<input checked="" type="checkbox"/>	The project will have a significant effect on the environment.										
	<input type="checkbox"/>	The project will NOT have a significant effect on the environment										
2.	<input checked="" type="checkbox"/>	An Environmental Impact Report was prepared and 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

Date Received for Filing:

Signature: Ch Kula
Title: Planning Manager

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



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.: 2008950058C
 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) | | |

Signature and title of person receiving payment:

[Handwritten Signature]

[Handwritten Signature]

TOTAL RECEIVED

\$ 2606.75



DATE: August 9, 2019
TO: Office of Planning and Research
FROM: Debbie Drasler, Contract Senior Planner
City of Lake Forest, Planning Division
SUBJECT: Notice of Determination Filing

Governor's Office of Planning & Research

SEP 13 2019

STATE CLEARINGHOUSE

Enclosed is a Notices of Determination for the Opportunities Study Site 3-IRWD residential project. This Notice of Determination is specifically for Use Permit 03-19-5257, which was submitted by Lennar Homes of CA, Inc. and approved by the City of Lake Forest Planning Commission on August 8, 2019.

Since approval of Use Permit 03-19-5257 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