



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 Jaren Nuzman – (949) 389-7713 Jaren.nuzman@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 03-19-5253 is a request to develop 51 single-family detached condominium dwelling units in the neighborhood known as “Castellon”. The units are designed as “motor court” homes, where each home’s attached garage is located off a common alley/drive aisle typically in an eight-unit clustered configuration. The proposal includes a total of 7 court enclaves. Five enclaves are comprised of 8 detached dwelling units and the remaining 2 enclaves are comprised of six and five detached dwelling units respectively. For enhanced architectural curb appeal and a pedestrian-friendly neighborhood, the Plan 4 unit has been designed with the front door elevation oriented along the frontage street, 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 5 units, reduce the minimum distance between 12 units, and to exceed the rear yard retaining wall/fence height on 6 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 03-19-5253) 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: July 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):	
	Custodian: City of Lake Forest Community Development Department	Location : 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 Use Permit 03-19-5253 for the Castellon 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: July 12, 2019



Signature:

Date Received for Filing: _____

Contract Senior Planner

Title:

Governor's Office of Planning & Research

AUG 08 2019

STATE CLEARINGHOUSE