DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a		Print	Star	tOver	Save	
		RECEIPT		1.00	50.	
		1.22	1/24/2023	- 00		
	STATE CLEARINGHOUSE NUMBER (If applicable) 2023010064					
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.		20230	DATE			
	LEADAGENCY EMAIL		01/	24/20		
COUNTY/STATE AGENCY OF FILING			101100 (C. 11)	MENT NU		
Orange			202	23850	00050	
PROJECT APPLICANT NAME SHOPOFF REALTY INVESTMENTS, L.P. PROJECT APPLICANT ADDRESS	CITY	STATE	(714	E NUMBE)738-6 DDE	27.0	
	The second second second					
	ITAL (IN IT					
	IRVINE	CA	926	14		
2 PARK PLAZA, SUITE 700 PROJECT APPLICANT (Check appropriate box) U ocal Public Agency					Private Entity	
	Other Special District		926 Ite Agency		Private Entity	
PROJECT APPLICANT (Check appropriate box) Local Public Agency School District CHECK APPLICABLE FEES:		Sta	ite Agency	E	-	
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PROJECT APPLICANT (Check appropriate box) Local Public Agency School District CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND)	Other Special District	Sta \$3,839.25 \$2,764.00	s	0	-	
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PROJECT APPLICANT (Check appropriate box) Local Public Agency School District CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND)	Other Special District	Sta \$3,839.25 \$2,764.00	s	0	0.00	
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PROJECT APPLICANT (Check appropriate box) Local Public Agency School District CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND) Certified Regulatory Program (CRP) document - payment due Exempt from fee Notice of Exemption (attach) CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt comparison)	Other Special District other of the contract	\$3,839.25 \$2,764.00 \$1,203.25	s	0	0.00	
PROJECT APPLICANT (Check appropriate box) Local Public Agency School District CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND) Certified Regulatory Program (CRP) document - payment due Exempt from fee Notice of Exemption (attach) CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt co Water Right Application or Petition Fee (State Water Resource)	Other Special District other of the contract	Sta \$3,839.25 \$2,764.00	s	0	0.00	
PROJECT APPLICANT (Check appropriate box) Local Public Agency School District CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND) Certified Regulatory Program (CRP) document - payment due Exempt from fee Notice of Exemption (attach) CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt co Water Right Application or Petition Fee (State Water Resource County documentary handling fee	Other Special District other of the contract	\$3,839.25 \$2,764.00 \$1,203.25	s	0	0.00	
PROJECT APPLICANT (Check appropriate box) Local Public Agency School District CHECK APPLICABLE FEES: Environmental Impact Report (EIR) Mitigated/Negative Declaration (MND)(ND) Certified Regulatory Program (CRP) document - payment due Exempt from fee Notice of Exemption (attach) CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt co Water Right Application or Petition Fee (State Water Resource)	Other Special District other of the contract	\$3,839.25 \$2,764.00 \$1,203.25	\$\$ \$\$ \$\$	0	0.00	

X

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DEPUTY CLERK, CLAUDIA FRANCO

COPY - CDFW/ASB

COPY - LEAD AGENCY

Notice of Determination

30-01/24/2023-0047



To:	٥	Office of Planning and 1400 Tenth Street, Ro Sacramento, CA 958	om 121	FILED	City of Fulle 303 W. Com Fullerton, C	monwealth Avenue
	V	County Clerk		JAN 2 4 2023		
		County of Orange PO Box 238	ORANGE C	OUNTY CLERING BEGORDER DEF	ARTMENT	
		Santa Ana, CA 92701		pp	DEPUTY	
Subia	ot: Eiling	of Notice of Determinati		liance with Section 211		Public Resources Code
Subje	cc rning	for Nouce of Determinati	on m comp	lance with Section 211	00 01 21102 011	ubile Resources code.
	Loca saleksia.	ines at Sunrise Village F	100000000	California 92614		2 Park Plaza, Suite 700, Irvin
	ct Title			Applicant Name, Add Misner, Contract Planr		No. (714) 738-6884
State C	learinghou	ise Number		cy Contact Person		Area Code/Telephone/Extension
(if subr	nitted to Cl	learinghouse)				
1144	Rosecra	ns Avenue, 1715/1723 E	Luclid Stree	t, and 1701/1751/180	1-1900 Euclid	Street
Proje	ct Locat	tion				
Proied	ct Locatio	on - City: Fullerton		Project Location	on - County:	Orange
15 		178 - 3 1			ď —	
Proje	ct Desci	ription:				
the zo	oning cla	ssification from General	Commercia	(G-C) to Planned Re	sidential Devel	zoning amendment to change opment - Infill (PRD-I) on a
						enue and provide clarifying development and for the
						nes at Sunrise Village on a
12.52	-acre pro	operty located on the sou	thwest corr	ner of Euclid Street an	d Rosecrans A	venue. Ordinance No. 3318
and 3	319 were	e originally approved by	the City Co	uncil on January 3, 20	23.	
				701		and the description of
This is	s to advi	se that the <u>CITY O</u> Ø Lead Agency	F FULLER		pproved the at	bove described project on
	Jan	uary 17, 2023 and has n	hade the fol	lowing determinations	regarding the	above-described project:
1 Th		t □ will ☑ will not h	ave a signif	icant effect on the env	ironment	
		vironmental Impact Repo				provisions of CEQA.
6	A Neg	ative Declaration was pr	epared for	this project pursuant to	the provision	s of CEQA.
		measures 🗹 were 🛛				
		nt of Overriding Consider ∄were ⊡were not made				project.
	iungo e	andre Entere not mad	purodant			
						esponses and record of project
		vailable to the General -development/planning-				nment/departments/community e-village
303 V	Vest Con	nmonwealth Avenue, De	velopment	Services Dept., Secor	nd Floor, Fuller	ton, California 92832.
	1	1 2 2 H 1 10			E	
Signa	ture:	MUXAN tar		Title: Can Tae	-1/91) (1 Date	January 24,2023
	1	Erad	aymion	a		1.4
	12			Recorded in Offic		
	Ρ	OSTED		Hugh Nguyen, Cl	erk-Recorder	50.00
		JAN 2 4 2023		* \$ R 0 0 1	4 1 6 7 4	68\$*
			REAT	202385000050 383 VitIndx 201	2:21 pm 01/	24/23
OF	RANGE COU	NTY CLERK RECORDER DEPARTN		0.00 50.00 0.00 0	0.00 0.00 0.00	0.00 0.00
B	Y:	DEP	YTL			



ORANGE COUNTY CLERK-RECORDER CEQA FILING COVER SHEET



THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk-Recorder

TYPE OR PRINT CLEARLY Project Title

THE PINES AT SUNRISE VILLAGE PROJECT

	Check Document be	ing Filed:	
	onmental Impact Report (EIR)		
Mitiga	ted Negative Declaration (MND) or N	egative Declaration (ND)	
O Notice	e of Exemption (NOE)		
O Other	(Please fill in type):		
F	ILED	PO	STED
1	N 0 4 2023	A	N 0 4 2023
		Standard Parate	LERK-BECORDER DEPARTMENT
	CLERK RECORDER DEPARTMENT	BY:	DEPUTY
BY:	DEPUTY	13-	0
FILED	30-01/04/2022	3-0004	POSTED
JAN 2 4 2023	FILED IN THE OFFICE OF		JAN 2 4 2023
Second	COUNTY CLERK-RECORDER		GARD THE COLOR THE
ORANGE COUNTY CLEAK-RECORDER DEPARTMEN	Posted January 4, 2023 Remov	ved	ORANGE COUNTY CLERK RECORDER DEPARTMENT
BY:DEPUT	Returned to agency on	·	BY:DEPUTY
_	DEPUTY CLAUDIA FRANCO		

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office.For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

	To:	0	Office of 1400 Te Sacrame	Planning and nth Street, Ro anto, CA 958	Resear om 121	POSTED	City of Fulle 303 W. Com Fullerton, C	monwearm Avenue	TE	Ľ
		Ø	County (Clerk of Orange		JAN 0 4 2023		JAN 2		
			PO Box		ORANG	E COUNTY CLERK-RECORDER DEPA	RTMENT	ORANGE COUNTY CLERK-R BY:	ECORDER D	DEP
	Subject	t: Filing o	of Notice	of Determinati	on in coi	mpliance with Section 2110		Public Resources Code.		
		The Pin	es at Sur	nrise Village P	roject	Shopoff Realty Investr California 92614	ments, L.P. 2	2 Park Plaza, Suite 700, Irvine	,	
	Projec	t Title				Applicant Name, Addr				
1	State Ck	earinghous	e Number			ey Misner, Contract Planne gency Contact Person	ir	(714) 738-6884 Area Code/Telephone/Extension		
	(If submi	itted to Clev	vinghouse)			50.05		Free of the respective storage		
	1144 R Projec	Rosecrans t Locatio	s Avenue m	1715/1723 F	Luclid St	reet, and 1701/1751/1801-	1900 Euclid 5	Street		THEFT
	Project	Location	t - City:	Fullerton		Project Location	- County:	Orange		and a
	Project	t Descrip	otion:						2023	
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000-8800	project purposi	Inity, incl will reta es, in add quested e Major S Tentativ with two General from Co Zoning Comme certain I Develop	uding 49 tin and r dition to p entitlemen ite Plan (e Tract I o lots for c l Plan Re mmercial Amendrr rcial to P PRD-I sta oment Ag	detached sin emodel an e proposing 19,0 hts are: ZON-2021-00 Map (SUB-20 condominium) vision (LRP-2 l to Low/Medit nent (LRP-20 lanned Residen ndards	gle-fami xisting 4 00 squa 32) for n 21-0002 purpose 021-000 um Resi 21-0007 ential De	ly residential dwelling unit 4,000 square foot buildin are feet of new commercial eview of site, architectural, t/TTM No.19148) to create s and three lots for comme 06) to change the existing dential on 9.93 acres. 7) to change the site's evelopment Infill (PRD-I) o	s and 64 mu g used by th space. and landsca e a residentia rcial purpose land use des existing zon n residential l	Iti-family townhome units. The ne Red Cross for commercial pe plans. al and commercial subdivision		
0-01/04/2033-000	commu project purposi The rec	Inity, incl will reta es, in add quested e Major S Tentativ with two General from Co Zoning Comme certain f Develop certain o to advise	uding 49 in and r dition to p entitlemer ite Plan (i re Tract I o lots for c l Plan Re mmercial Amendm rcial to P PRD-I sta oment Ag communit that the	detached sin emodel an e proposing 19,0 hts are: ZON-2021-00 Map (SUB-20 condominium) vision (LRP-2 l to Low/Media nent (LRP-20 lanned Reside indards reement (LRP ty benefits. <u>CITY OI</u> Z Load Agency	gle-fami xisting 4 00 squa 32) for n 21-0002 purpose 021-0007 ential De 2-2021-0 FEULLE	lly residential dwelling unit 4,000 square foot building are feet of new commercial eview of site, architectural, t/TTM No.19148) to create s and three lots for comme 06) to change the existing dential on 9.93 acres. 7) to change the site's evelopment Infill (PRD-I) o 0008) to establish standard ERTON has app	s and 64 mu g used by th space. and landsca e a residentia ercial purpose land use des existing zon n residential l fs that govern proved the ab	Itti-family townhome units. The ne Red Cross for commercial al and commercial subdivision is signation on the residential lots ing classification of General lots on 9.93 acres, and amend in development and provide for howe described project on		RECORDER DEPARTMENT
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State of California - Department of Fish and Wildlife 2023 ENVIRONMENTAL DOCUMENT FILING F	EE				
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a	Print	5	LantD year Save		
		RECEIPT I		- 0004	
		STATE CL	EARINGH	OUSE NUMBER (If applicable)	
SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.			DAT		
CITY OF FULLERTON	LEAD AGENCY EMAIL			1/04/2023	
COUNTY/STATE AGENCY OF FILING Orange		DOCUMENT NUMBER 202385000004			
PROJECT TITLE			-		
THE PINES AT SUNRISE VILLAGE PI	ROJECT				
PROJECT APPLICANT NAME SHOPOFF REALTY INVESTMENTS, L.P.	PROJECT APPLICANT E	MAIL		DNE NUMBER 14)738-6884	
PROJECT APPLICANT ADDRESS	CITY	STATE		CODE	
2 PARK PLAZA, STE 700	IRVINE	CA	92	2614	
PROJECT APPLICANT (Check appropriate box) Local Public Agency School District	Other Special District	Sta	ste Agency	Y Private Entity	
CHECK APPLICABLE FEES:				0.00	
Environmental Impact Report (EIR)		\$3,839.25		0.00	
Mitigated/Negative Declaration (MND)(ND) Certified Regulatory Program (CRP) document - payment du	e directly to CDFW	\$2,764.00 \$1,203.25	s	2,764.00 0.00	
Exempt from fee					
Notice of Exemption (attach)					
CDFW No Effect Determination (attach) Fee previously paid (attach previously issued cash receipt co	юу)				
		1	5	0.00	
Water Right Application or Petition Fee (State Water Resource	ces Control Board only)	\$850.00	5	50.00	
County documentary handling fee			·		
Other PAYMENT METHOD:			*		
Cash 🗹 Credit 🗌 Check 🗌 Other	TOTAL	RECEIVED	s	2,814.00	
SIGNATURE AG	ENCY OF FILING PRINTED N	AME AND TI	TLE		
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n Cett					
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	ARTMENT				
10/		ORANGE CO	DUNTY CLE	10/	
BY:	DEPUTY	BY:		DEPUTY	
ORANGE COUNTY CLER CRECORDER DEP BY:	DEPUTY	NORSERIA (CO)	DUNTY CLE	RK-RECORDER DEPARTMENT	

ORIGINAL - PROJECT APPLICANT

COPY - COFW/ASB

COPY - LEAD AGENCY

COPY - COUNTY CLERK

OFW 753.5a (Rev. 01012022)

Hugh Nguyen Orange County Clerk-Recorder 601 N. Ross Street Santa Ana, CA 92701

County

Finalization: 20230000002418 1/4/23 3:42 pm 383 VitIndx

Item Title Count 1 Z03 1 EIR: Negative Declaration Document ID Amount DOC# 202385000004 2814.00 Time Recorded 3:42 pm

Total 2814.00

Payment Type Amount

Credit Card tendered 2814.00 # 890196

FILED

Amount Due

JAN 2 4 2023

	ORANGE CO	UNTY CLERK RECORDER	R DEPARTMENT
THANK YOU	BY:	El_	DEPUTY
PLEASE RETAIN THIS RECEIPT			
FOR YOUR RECORDS			

0.00

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POSTED