



NOTICE OF AVAILABILITY OF DRAFT EIR

Project Title:	Nakase Nursery/Toll Brothers Project
Project Location:	<p>The proposed Project is located south of the intersection of Rancho Parkway and Bake Parkway.</p>
Project Location – City:	Lake Forest
Project Location – County:	Orange County

Description of Nature, Purpose, and Beneficiaries of Project:

Pursuant to Public Resources Code Sections 21091 and 21092 and California Environmental Quality Act (CEQA) State Guidelines Section 15105 and 15087(a), notice is hereby given that a Draft Environmental Impact Report (EIR) (State Clearinghouse No: 2018071035) for the Nakase Nursery/Toll Brothers Project (proposed Project) is available for public review during the public comment period (August 20, 2019 through October 3, 2019). The City of Lake Forest (City) has prepared the Draft EIR to analyze environmental impacts associated with implementation of the proposed Project; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

The applicant (Toll Brothers Southern California Division) proposes the approval of the Nakase Property Area Plan, which would establish guidelines for the future development of a master-planned community on the 122 acre Project site and would consist of the following: up to 675 single-family residential units; up to 101 senior affordable apartment units; an elementary school site accommodating up to 1,000 students; parks, open space, and habitat restoration area; an internal circulation system; and a multipurpose water quality basin. As part of the Project, a General Plan Amendment would change the land use designation from Business Park to Low-Medium, Medium, and High Density Residential, Public Facilities, Community Park/Open Space, and Regional Park/Open Space. Up to 10 of the residential units on the Project site would be permanent supportive housing (PSH) units. The Project proposes to change the Project site's zoning

classification from A1 (Agriculture) to Planned Community. A Vesting Tentative Tract Map, Development Agreement, and Planned Sign Program are also required. The Project Applicant intends to dedicate approximately 11.5 acres to the Saddleback Valley Unified School District for development of a public elementary school on the Project site.

Project Site – Specify if project site is included on any list of hazardous waste facilities:

The Project site is not on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and there are no current Recognized Environmental Conditions associated with the Project site.

Place and time of scheduled meetings:

No scheduled meetings associated with the circulation of the Draft EIR have been scheduled at this time. Notice regarding meetings will be provided at a later date.

Lead Agency:

City of Lake Forest

Division

Community Development Department, Planning Division

Date when project noticed to public:

8/20/2019

Address where copy of the Draft EIR is available and how it can be obtained in an electronic format:

City of Lake Forest

Community Development Department, Planning Division
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Foothill Ranch Branch Library

27002 Cabriole
Foothill Ranch, CA 92610

El Toro Branch Library

24672 Raymond Way
Lake Forest, CA 92630

Online:

<https://www.lakeforestca.gov/212/Current-Projects-and-Recent-Decisions>

Review Period:

8/20/2019 to 10/3/2019

Contact Person:

Marie Luna, Senior Planner, (949) 461-3466

All comments on the Draft EIR should be sent to the following City contact person by October 3, 2019:

Marie Luna, Senior Planner
City of Lake Forest Community Development Department
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Email: mluna@lakeforestca.gov