

DATE:

November 6, 2019

TO:

Office of Planning and Research, State Clearinghouse

FROM:

Jennifer Mansur, AICP, Associate Planner

City of Lake Forest, Planning Division

SUBJECT:

Notice of Determination Filing

Enclosed is a Notice of Determination for Site Development Permit 09-19-5309, which was submitted by Lennar Homes of California, Inc. and approved by the City of Lake Forest. If you have any questions about the information on this form please contact Jennifer Mansur, Associate Planner at (949) 461-3472 or by email at jmansur@lakeforestca.gov.

Governor's Office of Planning & Research

NOV 12 2019

STATE CLEARINGHOUSE



NOTICE OF DETERMINATION

TO:	Clerk of the Board or County Clerk Address: County of Orar Finance Buildir 12 Civic Center Room 106 Santa Ana, CA	nge ng · Plaza,	FROM:	Address: Contact: Phone:	2555 Lake Jennif Associ	of Lake Forest 50 Commercentre Dr., #100 e Forest, CA 92630 fer Mansur, AICP iate Planner 461-3472
TO:	Office of Planning and P.O. Box 3044 (U.S. M Sacramento, Californional 1400 Tenth Street, Rosacramento, Californional 1	Mail) a 95812-3044 oom 222 (overnig	ght delivery	·)		
SUBJE	Resources Code.					08 or 21152 of the Public
Project Site De	t Title: Opportunities Study evelopment Permit 09-19-530		RWD)- Co	vera, Orest	e, and A	Arieta Model Home Comple
Applica	ant Information:	Lennar Homes Attn: Vivian Ex 15131 Alton Pa Irvine, CA 926	tale arkway, Su			
	Clearinghouse Number mitted to SCH): 201231071	Lead Agency C Jennifer Mansu	Contact Pe		anner	Telephone Number: (949) 461-3472
Specifi	ic Project Location – Current so to Creek, north of Marin and V	outhern terminu	s of Serrar	no Summit I		
Genera	al Project Location (City and/o	r County):	Lake For	est, CA		
Project	t Description:					
Neighb	roject is a request to establis porhoods in the Serrano Sumi porary parking lot, and related	mit Residential (Community			
in an adeveloge 200407 specific (Tract Councillimpact Center Councillimpact Center Councillimpact Center Councillimpact Center C	errano Summit project was ori amendment to the City's Ge pment. The Opportunities Stu 71039) which was certified by c Environmental Impact Rep 17331) and the Serrano Sum il in February 2012. The Serra c Report was certified by the Addendum was not challenge of 21167.2. Site Development F	eneral Plan and dy was evaluate the City of Lake ort (SCH# 2011 mit Area Plan (Alano Summit-Civi Lake Forest Cited and thus is possible of the second summan	the rezorded under a see Forest Colored National	ning of five Program E ity Council was prepar 2009-01), a Addendum f in Novemb alid in acco	e prope Environr in June ed for and cert to the p er 2016 ordance	erties to allow for residenti- mental Impact Report (SCH e 2008. A subsequent proje- the Serrano Summit proje- tified by the Lake Forest Ci- roject specific Environments. The Serrano Summit-Civ- with Public Resources Cod

CITY OF LAKE FOREST\2006 1 FORM "F"

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.

This is to advise that the (\(\sigma\) Lead Agency or \(\sigma\) Responsible Agency) approved the above described project on: November 5, 2019 and made the following determinations:

1.		The project will have a significant effect on the environment.						
	\boxtimes	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.						
2.	\boxtimes	A previously certified Environmental Impact Report was prepared and covers this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.						
		A Negative Declaration was prepared for this project pursuant to the provisions of CEQA and reflects the independent judgment of the Lead Agency.						
		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.	\boxtimes	Previously imposed mitigation measures were made a condition of the approval of the project.						
		Mitigation measures were NOT made a condition of the approval of the project.						
4.		A Mitigation Monitoring or Reporting Plan was adopted for this project.						
	\boxtimes	A Mitigation Monitoring Program beyond that adopted in connection with the previously certified Environmental Impact Report was NOT adopted for this project.						
5.		A Statement of Overriding Considerations was adopted for this project.						
	\boxtimes	A Statement of Overriding Considerations beyond that adopted in connection with the previously certified Environmental Impact Report was NOT adopted for this project.						
6.	\boxtimes	Findings were made pursuant to the provisions of CEQA.						
		Findings were NOT made pursuant to the provisions of CEQA.						
7.	\boxtimes	This certifies that the location and custodian of the documents which comprise the record of proceedings for the Serrano Summit EIR are available to the general public at the following location(s):						
		Custodian: Location: City of Lake Forest 25550 Commercentre Drive, Suite 100 Community Development Department 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 Site Development Permit 09-19-5309 for the Covera, Oreste, and Arieta Neighborhoods Model Home Complex, which is located in 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# 2011501009). 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").

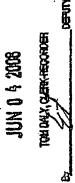
Date: November 6, 2019	Signature:
Date Received for Filing:	Associate Planner Title:

Governor's Office of Planning & Research

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FILED

JUN 0 4 2008

TOM DALY, CLERK-RECORDER DEPUTY Recorded in Official Records, Orange County Tom Daly, Clerk-Recorder

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SC3 158 Z02 2606.75 0.00 0.00 0.00 0.00 0.00 0.00



NOTICE OF DETERMINATION

TO:	Clerk of the Board	of Supervisors	FROM:		City of Lake Forest			
	or			Address:	25550 Commercentre Drive			
					Lake Forest, CA 92630			
	County of: Orange	;	į	Contact:	Cheryl Kuta, Planning Manager			
	Address: Finance Buildin 12 Civic Center Santa Ana, CA 5	Plaza, Room 106		Phone:	949-461-3479			
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TO:	Office of Planning and P.O. Box 3044 (U.S. M Sacramento, California	Iail)						
	1400 Tenth Street, Room 222 (overnight delivery) Sacramento, California 95814							
SUBJEC	Code.		apliance with S	FOREST, Section 2110	CHMERCEWIRE DR. LAK CM 92070 8 or 21152 of the Public Resources			
State Cl	earinghouse Number	Contact Person:		Te	elephone Number:			
(If submitted to SCH): 2004071039		Cheryl Kuta, Planning Manager			949-461-3479			
USGS 1	Project Location — Identify str 5' or 7 ½' topographical map is shown on the attached map.				owing project site (preferably a e locations within the City of Lake			
General	Project Location (City and/or C	County): City	of Lake Fores	t, County of	Orange			
vacant la		project area of the C	ity of Lake Fo	rest. The p	nate approximately 800 acres of project would change the allowed proved Alternative 7 from the			

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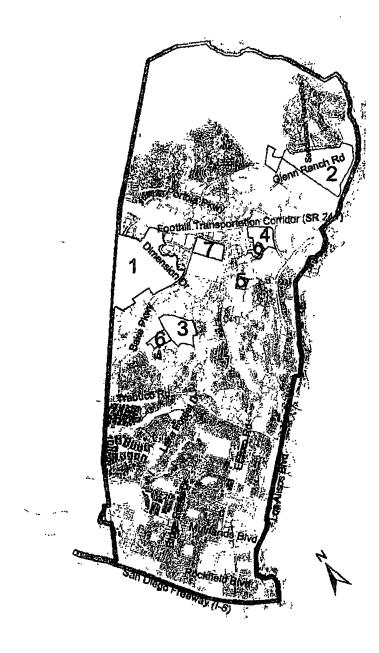
JUN 0 4 2008

TITU OF LAVE ENDESTIONS

JUN 0 4 2008

TOM D	ALY, CLERK-RECORDER	TOM DALY, CLERK-RECORDER			
		ble Agency) approved the above described project on: June 3,			
<u>2008</u> aı	nd made the following determinations:				
1. 🗷	The project will have a significant effect on the environment.				
	The project will NOT have a significant effect on	the environment			
2. 🗵	An Environmental Impact Report was prepared an CEQA and reflects the independent judgment of the	d certified for this project pursuant to the provisions of ne Lead Agency.			
	A Negative Declaration was prepared for this proj independent judgment of the Lead Agency.	ect pursuant to the provisions of CEQA and reflects the			
	A Mitigated Negative Declaration was prepared for the independent judgment of the Lead Agency.	or this project pursuant to the provisions of CEQA and reflects			
3. 🕱	Mitigation measures were made a condition of the	approval of the project.			
	Mitigation measures were NOT made a condition	of the approval of the project.			
4. 🖾	A Mitigation Monitoring or Reporting Plan was ac	lopted for this project.			
	A Mitigation Monitoring or Reporting Plan was N	OT adopted for this project.			
5. 図	A Statement of Overriding Considerations was add	opted for this project.			
	A Statement of Overriding Considerations was NO	T adopted for this project			
6. ເ⊠	Findings were made pursuant to the provisions of	CEQA.			
	Findings were NOT made pursuant to the provision	ns of CEQA.			
7. 🗵		documents which comprise the record of proceedings for the tive Declaration are available to the general public at the			
	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	Ca Kuta			
Date Re	ceived for Filing:	Signature: Planning Manager Title:			

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 Heritage7. Nakase
- 9. Rados

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353992	80-75-7 mad	Dogment No.	4	Dr. 300 M. 2029	Agency 🔲 Private Entity	\$1670.75 \$ 26.06.75 \$ \$1800.75 \$ \$1800.00 \$	TOTAL RECEIVED 8 ZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZZ	CLEARINGHOUSE
STATE OF CALIFORNIA - THE RESOURCES AGENCY DEPARTMENT OF FISH AND GAME NOT BRAITCOMMENTAL FILING FEE CASH RECEIPT	4	County/State Agency of Filling: County for at Orong S	Hame: City of Lake	Project Applicant Address: 0 252.50 Correspondence Dr. City Lake France Same CA Zip Code 926.50 Priorie Number: (99) 16/4-30	Project Applicent (oftech appropriate box): [W.Local Public Agency School District Other Special District Stans Agency	Check Applicable Essa: Second	U Notice of Exemption DFG No Effect Determination (Form Attached) TOT	