

NOTICE OF DETERMINATION

SEP 19 2019

STATECLEARINGHOUSE

TO:	☐ Clerk of the Board of Supervisors	FROM:	Address:	City of Lake Forest
	or			25550 Commercentre Dr., #100
			Lake Forest, CA 92630	
	Address: County of Orange		Contact:	Jennifer Mansur, AICP
	Finance Building			Associate Planner
	12 Civic Center Plaza,		Phone:	(949) 461-3472
	Room 106			
	Santa Ana, CA 92701			

TO: 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

SUBJECT:

Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public

Resources Code.

y Area Site #3 (IRWD)- Soria Model Home	Complex- Site Development				
Lennar Homes of California, Inc. Attn: Jaren Nuzman 15131 Alton Parkway, Suite 365 Irvine, CA 92618					
Lead Agency Contact Person: Jennifer Mansur, AICP, Associate Planner	Telephone Number: (949) 461-3472				
(If submitted to SCH): 201231071 Jennifer Mansur, AICP, Associate Planner (949) 461-3472 Specific Project Location – Current southern terminus of Serrano Summit Drive and Civic Center Drive, west of Serrano Creek, north of Marin and Wisteria Lane, City of Lake Forest					
r County): Lake Forest, CA					
	Lennar Homes of California, Inc. Attn: Jaren Nuzman 15131 Alton Parkway, Suite 365 Irvine, CA 92618 Lead Agency Contact Person: Jennifer Mansur, AICP, Associate Planner outhern terminus of Serrano Summit Drive ar fisteria Lane, City of Lake Forest				

Project Description:

This project is a request to establish a temporary model home complex for the Soria Neighborhood in the Serrano Summit Residential Community consisting of three model homes with a sales office, a temporary parking lot, and related site improvements.

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# 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. Site Development Permit 08-19-5301 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.

This is to advise that the (\boxtimes Lead Agency or \square Responsible Agency) approved the above described project on: September 6, 2019 and made the following determinations:

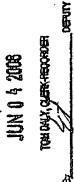
1. [The project will have a significant effect on the environment.					
	\boxtimes	The project will NOT have a significant effect on the environment beyond those impacts previously identified in connection with the certified Final Supplemental Environmental Impact Report.					
2.	\boxtimes	A previously 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.					
	j	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 and reflects the independent judgment of the Lead Age					
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.					
	X	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.					
	X	A Statement of Overriding Considerations beyond that adopted in connection with the previously certified Environmental Impact Report was NOT adopted for this project.					
6.	X	Findings were made pursuant to the provisions of CEQA.					
		Findings were NOT made pursuant to the provisions of CEQA.					
7.	X	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):					
		City of Lake Forest	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 Site Development Permit 08-19-5301 for the Soria Model Home Complex, which is located in the southerly 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: September 16, 2019	Gennifer Marson
	Signature:
Date Received for Filing:	Associate Planner
SEP 19 2019	Title:
STATE CLEARINGHOUSE	



FILED

JUN 0 4 2008

TOM DALY, CLERK-RESORDER

DEPUTY

Recorded in Official Records, Orange County Tom Daly, Clerk-Recorder

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NOTICE OF DETERMINATION

TO:		clerk of the Board o	Supervisors	PROM:		City of Lake Forest		
	0	r			Address:	25550 Commercentre Drive		
		County Clerk				Lake Forest, CA 92630		
1) c	County of: Orange			Contact:	Cheryl Kuta, Planning Manager		
	Address:	Finance Building 12 Civic Center P Santa Ana, CA 92			Phone:	949-461-3479		
				,				
TO:	P.O.	e of Planning and R Box 3044 (U.S. Ma mento, California	il)					
	1400 Tenth Street, Room 222 (overnight delivery) Sacramento, California 95814							
SUBJEC	Со	de.		okest a	FOREST Section 211	COMMERCENTRE DR. LAK 1 CH 92670 08 or 21152 of the Public Resources		
Project T	itle:	Lake Forest Oppor	unities Study					
	aringhouse l		Contact Person:]	Telephone Number:		
	itted to SCH 04071039). 	Cheryl Kuta, Planning Manager			949-461-3479		
USGS 15	5' or 7 1/2' top	tion – Identify stree oographical map ide se attached map.	et address and cross entified by quadrang	street or attac (le name):		nowing project site (preferably a le locations within the City of Lake		
General I	Project Local	tion (City and/or Co	ounty): City o	of Lake Fores	t, County o	of Orange		
vacant lan	Description: and in the Op- from indust Final EIR.	portunities Study pr	roject area of the Cit	ty of Lake Fo	rest. The	gnate approximately 800 acres of project would change the allowed proved Alternative 7 from the		

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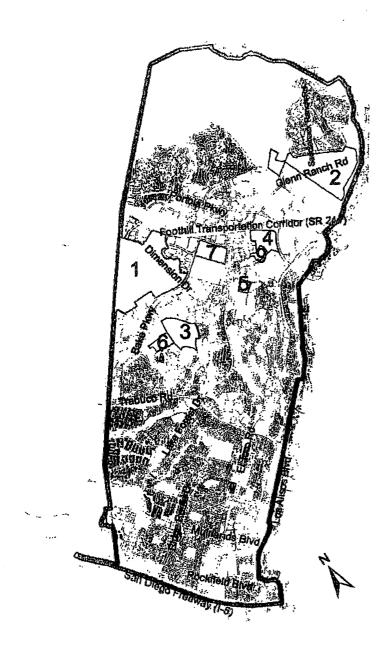
JUN 0 4 2008

TITU OF LAVE CODECTIONS

JUN 0 4 2008

	1 mm m	LY, CLERK-RECORDER	TOM DALY, CLERK-RECORDER				
11 20	is is 1 08 an	to advise that the (El Lead Agency or Responsible Made the following determinations:	ole Agency) approved the above described project on: June 3,				
1.	X	The project will have a significant effect on the environment.					
		The project will NOT have a significant effect on	the environment				
2.	X	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.					
		A Negative Declaration was prepared for this proje 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.	r this project pursuant to the provisions of CEQA and reflects				
3.	X	Mitigation measures were made a condition of the	approval of the project.				
		Mitigation measures were NOT made a condition of	of the approval of the project.				
4.	[2]	A Mitigation Monitoring or Reporting Plan was ad	opted for this project.				
		A Mitigation Monitoring or Reporting Plan was No	OT adopted for this project.				
5.	図	A Statement of Overriding Considerations was add	pted for this project.				
		A Statement of Overriding Considerations was NO	T adopted for this project				
6.	X	Findings were made pursuant to the provisions of C	CEQA.				
		Findings were NOT made pursuant to the provision	ns of CEQA.				
7.	(%)	This certifies that the location and custodian of the documents which comprise the record of proceedings for Final EIR (with comments and responses) or Negative Declaration are available to the general public at the following location(s):					
		Custodian:	Location:				
		City of Lake Forest	City of Lake Forest				
	1	Development Services Dept.	Development Services Dept.				
			25550 Commercentre Drive				
	i		Lake Forest, CA 92630				
Dat	te: _\	June 4, 2008 eived for Filing:	Ch Kuta Signature: 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

ATTACHMENT A

353992	185 00 5 8 8 5 5 5 5 5 5 5 5 5 5 5 5 5 5		C (99) 461. 24.39	Private Entity	\$1676.75 \$ 26.06.25 \$1882.55 \$	TOTAL RECEIVED 8 ZAGE-TE
STATE OF CALIFORNIA - THE RESOURCES AGENCY DEPARTMENT OF FISH AND GAME OF PARTMENT OF FISH OF PER CASH RECEIPT	arest and a	Ly of Lake Fresh	Project Applicant Address: 0 2000 Commentation Dr. Or. Cat. 2000 020 Priore Number: (99) 461. 2479	Project Applicant (offsof appropriate box): [Xi Cocal Public Agency School District Cother Special District States Agency	Check Applicable Fore: Second	mination (Form Attached)



DATE:

September 16, 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 08-19-5301, 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.

