### Nakase Nursery/Toll Brothers Project NOC Attachment

#### Project Location

#### List of Schools within 2 miles of the Project Site:

Bella Montessori School

Del Lago Elementary School

Foothill Ranch Elementary School

Fulbright Montessori Academy

Guidepost Montessori School at Foothill Ranch

Heritage Christian School

La Madera Elementary School

Lake Forest Elementary School

Lake Forest Montessori School

Montessori Lake Forest/Irvine

Portola Hills Elementary School

Rancho Canada Elementary School

Trabuco Hills High School

#### Development Type

#### Other:

101 Affordable Housing units (2.6 ac). Up to 10 of the 776 units on the Project site will be dedicated to designated permanent supportive housing.

#### Project Issues Discussed in Document

#### Other:

Tribal Cultural Resources

#### Project Description:

The Nakase Property Area Plan would establish guidelines for the future development of a master-planned community on the Project Site and would consist of the following: up to 675 single-family residential units; up to 101 affordable apartment units; an elementary school site accommodating up to 1,000 students; parks and open space; an internal circulation system; and a multipurpose water quality basin. Up to 10 of the housing units on the Project site will be dedicated to permanent supportive housing. 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 Facility, Community Park/Open Space, and Regional Park/Open Space. 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.