



NOTICE OF DETERMINATION

8

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: Tentative Tract Map (TTM) 18189 – Serrano Summit (Tract Map 17331)		
Applicant Information:	Lennar Homes of CA, Inc. C/O Ann Ho – (949) 422-4812 aho@hunsaker.com Hunsaker & Associates 3 Hughes Irvine, CA. 92618	
State Clearinghouse Number (If submitted to SCH): 2011051009; 200885000586	Lead Agency Contact Person: Debbie Drasler, Contract Senior Planner	Telephone Number: (949) 461-3573
Specific Project Location – 26.37-acre site south of Commercentre Drive between Serrano Summit Drive and Civic Center Drive.		
General Project Location (City and/or County): Lake Forest, CA		
Project Description: TTM 18189 proposes to further subdivide the 26.37-acre northern portion of Final Map No. 17331 into five numbered lots for residential condominium purposes and eight lettered lots for a 0.52-acre public park, common area landscaping, and private streets in the northerly portion of the Serrano Summit Area Plan. TTM 18189 establishes the applicable backbone infrastructure including the location and right-of-way widths of all proposed private streets as well as the locations of existing and proposed sewer, water, storm drain, and reclaimed water infrastructure in conformance with the Area Plan. The map creates lots for condominium development on Lots 1 through 5 without further subdivision. Site grading is underway, and approval of this map will allow the developer to continue site improvements while simultaneously preparing detailed site and architectural plans for future residential development, which will be presented to the Planning Commission at a future date.		

The project was evaluated in and contemplated by the City of Lake Forest Opportunities Study 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# 2011501009) 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 Tentative Tract Map (TTM 18189) for the backbone infrastructure 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: March 14, 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 Serrano Summit <u>EIR</u> are available to the general public at the following location(s):		
	<table border="0"> <tr> <td>Custodian: City of Lake Forest Development Services Department</td> <td>Location: 25550 Commercentre Drive, Suite 100 Lake Forest, CA 92630</td> </tr> </table>	Custodian: City of Lake Forest Development Services Department	Location: 25550 Commercentre Drive, Suite 100 Lake Forest, CA 92630
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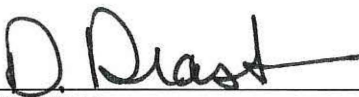
MAR 20 2019
STATE CLEARINGHOUSE

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 Tentative Tract Map 18189 **would not** result in an effect on fish and wildlife not previously addressed by the Lake Forest Opportunities Study Program Environmental Impact Report or the certified Serrano Summit EIR. 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: March 18, 2019


Signature: _____

Date Received for Filing: _____

Contract Senior Planner
Title: _____

Governor's Office of Planning & Research

MAR 20 2019

STATE CLEARINGHOUSE



STATE OF CALIFORNIA - THE RESOURCES AGENCY
DEPARTMENT OF FISH AND GAME
ENVIRONMENTAL FILING FEE CASH RECEIPT

Governor's Office of Planning & Research

MAR 20 2019

STATE CLEARINGHOUSE

353992

Lead Agency: City of Lake Forest Date: 6-4-08
County/State Agency of Filing: County of Orange Document No.: 2008050058C
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)		

TOTAL RECEIVED \$ 2606.75

Signature and title of person receiving payment:

[Signature]
Charles

POSTED

JUN 04 2008

TOM DALY, CLERK-RECORDER

DEPUTY

FILED

JUN 04 2008

TOM DALY, CLERK-RECORDER

By [Signature] DEPUTY

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



NOTICE OF DETERMINATION

TO:	<input checked="" 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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SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code.

APPLICANT: CITY OF LAKE FOREST - 25550 COMMERCENTRE DR. LAKE FOREST, CA 92630

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.		

FOSTER

FILED

JUN 04 2008

JUN 04 2008

TOM DALY, CLERK-RECORDER

TOM DALY, CLERK-RECORDER

By DEPUTYBy DEPUTY

This is to advise that the (☒ 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):	
	Custodian: City of Lake Forest Development Services Dept.	Location: City of Lake Forest Development Services Dept. 25550 Commercentre Drive Lake Forest, CA 92630

Date:

June 4, 2008

Date Received for Filing: _____

Signature:

Ch Kula

Title:

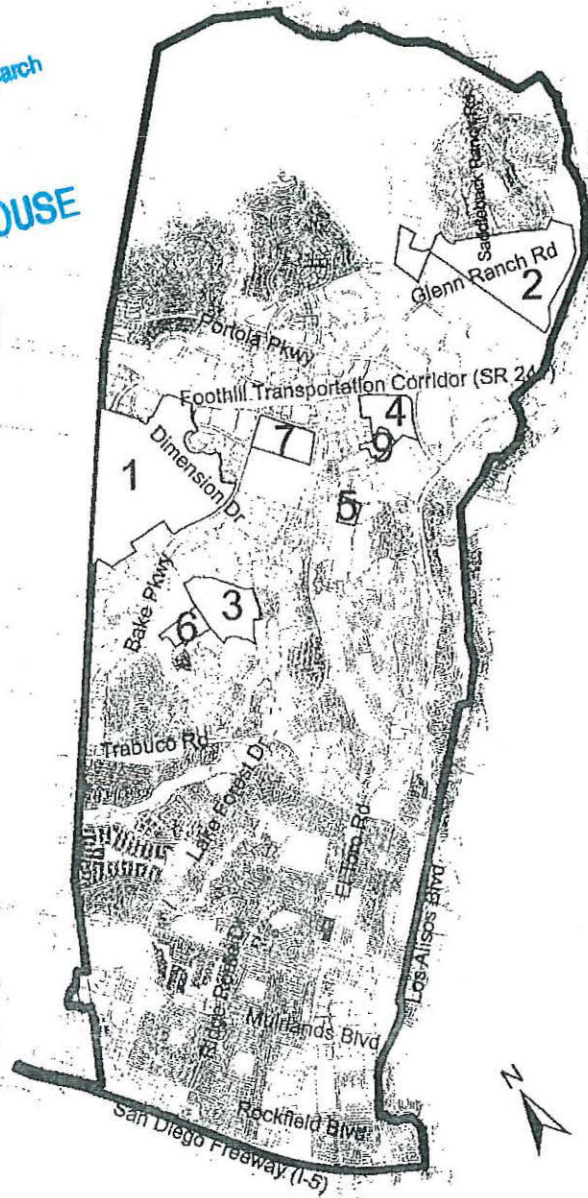
Planning Manager

LOCATIONS WITHIN THE CITY OF LAKE FOREST ADDRESSED IN THE OPPORTUNITIES STUDY EIR

Governor's Office of Planning & Research

MAR 20 2019

STATE CLEARINGHOUSE



1. Shea-Baker
2. Portola Center
3. IRWD
4. Baker Ranch
5. Whisler
6. Pacific Heritage
7. Nakase
9. Rados



DATE: March 18, 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

MAR 20 2019
STATE CLEARINGHOUSE

Enclosed is a Notice of Determination for Tentative Tract Map 18189, which was submitted by Lennar Homes of CA, Inc. and approved by the City of Lake Forest Planning and Traffic Commission on March 14, 2019.

Since approval of this Tentative Tract Map would not result in an effect on fish and wildlife not previously addressed by the Opportunities Study Area Program Environmental Impact Report (SCH# 20040707001039) 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