



NOTICE OF DETERMINATION

AUG 16 2019

STATE CLEARINGHOUSE

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| 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: Amanda Lauffer, Associate Planner alauffer@lakeforestca.gov Phone: (949) 461-3491 |
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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.

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| Project Title: Opportunities Study Area Site #3 (IRWD) – Arieta Residential Project – Use Permit 03-19-5258 | | |
| 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: Amanda Lauffer, Associate Planner | Telephone Number: (949) 461-3491 |
| Specific Project Location – Generally located south of Commercentre 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 (UP) 03-19-5258 is a request for review of the site plan, conceptual architecture, and landscaping for the proposed 104 multi-family condominium units in the Serrano Summit development (Area Plan 2009-01). This application also includes the development of the 0.52-acre public park in the northern section of the development. This neighborhood is located on Lot 5 of the previously approved Tentative Tract Map (TTM) 18189 for the northern section of the Serrano Summit Development. The project requires a Use Permit as it requests a minor deviation from the development standards in the Area Plan to reduce the building-to-building separation requirements specific in the Area Plan for 2 buildings. 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 03-19-5258) 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:

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| <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="0"> <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 03-19-5258 for the Arieta 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 13, 2019



Signature: _____

Date Received for Filing: _____

Associate Planner _____

Title:

Governor's Office of Planning & Research
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