

3.0 PROJECT DESCRIPTION

This section describes the proposed Nakase Nursery/Toll Brothers Project (Project) evaluated in this Environmental Impact Report (EIR). A description of the proposed Project's location, objectives, and required approvals is provided.

3.1 REGIONAL LOCATION

The Nakase property (Project site) is located in the north-central portion of Lake Forest in Orange County, California. As shown on Figure 3.1, regional access to the Project site is provided by State Route 241 (SR-241), which is located approximately 0.07 mile (mi) northeast of the Project site, and Interstate 5 (I-5), which is located approximately 3.8 mi southwest of the Project site.

3.1.1 Project Vicinity and Surrounding Land Uses

The 122-acre (ac) Project site (Assessor's Parcel Number [APN] 612-221-01) is currently operating as the Nakase Brothers Wholesale Nurseries, an agricultural wholesale plant nursery. Refer to Figure 3.2 for the Project vicinity.

The areas surrounding the Project site consist of a mix of land uses, including commercial, office, open space, industrial, and residential uses. The Project site is bounded on the northwest by Bake Parkway, on the northeast by Rancho Parkway, on the southeast by the Serrano Creek Trail, and on the southwest by commercial, industrial, and office uses, with Dimension Drive beyond. Although not immediately adjacent to the Project site, single-family and multifamily residential uses exist to the northwest, northeast, and south of the Project site. As noted above, SR-241 is approximately 0.07 mi northeast of the Project site. Surrounding land uses are shown on Figure 3.3.

Residential planned communities in the vicinity of the Project site include the Foothill Ranch Planned Community (PC 8) to the north, the Portola Hills Planned Community (PC 9) to the northeast, the Baker Ranch Planned Community (PC 7) to the west, and the Rancho de Los Alisos Planned Community (PC 3) to the southeast.

3.2 ENVIRONMENTAL SETTING

3.2.1 Existing Project Site Conditions

The Project site is currently developed with multiple structures used for nursery operations, an office trailer, and a gravel parking lot that is used for trailer storage and staff parking near the center of the Project site. Figure 3.4 provides photographs of existing conditions on the Project site.

A 20-foot (ft) Southern California Edison (SCE) easement is located adjacent to Bake Parkway on the Project site. In addition, there is a 20 ft wide water line easement that extends along the entire length of the Project site's southwestern property line, and an active irrigation water well that is roughly in the center of the Project site.

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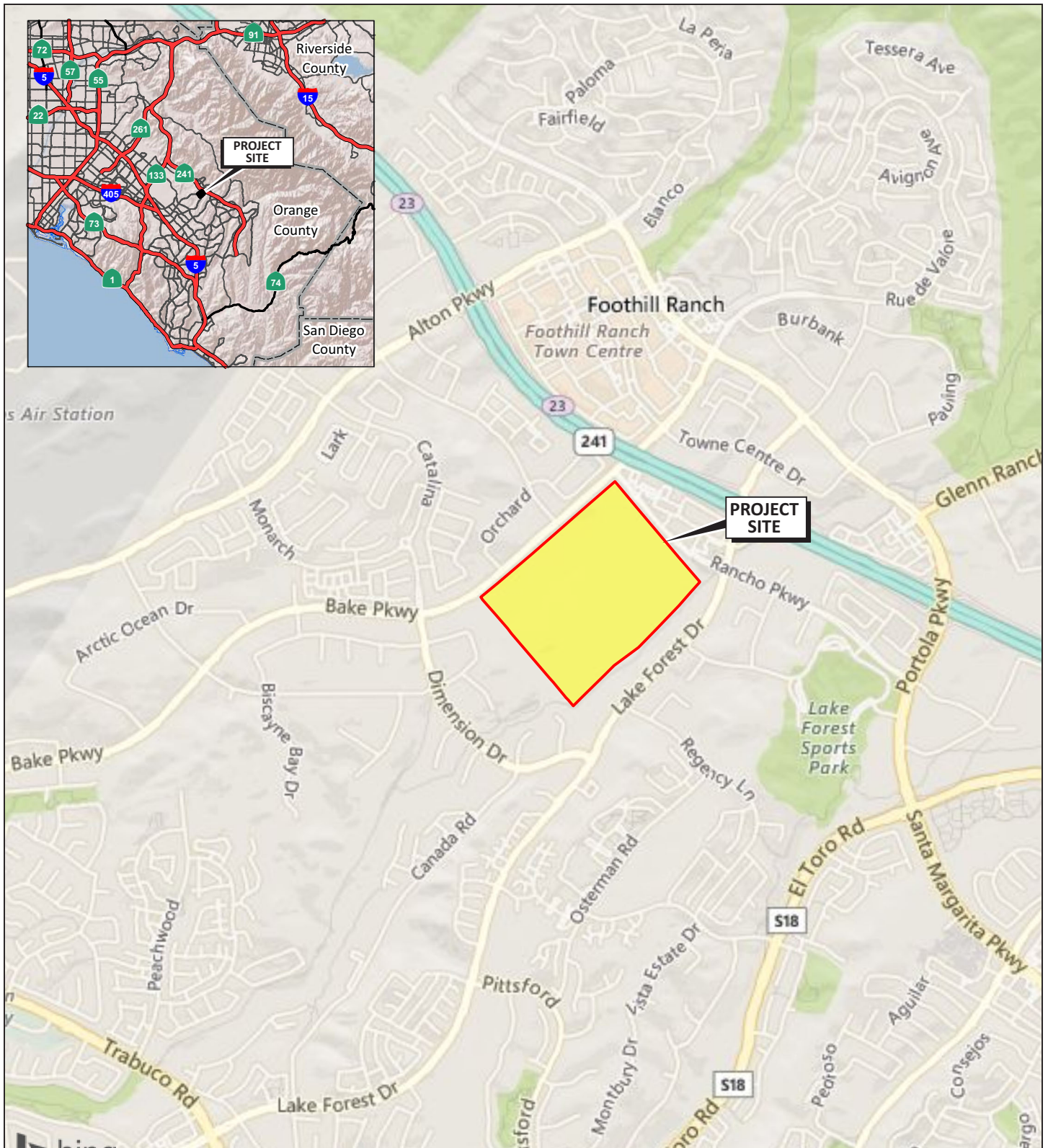
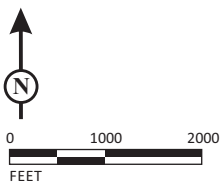


FIGURE 3.1

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SOURCE: Bing Maps

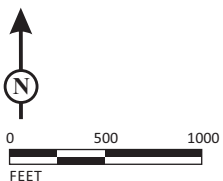
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Nakase Nursery/Toll Brothers
Regional Project Location

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SOURCE: Bing Maps

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FIGURE 3.2

Nakase Nursery/Toll Brothers
Project Vicinity

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SOURCE: Bing (2017)

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LEGEND

 Project Site

LandUse

- Single Family Residential
- Multi-Family Residential
- General Office
- Commercial and Services

- Institutional
- Industrial
- Transportation, Communications, and Utilities
- Mixed Commercial and Industrial
- Open Space and Recreation
- Agriculture

FIGURE 3.3

Nakase Nursery/Toll Brothers
Existing Land Uses

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View facing south from Bake Parkway.



View facing east from Bake Parkway.



View facing south from Rancho Parkway.



View facing west from Rancho Parkway.

FIGURE 3.4

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In the existing condition, there is one vehicular access point to the Project site via a non-exclusive easement between adjacent properties to the south. The easement extends from Lake Forest Drive, directly north of Dimension Drive, to the southernmost point of the Project site. Manufactured landscape slopes, chain-link fences, and block walls enclose the Project site. In addition, several mature trees line the northeastern and southeastern boundaries of the Project site.

3.2.2 Current General Plan Land Use Designation

The City's General Plan designates the Project site as Business Park and Business Development Overlay (BDO). The Business Park land use designation is intended to provide a mix of uses as allowed under the Commercial, Professional Office, and Light Industrial designations. The Business Park designation does not provide for agricultural uses. Thus, the existing land use is inconsistent with the current Business Park designation of the Project site.

The BDO designation applies to all areas designated for Commercial, Professional Office, Business Park, and Light Industrial land uses, and is intended to provide a balance of land uses that contribute to the future financial success of the City of Lake Forest (City). No proposed land use designation changes within the BDO may result in a loss of future net revenue for the City (City of Lake Forest 1994b). Refer to Figure 3.5 for the Project site's location in relation to the City's General Plan Land Use Map and the BDO.

3.2.3 Current Zoning

The Project site currently has a zoning designation of A1 – Agricultural District, which is intended to provide for agriculture, outdoor recreational uses, and other low-intensity uses requiring open space. According to Section 9.72.010 of the City's Zoning Code, the A1 – Agricultural District may be used as an interim zone in those areas that the General Plan may designate for more intensive urban uses in the future. Refer to Figure 3.6 for the Project site's location in relation to the City's Zoning Map.

3.2.4 Project Site History

Historically, the Project site has been used primarily for agriculture production. From 1938 through the late 1960s, the Nakase Nursery was developed with orchards. In the late 1960s, the northwestern portion of the Project site continued operation as an orchard while the remainder of the Project site was developed as a plant nursery. In 1988, the orchards were removed, and the entire Project site has been used as an agricultural wholesale plant nursery since the 1990s.

The previous site of the El Toro Marine Corps Air Station (MCAS) is located in Irvine, approximately 5 mi west of the Project Site. The El Toro MCAS was in operation from 1943 to 1999. In 2007, the El Toro MCAS site was redeveloped as the Orange County Great Park, located at 6950 Marine Way (Orange County Register 2006). When the El Toro MCAS was in use, the Project Site fell within the 65-decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, which restricted residential uses on the property.

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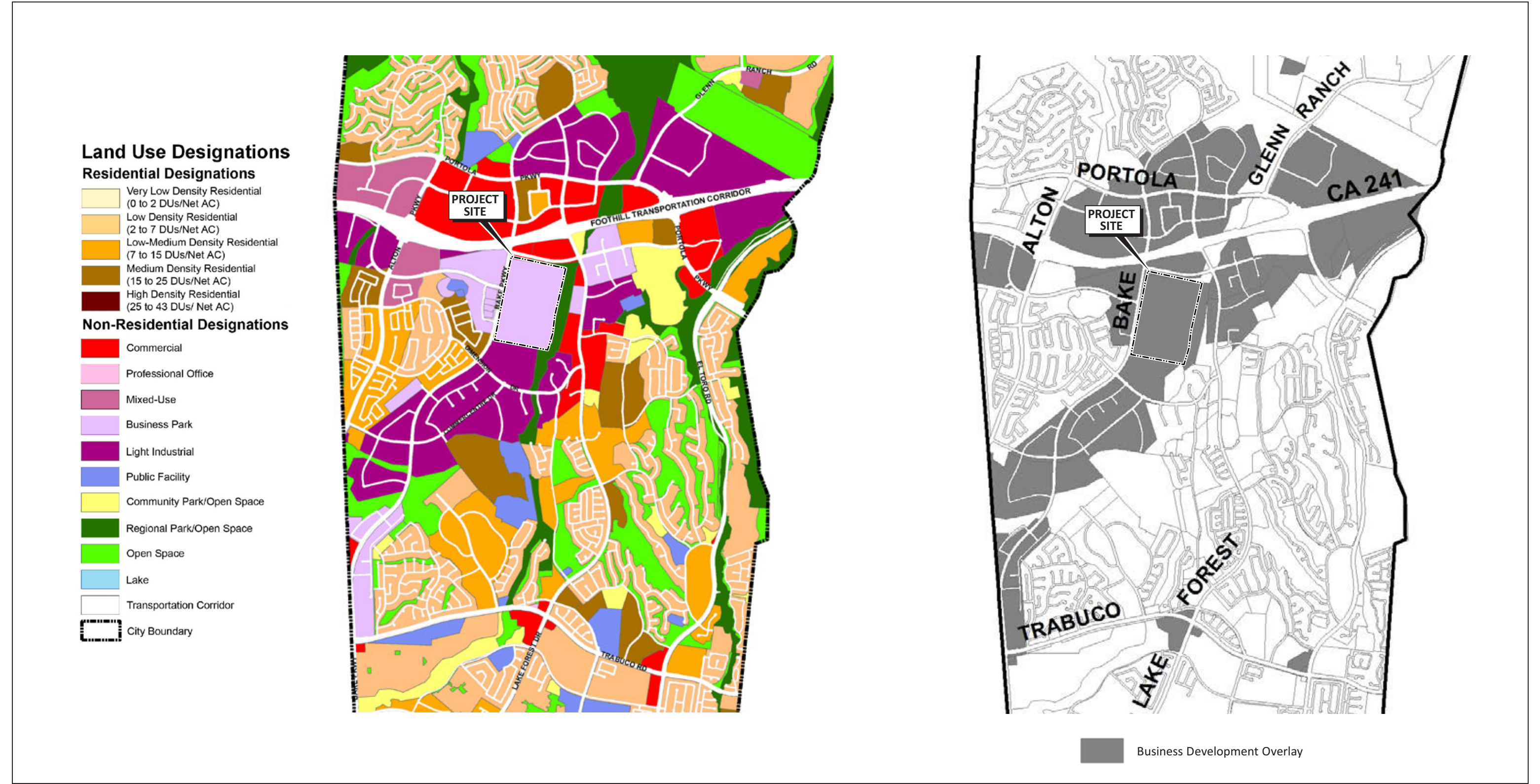


FIGURE 3.5

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SOURCE: City of Lake Forest

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Nakase Nursery/Toll Brothers
General Plan Land Use and
Business Development Overlay

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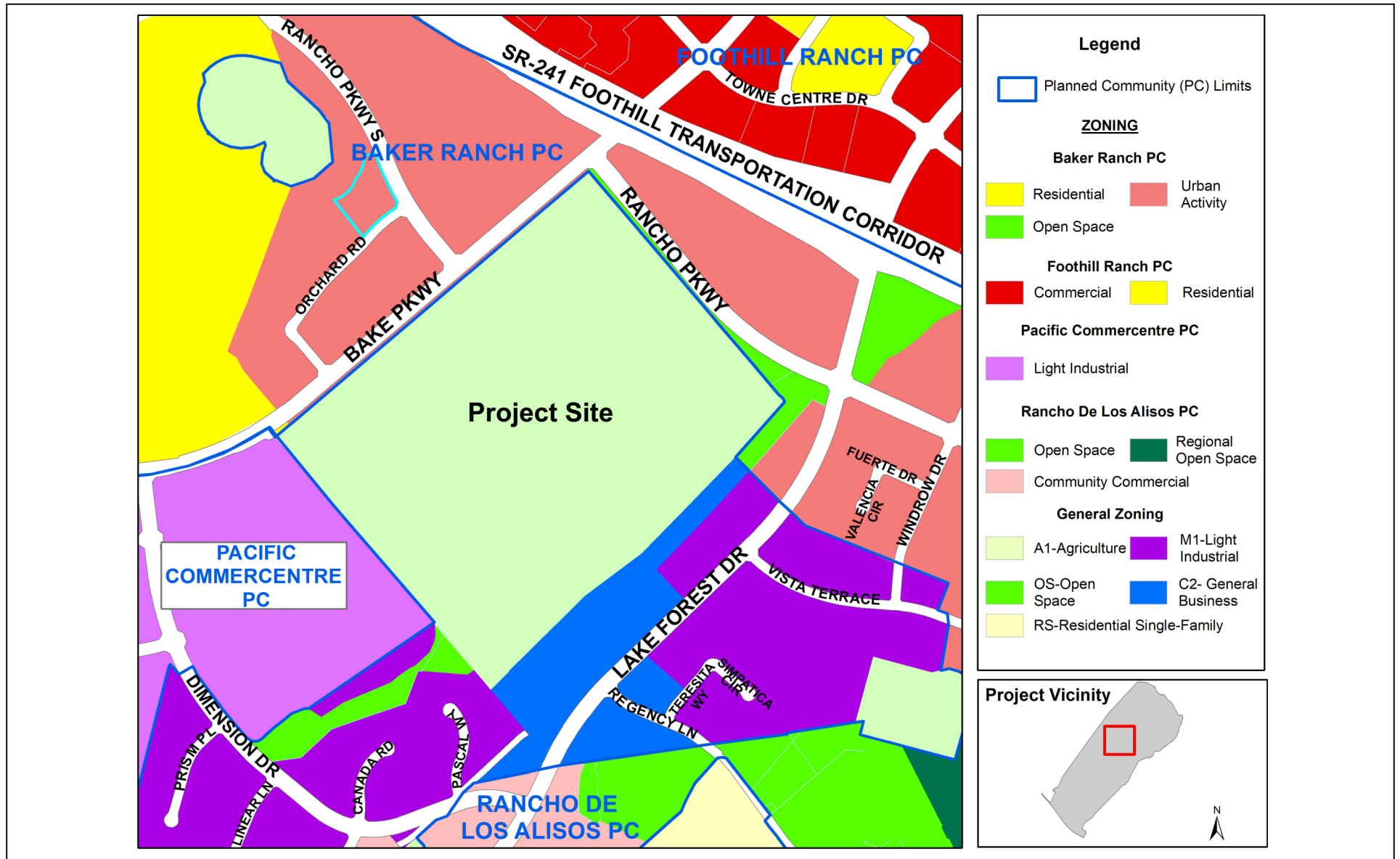


FIGURE 3.6

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SOURCE: City of Lake Forest, 2019

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Nakase Nursery/Toll Brothers
Zoning Map

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After the El Toro MCAS was decommissioned in 1999, the City authorized the Opportunity Study Area (OSA), which was intended to identify potential land uses for properties that previously fell under the 65 dB CNEL noise contour. Approximately 838 ac of undeveloped properties were analyzed under the OSA, and the City initiated a General Plan Amendment (GPA) to allow the properties to change their land use designation to residential, mixed uses, and parks. However, owners of the Nakase property declined to participate in the OSA, thereby retaining the commercial and light industrial land use designation that currently characterizes the Project site. Following approval of the GPA, properties to the north and west of the Project site have been developed with new residential projects, including the Portola Hills and Baker Ranch Planned Communities.

3.3 PROJECT CHARACTERISTICS

3.3.1 Land Use Plan

The Project proposes the approval of the “Nakase Property Area Plan” (referred to hereafter as the Area Plan and/or the Project) (Woodley Architectural Group 2019), which would facilitate the development of the 122 ac Project site as a master planned community. The planned community would be consistent with neighboring developments, while also demonstrating a distinct community character and establishing a sense of place.

The Area Plan would establish guidelines for the future development of the planned community, which would consist of single-family residential units (contained in five distinct neighborhoods), affordable housing units for senior citizens with up to 10 of these units available for permanent supportive housing, an elementary school, parks and open space, and an internal circulation system. Refer to Figure 3.7 for the Conceptual Land Use Plan. Table 3.A summarizes proposed land uses associated with the Area Plan and gross acreages for each land use.

3.3.2 Residential Uses

The Project proposes up to 675 two- and three-story, single-family residential units on approximately 51 ac of the Project site. Five separate neighborhoods would each display a distinct style of single-family home. All neighborhoods feature low-medium density product types, with the exception of the Neighborhood Two alternative, which features a medium-density attached “rowtown” product.

To meet the City’s affordable housing policy as stipulated in the Housing Element (City of Lake Forest 2014), up to 101 senior affordable housing units (developed at a maximum density of 38.9 dwelling units per acre [du/acre]) would be constructed on 2.6 ac. The units would be available for rent, and the building would be two to three stories, with access provided by an elevator. The actual number of affordable units would be stipulated in the Development Agreement requirements.

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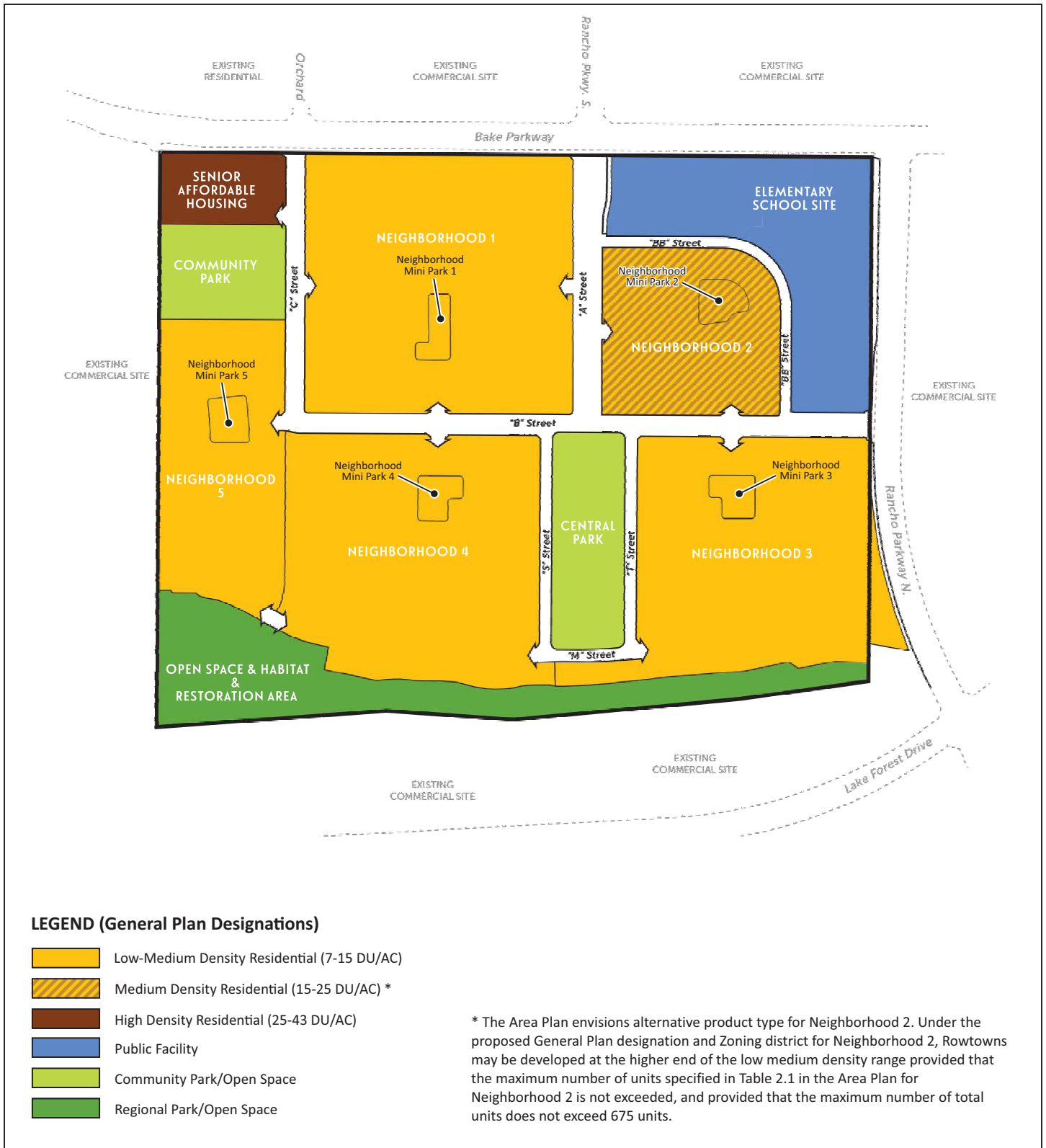
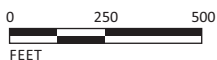


FIGURE 3.7

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SOURCE: Nakase Property Area Plan (August 2019)

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Nakase Nursery/Toll Brothers
Conceptual Land Use Plan

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Table 3.A: Land Use Summary

Area/Feature	Proposed Land Use Designation	Acreage
Parks and Open Space		
Central Park	Community Park/Open Space	2.3
Private Recreation Center	Community Park/Open Space	2.5
5 Neighborhood Mini-Parks	Low Medium and Medium Density Residential	2.62
Neighborhood Park	Community Park/Open Space	3.59
Open Space and Habitat and Restoration Area	Regional Park/Open Space	10.4
Total Acreage Allotted for Parks		21.41
Residential		
Neighborhood 1	Low-Medium Density Residential	12.8
Neighborhood 2	Medium Density Residential	5.6
Neighborhood 3	Low-Medium Density Residential	12.3
Neighborhood 4	Low-Medium Density Residential	13.0
Neighborhood 5	Low-Medium Density Residential	7.3
Total Residential Acreage		51
Senior Affordable Residential		
Senior Affordable Residential	High Density Residential	2.6
School		
Elementary School	Public Facility	11.5 (including 4.0 acres of fields)
Utilitarian		
Street Medians, & Parkways	N/A	12.5
Roads	N/A	22.8
Total Utilitarian		35.3

Source: Nakase Property Area Plan (Woodley Architectural Group 2019).

In addition, up to 10 of the residential units on the Project site would be permanent supportive housing (PSH)¹ units. The number of PSH units would not increase the total number of residential units on the Project site beyond 776 (675 single-family residential units plus 101 senior affordable units). All of the supportive services, if any, would be permitted by right within the zone.

Table 3.B provides a summary of the residential product types allowable under the proposed Area Plan, including the approximate net acreage, maximum density, and maximum number of units allowable within each neighborhood. Residential development potential would be limited by density and building heights. In no event would the total number of market rate dwelling units that may be developed pursuant to the Nakase Area Plan be higher than the maximum density established for all five neighborhoods.

The proposed Area Plan would allow adjustments to the number of residential dwelling in each neighborhood provided that the maximum number of 675 market-rate dwelling units established for the Nakase property is not exceeded and that maximum neighborhood densities remain below those set forth in Table 3.B. Such adjustments would occur at the time of final design of any portion of a particular neighborhood.

¹ According to the United States Interagency Council on Homelessness, PSH combines non-time-limited affordable housing assistance with wrap-around supportive services for people experiencing homelessness, as well as other people with disabilities.

Table 3.B: Residential Product Summary

Neighborhood	Product Type	Net Acres	Maximum Density ³	Maximum No. of Units
1	Garden Clusters	12.8	14.2 du/ac	182
2	Sky Terraces/Rowtowns ¹	5.6	21.6 du/ac (applies to alternate rowtowns; otherwise, 15 du/ac)	121
3	Cottage Homes	12.3	11.4 du/ac	141
4	Traditional Single Family Homes	13.0	10.4 du/ac	135
5	Estate Homes/Backyard Towns ²	7.3	13.2 du/ac	96
	Subtotal	51	—	675
N/A	Senior Affordable Housing	2.6	38.9 du/ac	101
	GRAND TOTAL	53.6	—	776

Source: *Nakase Property Area Plan* (Woodley Architectural Group 2019).

¹ The Area Plan envisions alternative product type for Neighborhood Two. Under the proposed General Plan designation and Zoning district for Neighborhood Two, rowtowns may be developed at the higher end of the low-medium density range provided the maximum number of units allowable in Neighborhood Two (121 units) is not exceeded and that the maximum number of total units in the Area Plan does not exceed 675 units.

² The Backyard Towns in Neighborhood Five are an alternative product that maintains the same maximum density as the standard Estate Homes product for the neighborhood.

³ Section 2.3.8 of the Area Plan would allow for the transfer of dwelling units among the various neighborhoods, provided that the maximum number of 675 dwelling units established for the Nakase property is not exceeded and that the maximum neighborhood densities remain below those set forth in Tables 2.1 and 2.3 of the Area Plan.

du/ac = dwelling units per acre

Any requests for a transfer of market-rate dwelling units would require a Site Development Permit to be approved by the City's Planning Commission and would require: (1) an analysis of the other Nakase Planning Areas to ensure that the maximum number of dwelling units is not exceeded for the Area Plan as a whole, and (2) a demonstration that the specific development projects remain within the maximum density for each neighborhood. In the event the dwelling units are transferred, the applicable Area Plan exhibits would need to be updated to reflect the requested changes in dwelling units.

3.3.3 Elementary School

The proposed elementary school would accommodate up to 1,000 students from kindergarten through sixth grade. As shown on Figure 3.7, the school site would be located on the northeastern portion of the Project site at the corner of Bake Parkway and Rancho Parkway. Should the City Council approve the proposed Project, and subject to the Saddleback Valley Unified School District (SVUSD) environmental review and approval of the school site and the California Department of Education's (CDE) final site approval and completion of grading and backbone infrastructure, the Project Developer would dedicate the elementary school site to the SVUSD. It is the Project Applicant/Developers' intent that the school site be dedicated prior to or upon approval and recordation of the Final Map in conjunction with completion of site grading and backbone infrastructure, or as otherwise specified in the School Mitigation Agreement. In the event that SVUSD does not obtain CDE final site approval, medium residential and neighborhood park uses would be permitted on the school site. If the school site is developed with residential uses, the total number of residential units on the Project site would not exceed 675 residential units and 101 senior affordable rental units with up to 10 of these units available for permanent supportive housing.

3.3.4 Parks, Recreation, and Open Space

The Area Plan provides approximately 24.9 ac of parks, open space, and habitat restoration area. Table 3.C summarizes proposed park and open space uses. The location of park and open spaces uses is shown in Figure 3.7. The proposed Project includes the creation of a 4.8 ac park (referred to as "Central Park") in the central area of the Project site. There would be 2.5 ac of the Central Park devoted to a private recreational facility for resident use only that would include the following amenities: pools, shade structures, a community room, private restrooms, and other amenities (e.g., drinking fountains and trash receptacles). In addition, each of the five neighborhoods within the Area Plan would include a minimum 0.5 ac mini-neighborhood park, with all five mini-neighborhood parks totaling 2.62 ac. The proposed Project includes 11.8 ac of parks, open space, and habitat and restoration area. The Homeowner's Association (HOA) would maintain in perpetuity all of the parks, open space, and habitat and restoration areas, as well as the two underground water facilities located at the site: (1) a water detention basin located beneath the open play area at the Central Park,¹ and (2) a water quality filtration system located 4 ft below the surface of the Neighborhood Park. All parks, with the exception of the private recreational facility (which would be available to residents only), open space, and habitat and restoration areas would be private but open for public use.

Table 3.C: Proposed Parks and Open Space

Park Name	Description ²	Acreage
Central Park	Private park located in the center of the Master Plan	2.29
Private Recreational Center	Private clubhouse located in the center of the Master Plan	2.5
Neighborhood 1 Park	Private park located in the center of the neighborhood	0.5
Neighborhood 2 Park	Private park located in the center of the neighborhood	0.54
Neighborhood 3 Park	Private park located in the center of the neighborhood	0.52
Neighborhood 4 Park	Private park located in the center of the neighborhood	0.52
Neighborhood 5 Park	Private park located in the center of the neighborhood	0.54
Community Park	Private park located on the southern edge of the site	3.59
Open Space & Habitat & Restoration Area	Extensive system of open space and habitat area located on the eastern portion of the site. In addition, an internal trail system connects Bake Parkway along "A" Street and extends through "B" and "C" Streets to the Serrano Creek Regional Trail.	0.8
Total Acreage Provided		11.8
Total Acreage Credited¹		11.32
Total Public Park Credit Required		11.37
Park Credit Deficit		0.05

Source: *Nakase Property Area Plan* (Woodley Architectural Group 2019).

- Based on Lake Forest Municipal Code 7.38.040 and subject to the Nakase Development Agreement, 1.15 acres of park credit per acre would be granted for public park creation and 0.25 acre of park credit per acre would be granted for private park/recreation center facilities of 0.5 acre or greater in size.
- All parks are private but are open for public use, including the Restoration Area Trail.

¹ The underground design of the water quality basins would allow for open space park uses above the structure. The structure would not be visible from the surface, with the exception of several maintenance access manholes.

3.3.5 Open Space & Habitat & Restoration Area

The Open Space & Habitat & Restoration Area would be located along the southeastern portion of the Project site, adjacent to Serrano Creek, and would total 10.4 ac. The Open Space & Habitat & Restoration Area includes an on-site trail that would provide pedestrian and bike connections between the Project site and the regional trail system (i.e., Serrano Creek Trail). Within the Open Space & Habitat & Restoration Area, the Project Applicant/Developer intends to create a minimum of 4.19 ac of riparian vegetation contiguous with the existing riparian canopy associated with Serrano Creek. This area would be irrigated only until plants are established, thereby creating a naturally self-sustaining native riparian habitat community.

The Open Space & Habitat & Restoration Area would be placed into a conservation easement or similar legal protection that would protect the lands in perpetuity. Lands within the conservation easement would be managed in perpetuity by a designated entity, approved by the City, and other than the City or the HOA. The Project Applicant/Developer would be responsible for setting up the conservation easement, and funding maintenance and management of conservation areas in perpetuity.

3.4 BUILDING AND SITE DESIGN

3.4.1 Architecture

The community features a series of character styles that reflect a California Contemporary aesthetic in its architectural style palette: Coastal Contemporary, California Modern, Modern Hacienda, and Spanish vernaculars. Together, the styles are intended to establish a cohesive community for the Nakase property that feels both contextual and altogether new in its expression. A brief description of each of the architectural styles is provided below.

3.4.1.1 Coastal Contemporary

The Coastal Contemporary merges streamlined forms, bold roof lines, stunning glass, and sharp metal details with subtle textures. Balanced, asymmetrical masses, deep roof overhangs, and carefully composed window patterns are essential for executing this style properly. Bay window projections framing window compositions are strongly encouraged as they add drama to Coastal Contemporary's inherent simplicity. The material palette is comprised predominantly of stucco, with accents of clean stone textures, metal, and rich wood tile. Stucco body colors should be light and tonal, allowing for bold, contrasting fascia and dark eyebrow roofs.

3.4.1.2 California Modern

The California Modern style is expressed through its sleek forms, structured massing, and minimalistic detailing. The style accentuates both the linear and vertical nature of the homes. This style is characterized by smooth stucco surfaces, metal canopy accents, and horizontal tile elements with floor-to-ceiling glass.

3.4.1.3 Modern Hacienda

Modern Hacienda is expressed through the purity of its forms, simplistic detailing, clean stucco, and rough stone textures, creating a style that is both rustic and elegant. The style follows plan forms ranging from simple rectilinear configurations to larger massing expressions. The roof forms utilize low-pitched gables with decorative corbel elements and exposed rafter tails. Clean, rectangular entries are highlighted by decorative precast and foam elements. Above all, the Modern Hacienda requires well-articulated details: gables with tight eaves, minimal overhangs at roofs, simple corbel details, decorative shutters, and refined wrought iron treatments.

3.4.1.4 Spanish

The Spanish style is an artful blend of Spanish Colonial and Spanish Eclectic vernaculars, with a refined edge. The style follows plan forms ranging from simple rectilinear configurations to larger massing expressions. The roof forms mirror that of the plan, combining low-pitched hipped roofs with decorative enclosed cornices. Simplistic in nature, clean stucco façades express the style's purity of forms, while wrought iron details, louvered shutters, and corner trim contribute to its articulation without becoming ornate and obtrusive.

3.4.2 Landscaping

In the existing condition, the Project site contains less than 0.5 ac of maritime succulent scrub occurring along the southwestern boundary of the Project site, riparian forest (best characterized as southern black willow forest) immediately adjacent to Serrano Creek, active agricultural areas, and bare ground that has been planted with ornamental trees, including Peruvian pepper tree and coast live oak. With the exception of the southern black willow forest, all existing landscaping on the Project site would be removed as part of Project implementation.

As illustrated on Figure 3.8, the Project would incorporate ornamental landscaping along Bake Parkway, Rancho Parkway, the Project site's southern boundaries, the internal access road, and throughout the Project site. Landscaping would include a variety of California friendly and drought-tolerant plants as specified in the Area Plan's Community Plant Material Guidelines. A multipurpose water quality basin would be located on the southwestern portion of the Project site.

On-site irrigation would include low-flow bubblers, spray heads, and drip systems, where applicable, to reduce the probability of water runoff and overspray. In addition, the proposed Project would also use irrigation controllers equipped with a soil moisture sensor, and rain shut-off and wind shut-off capabilities.

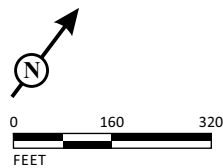
3.4.3 Fencing

Community walls and fences would be designed to emphasize the Contemporary California theme and provide community continuity. Walls would be used as safety buffers, noise abatement, and privacy buffers for the school and residences. Combination masonry with glass walls and tubular steel fences would be located along properties adjacent to open space areas, or where off-site views are desired. Proposed wall and fence locations are shown on Figure 3.9. The proposed Project includes the following theme fences and walls.

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SOURCE: Nakase Property Area Plan (June 2019)

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FIGURE 3.8

Nakase Nursery/Toll Brothers
Conceptual Landscape Plan

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FIGURE 3.9



Nakase Nursery/Toll Brothers
Wall and Fence Diagram

SOURCE: Nakase Property Area Plan (June 2019)

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- **Community Theme Sound Wall:** The masonry community theme sound walls would be located along Bake Parkway and Rancho Parkway in compliance with the City's interior and exterior noise standards. The walls would be a maximum of 8 ft in height per recommendations of a Noise Study to be submitted and as permitted by the City's Planning Commission upon approval of the Area Plan. Each community theme sound wall would be constructed so that the top of each barrier is at least 8 ft higher than the pad elevation of the lot it is shielding. When the road is elevated above the pad elevation, the barrier shall extend to the planned 8 ft height above the highest point between the residential home and the road. The barriers shall provide a weight of at least 4 pounds per square foot (lbs/sf) of face area with no decorative cutouts or line-of-sight openings between shielded areas and the roadways. The barrier must present a solid face from top to bottom. All gaps (except for weep holes) would be filled with grout or caulking.
- **Community Theme Solid Wall:** The community theme solid wall would be a 6 ft tall masonry wall. These walls may be higher than 6 ft if required for privacy, sound attenuation, or sloped condition with a Site Development Permit approval.
- **Community Theme Open View Glass Wall:** The community theme open view glass wall would be a low masonry wall with glass on the top or upper portion of the wall. The community theme open view glass wall would be a maximum of 8 ft in height. It would be located to enhance view opportunities while also serving as a fire protection feature.
- **Community Theme Open View Fence:** The community theme open view fence would be a painted 6 ft tall tubular steel fence used to enhance view opportunities while preventing access to adjacent slopes.
- **Community Theme Low Wall With Open View Fence:** The community theme low wall with open view fence would be a low masonry wall with tubular fence on the top or upper portion of the wall. The community theme low wall with open view fence would be a maximum height of 8 ft. It would be used to enhance view opportunities.
- **Side Yard Wall:** The side yard wall is a maximum 8 ft tall masonry wall that would be located at side yards to provide privacy between units.

In addition to the various theme walls, the proposed Project includes the use of conventional masonry retaining walls. Retaining walls within the Project site would conform to the City's Retaining Wall Design Guidelines.

3.4.4 Lighting

The Area Plan specifies that exterior and interior lighting shall be designed and located to be directional to confine direct lighting to the premises. Proposed on-site lighting includes, but is not limited to, street lights, parking lot lights, bollard lighting, and accent lighting on buildings.

3.4.5 Signage

The proposed Project would include community identification monument signs at each primary and secondary community entrance and at the entrance to each neighborhood. On-site signage would also include directional (wayfinding) signage, signage associated with the parks trails, and residential neighborhoods, and address signage on the residential units. All signage within the Project site would be governed by the regulations of the City's Sign Code. Separate Planning Commission approval of a Planned Sign Program would be required for all on-site signs.

3.5 CIRCULATION

Three locations would provide access to the Project Site: two entries at Bake Parkway and one entry at Rancho Parkway. The two entries at Bake Parkway would line up with the existing roads (Rancho Parkway South and Orchard Street), thereby improving connectivity in the Project's vicinity. The Project proposes to widen Bake Parkway at each of the Project site entries to provide northbound right-turn lanes. Southbound turn lanes would extend from Bake Parkway to the Project's main entry. No left turns would be allowed into the Project from the secondary entry on Bake Parkway. Rancho Parkway would provide access to the commercial center north of the Project site. Rancho Parkway would also be widened at the Project site entry to provide an eastbound right-turn lane and a westbound left-turn lane. Refer to Figure 3.10 for the Conceptual Circulation Plan.

The proposed internal circulation system consists of three collector streets that would connect to smaller neighborhood streets. Street medians and parkways (totaling 3.2 ac) are proposed along the collector roads. As shown on Figure 3.11, designated off-street bicycle and pedestrian paths would extend along the collector streets and the perimeter of Central Park. An off-street bicycle and pedestrian path would ultimately connect to the Serrano Creek Trail from the southeastern Project site boundary. Figure 3.11 also shows that Class II bikeways (on-street bicycle lanes) would be located on both sides of Bake Parkway, Rancho Parkway South, and Rancho Parkway, consistent with the Circulation Element of the City's General Plan.

Figure 3.12 shows that all of the Project's proposed collector and neighborhood streets would have sidewalks (minimum 8 ft) on both sides. Marked crosswalks would be provided where sidewalks would cross collector streets and at other key intersections. At the southeast corner of the Project site, a sidewalk connection would be provided from the Nakase Property to the existing Serrano Creek Trail.

The proposed Project would require the construction of roadway and access improvements on four currently undeveloped remnant parcels surrounding the Project site. Figure 3.13 illustrates the locations of the four remnant parcels that would be required for Project implementation.

3.5.1 Parking

The City's Municipal Code (Chapter 9.168, Off-Street Parking) stipulates parking requirements for residential uses; the Project would be subject to the City's parking requirements. On-street parking would be provided to serve the Neighborhood Parks and Central Park. On-street parking would be

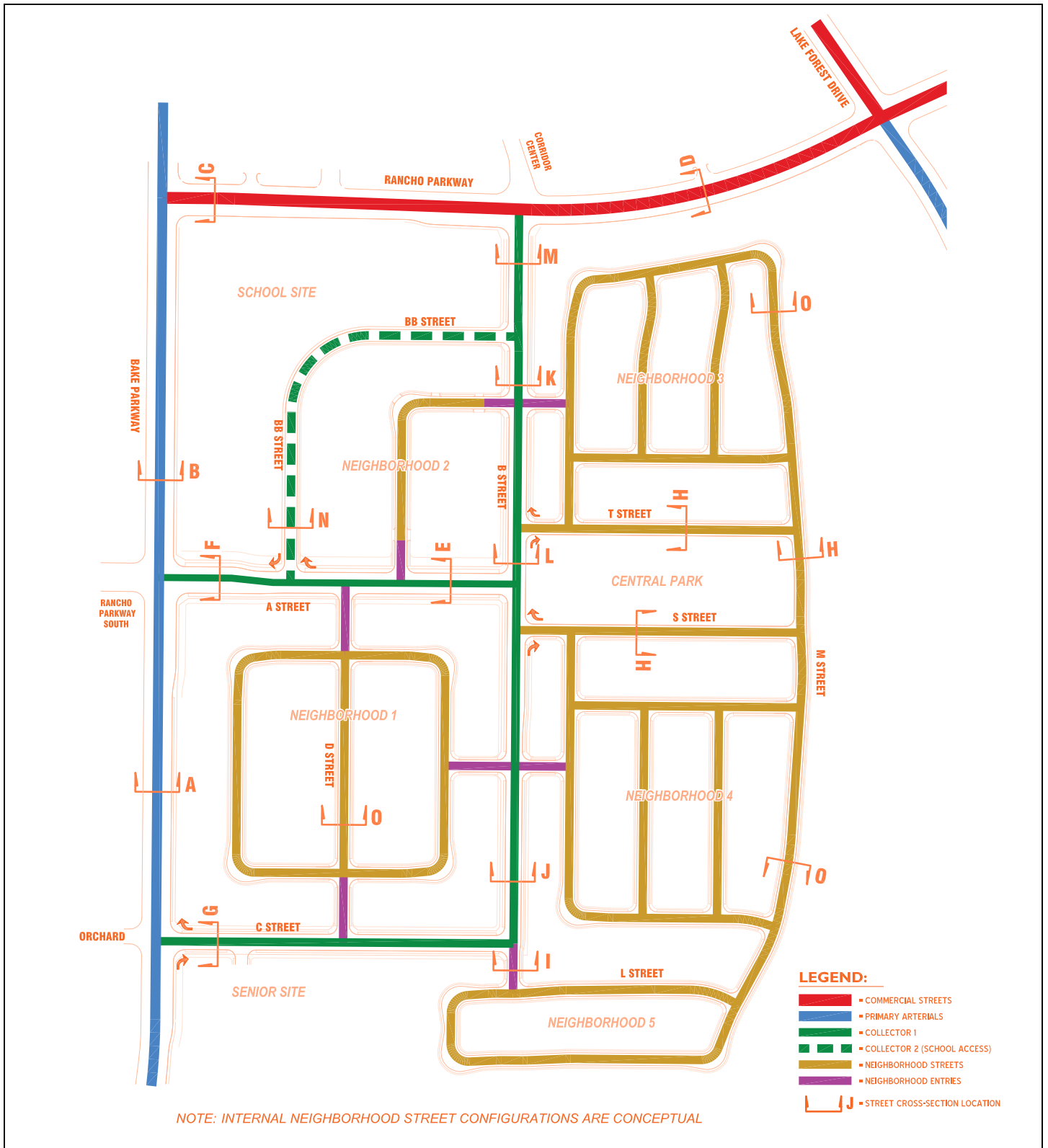


FIGURE 3.10

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NO SCALE

SOURCE: Nakase Property Area Plan (March 2019)

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Nakase Nursery/Toll Brothers
Conceptual Circulation Plan

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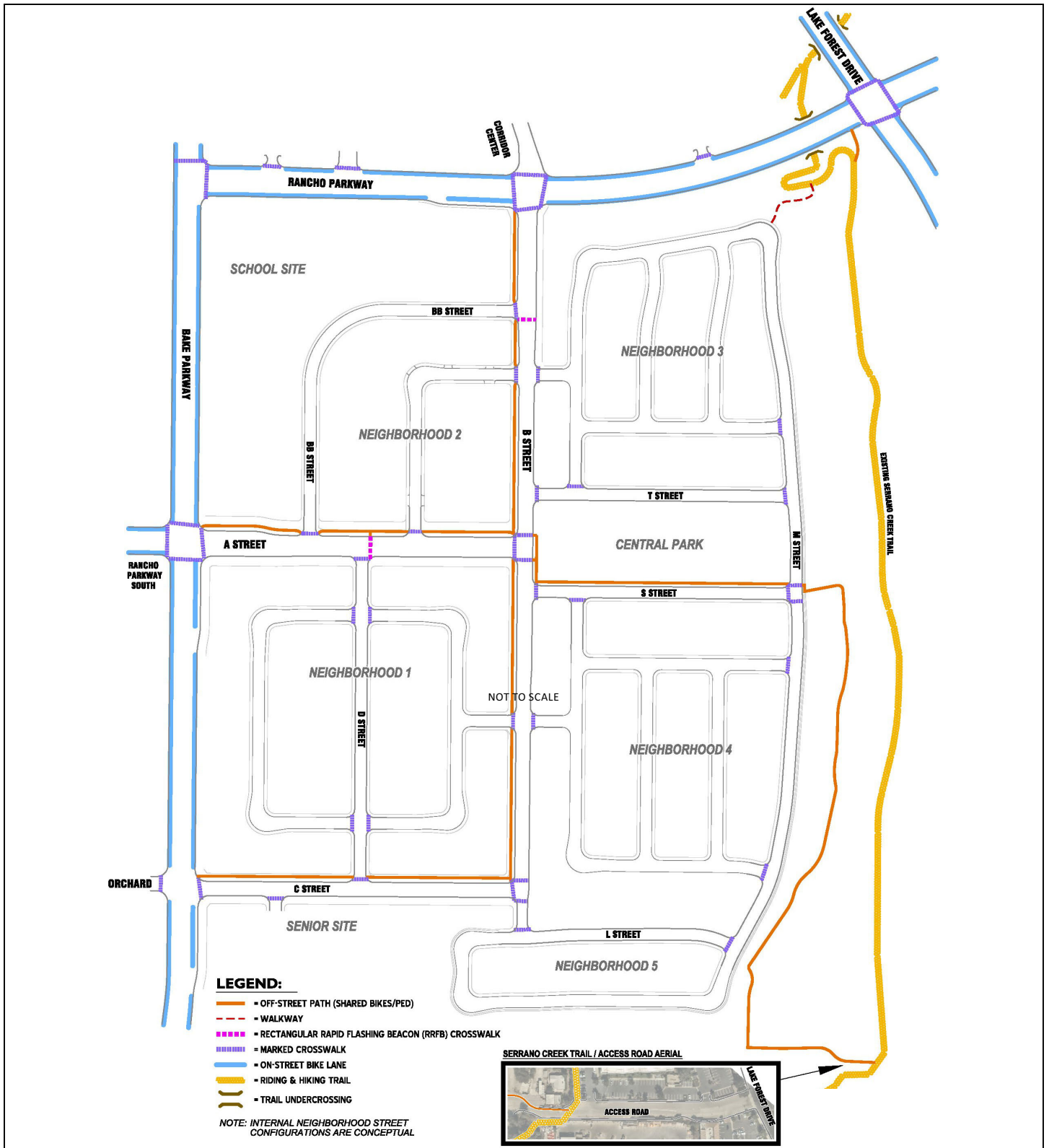


FIGURE 3.11

LSA



NO SCALE

SOURCE: Nakase Property Area Plan (June 2019)

I:\CLF1801\G\Bike_Lane_Trail_Facility.cdr (7/5/2019)

Nakase Nursery/Toll Brothers
Bicycle Lanes and Trail Facilities

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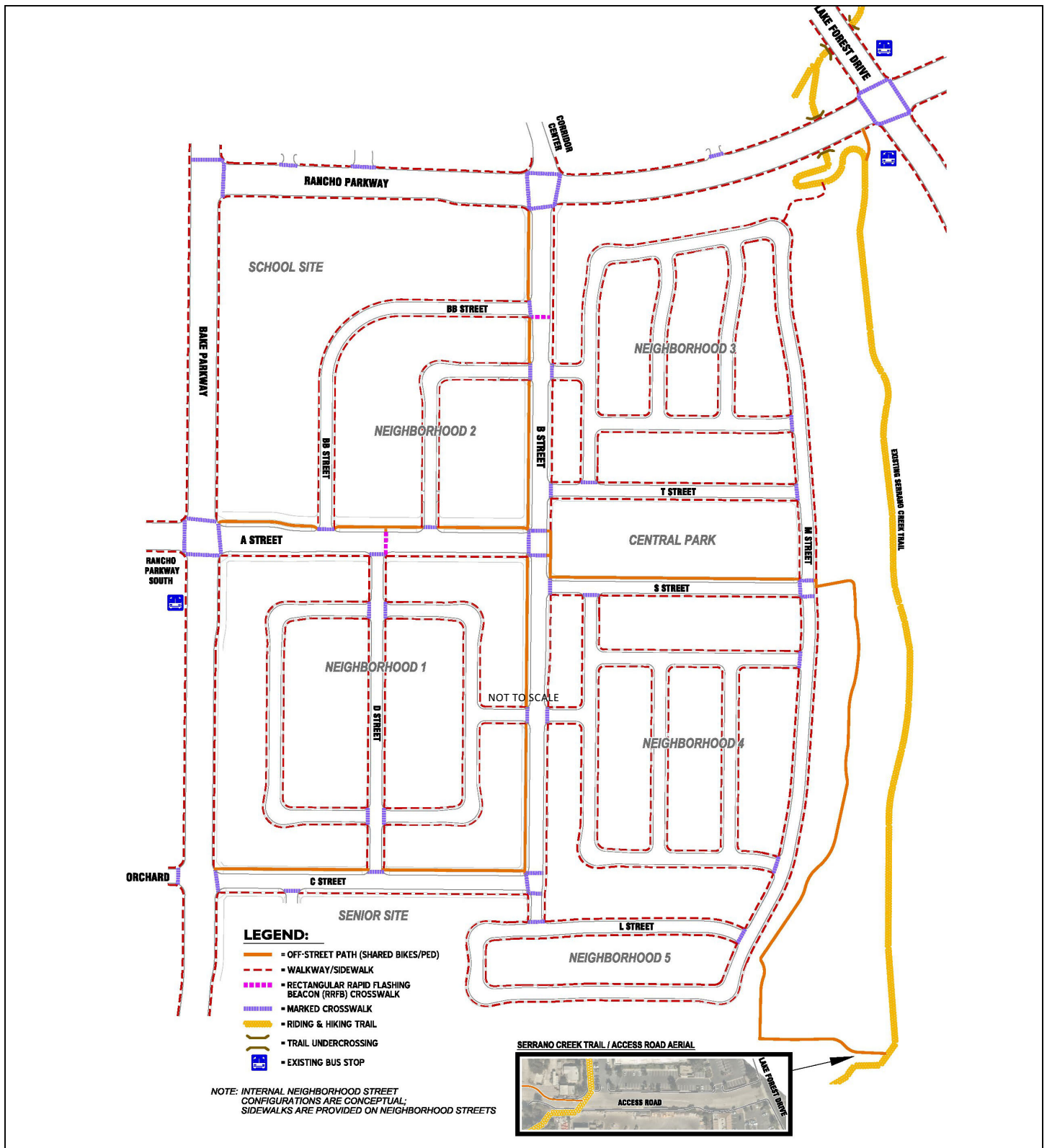


FIGURE 3.12

LSA



NO SCALE

SOURCE: Nakase Property Area Plan (June 2019)

I:\CLF1801\G\Pedestrian_Facilities.cdr (7/5/2019)

Nakase Nursery/Toll Brothers
Pedestrian Facilities

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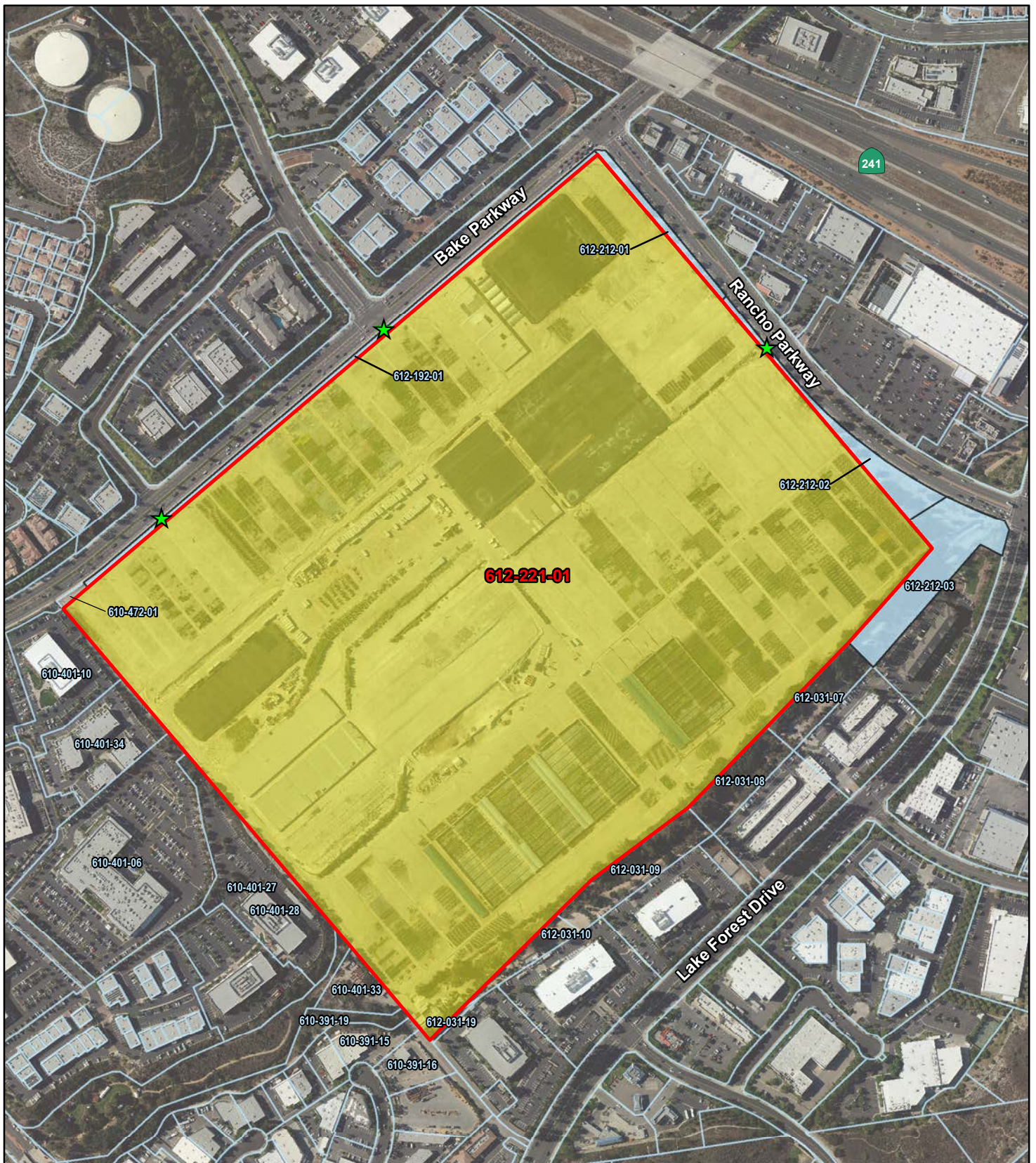


FIGURE 3.13

LSA

LEGEND

- Project Site (APN 612-221-01)
- Remnant Parcels Required for the Project
- ★ Access Point
- Parcel Boundaries



0 250 500
FEET

SOURCE: Google Maps (2018)

I:\CLF1801\GIS\RemnantParcels.mxd (8/14/2019)

Nakase Nursery/Toll Brothers
Remnant Parcels Required for the Project

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permitted on a portion of only some residential streets, including a portion of “B” and “C” Streets, in accordance with an on-street parking exhibit to be submitted by the Applicant, and as permitted by the City’s Planning Commission upon approval of the Area Plan.

3.6 INFRASTRUCTURE IMPROVEMENTS

The following infrastructure improvements would serve the future development included in the Project:

- **Water:** The Project site receives domestic and recycled water service from the Irvine Ranch Water District (IRWD). An existing 24-inch domestic water main and an existing 12-inch recycled water main cross the Project site near its southern boundary. These existing water and recycled water mains would be relocated. Consequently, portions of the existing water line system would need to be rerouted to be aligned with the proposed circulation streets and lots. All rerouting of water facilities would be reviewed and approved by the City’s Public Works Department and the IRWD. There are 8-inch domestic water lines and reclaimed water lines that are proposed to be installed in each of the Project’s collector streets. These water lines would provide domestic water service and reclaimed water for landscaping for the Project’s various uses.
- **Water Well Abandonment:** There is an existing irrigation well located in the center portion of the Project site, which produces 300 gallons per minutes (gpm). In accordance with Section 15.04.020 of the City’s Municipal Code, the Project Applicant/Developer would be required to obtain a permit from the City for the proper decommissioning of the well in order to prevent the contamination of groundwater.
- **Sewer Service:** Sewer lines would be extended onto the Project site. A gravity sewer system would be installed and connected to the existing 21-inch sewer line in Bake Parkway. All connections to the existing wastewater lines would be reviewed and approved by the City’s Public Works Department and the Orange County Sanitation District, as applicable.
- **Utilities:** The Project site receives electricity service from SCE. The Project proposes to underground the existing overhead 66-kilovolt (kV) power lines that are currently located on the east side of Bake Parkway within an existing 20 ft wide SCE utility easement. All undergrounding would be done consistent with the requirements of SCE. The proposed Project includes gas, cable, and telephone utility lines.
- **Drainage System:** On-site stormwater runoff would flow into a proposed on-site storm drain system in “B” Street and then diverted to the subsurface detention vault below Central Park. The on-site underground detention facility would comprise a system of modular vault structures with a solid impermeable floor. This structure would be designed to hold approximately 621,000 cubic feet (cf) of stormwater. Flows would then be directed to the southwestern portion of the Project site to the existing 10.5 ft x 10.5 ft reinforced concrete box, then to the existing off-site storm drain system, and ultimately into Serrano Creek, approximately 0.6 mi to the southwest of the Project site. Off-site stormwater runoff from north of Rancho Parkway would be connected to the proposed on-site storm drain system in “B” Street via the existing 84-inch storm drain

system in Rancho Parkway, which would then connect to the same existing 10.5 ft x 10.5 ft reinforced concrete box as on-site stormwater runoff at the southwestern portion of the Project site. The proposed location of the underground detention vaults are shown on Figure 3.14.

- **Stormwater Best Management Practices (BMPs):** The proposed Project would include a subsurface detention vault below Central Park and the Neighborhood Park, underground detention vaults in combination with proprietary biotreatment BMPs at each of the mini-neighborhood parks, a bioretention facility along Serrano Creek, and a linear bioretention facility along "A" Street. The proposed stormwater treatment system is shown on Figure 3.14.

3.7 SUSTAINABILITY FEATURES

Future development facilitated by approval of the proposed Project would be consistent with the California Green Building Standards Code (CALGreen) and would include the following sustainability features:

- Increased insulation values in walls and attic spaces
- Installation of high-efficiency windows and doors
- Installation of heating, ventilation, and air conditioning (HVAC) systems with a high Seasonal Energy Efficiency Ratio (SEER)
- Specified use of Energy Star appliances
- Installation of water-efficient plumbing fixtures
- Installation of tankless water heater systems
- Installation of light-emitting diode (LED) technology within homes
- Use of recycled water for common area landscape irrigation
- Use of drought-tolerant plants in landscape design
- Installation of water-efficient irrigation systems with smart sensor controls
- Installation of a 240-volt circuit in each home to allow easy installation of electric vehicle (EV) charging
- Installation of EV charging stations at Central Park and the elementary school¹
- Installation of solar panels or solar-ready construction of residential structures to the extent required by CALGreen

¹ EV charging stations at the proposed elementary school would be subject to SVUSD construction standards.

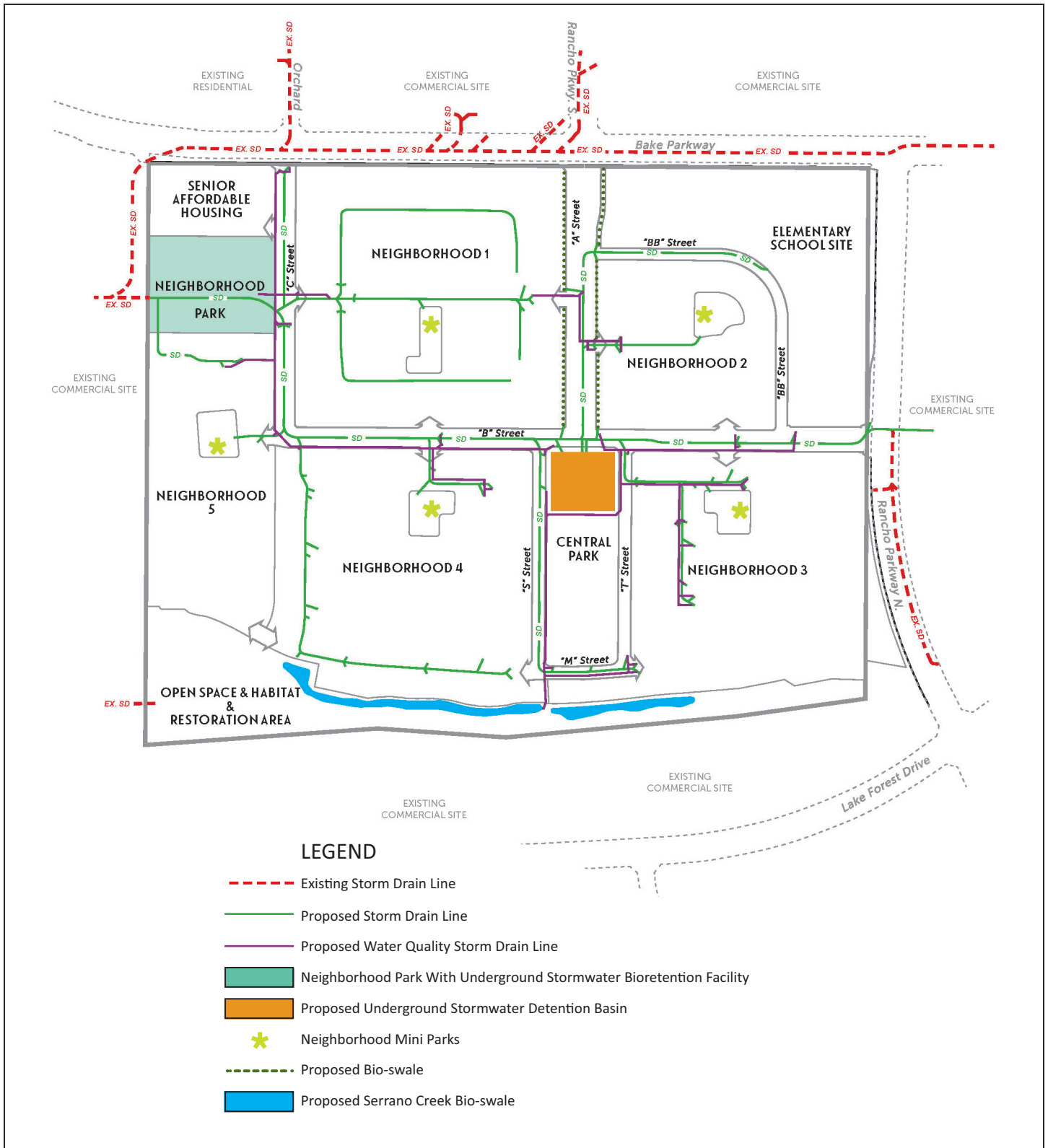
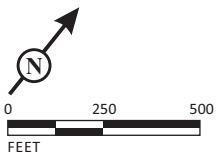


FIGURE 3.14

LSA



SOURCE: Nakase Property Area Plan (June 2019)

I:\CLF1801\G\Storm_Drain_Water.cdr (8/14/2019)

Nakase Nursery/Toll Brothers
Storm Drain System & Storm Water Treatment

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3.8 FIRE SAFETY

Fire engineering, code enforcement, and public education are the main components of fire prevention. The Orange County Fire Authority (OCFA) approved a conceptual Fire Master Plan (refer to Figure 4.19.1) in February 2018, a conceptual Fire Protection Plan with Ember Mitigation (refer to Figure 4.19.2) in January 2018, and a conceptual Fuel Modification Plan (refer to Figure 4.19.3) in March 2018. The Fire Master Plan and Fire Protection Plan address specific fire prevention and access elements required by the City of Lake Forest Municipal Code and the California Building Code (CBC). The Fire Master Plan establishes the proper location and adequacy of fire suppression facilities as well as fire access routes on the Project site. The Fire Master Plan also identifies the locations of fire hydrants, a water supply for firefighting, and emergency access to residences and structures on the Project site. According to OCFA, adherence to the elements of the Fire Master Plan is directly correlated with the effectiveness of first responders, including fire and emergency medical personnel.

The Fire Protection Plan identifies lots and structures that would be within the Ember Mitigation Zone and Radiant Heat Zone. It also identifies lots and structures that would require an attic fire sprinkler system and the conceptual location of the radiant heat wall (i.e., Community Theme Open View Glass Wall).

The Fuel Modification Plan is required by the City of Lake Forest Municipal Code. The Fuel Modification Plan requires the use of fire-resistant building materials, the construction of radiant heat walls, the selection of non-combustible plant species, and the establishment of setback areas and areas that would be permanently irrigated.

3.9 PROJECT CONSTRUCTION

3.9.1 Phasing and Staging

Development of the proposed Project would require excavation of the site; delivery of materials, equipment, and personnel; demolition of the 1,744-square-foot (sf) existing structure on the Project site; undergrounding of utilities; construction of the buildings; and installation of landscaping.

Demolition, grading, and building activities would involve the use of standard earthmoving equipment such as loaders, bulldozers, cranes and other related equipment. No blasting or pile driving is proposed. Construction worker vehicles would be parked on the Project site. It is anticipated that heavy equipment delivery would not occur on a daily basis, but rather periodically throughout the construction phase based on need.

In total, the proposed Project would require the demolition of approximately 2,848 tons of asphalt and 1,161 tons of concrete. The total amount of demolished material that is expected for the Project is 4,009 tons of debris. Hauling trips are based on the assumption that a truck can haul 20 tons (16 cubic yards [cy]) of material per load and assumes one haul truck that is importing material would also have a return trip. Therefore demolition is anticipated to require 401 hauling trips in order to remove 4,009 tons of debris. In addition, the proposed Project is expected require 150,000 cy of soil export. As such, the proposed Project is expected to generate 18,750 hauling trips

in order to export 150,000 cy of soil. Demolition debris export and soil export activities are not permitted during peak commute hours from 7:00 a.m. to 9:00 a.m. and 4:00 p.m. to 6:00 p.m.

Construction trips that would be generated on a daily basis throughout each phase of construction would be derived from construction workers and delivery of construction materials. It has been assumed that construction workers would arrive up to 30 minutes prior to the workday and would leave up to 30 minutes after the workday ends. It is anticipated that the majority of construction employees would arrive between 6:00 a.m. and 7:00 a.m., and depart between 3:30 p.m. and 4:30 p.m.

The proposed Project would be implemented over an estimated period of 67 months (approximately 5.5 years). Demolition and site preparation would span approximately 3 months, and grading would span approximately 12 months. Paving and infrastructure would take approximately 4 months and 12 months, respectively, and would occur concurrently. Building construction would be implemented over an estimated period of 46 months. Project build out is anticipated to occur in 2025.

3.9.2 Grading and Earthwork

The grading operation is anticipated to involve a total amount of approximately 825,000 cy of cut-and-fill and approximately 1.8 million cy of remedial grading. In order to roughly balance soil on site, topographic highpoints on the site would be “cut” and the soil would be used to “fill” low points on the Project site. Areas of cut-and-fill are illustrated on Figure 3.15.

The Project site is located in a natural canyon area with adjoining topographic ridges. A majority of the former canyon areas are capped by a substantial volume of undocumented fill that resulted in creating a relatively flat working surface for the existing nursery. Remedial grading consists of removal of all of the undocumented fill and the upper portion of the slope wash and alluvium that is dry, porous, and relatively loose. The structural areas within the bedrock ridges would be over excavated and capped with compacted fill. The design cut slopes would be provided with stabilization fills to mitigate erosion potential of the friable sandstone. Along the Serrano Creek edge, a shear key would be constructed to reduce lateral earth movement during the design earthquake event.

The first phase of development consists of remedial grading to stabilize the site for development, grading and construction of backbone facilities. The entire site would be remedial graded to stabilize the site for development. Rough grading and infrastructure operations would be performed to support the backbone systems on Streets “A”, “B”, “C”, and “BB”. Improvements along Bake Parkway and Rancho Parkway would also be constructed within this phase.

Following the remedial grading step, the grading operation would continue with conventional grading. This grading is expected to utilize standard equipment and techniques to provide the cuts and fills necessary to implement the proposed Project. As discussed above, the Project is anticipated to require approximately 150,000 cy of export due to irregularities in the remedial shrinkage factors during grading as well as the uncertainties of the quantity of excess spoils generated from retaining walls, infrastructures, and homebuilding activities post-grading operation.

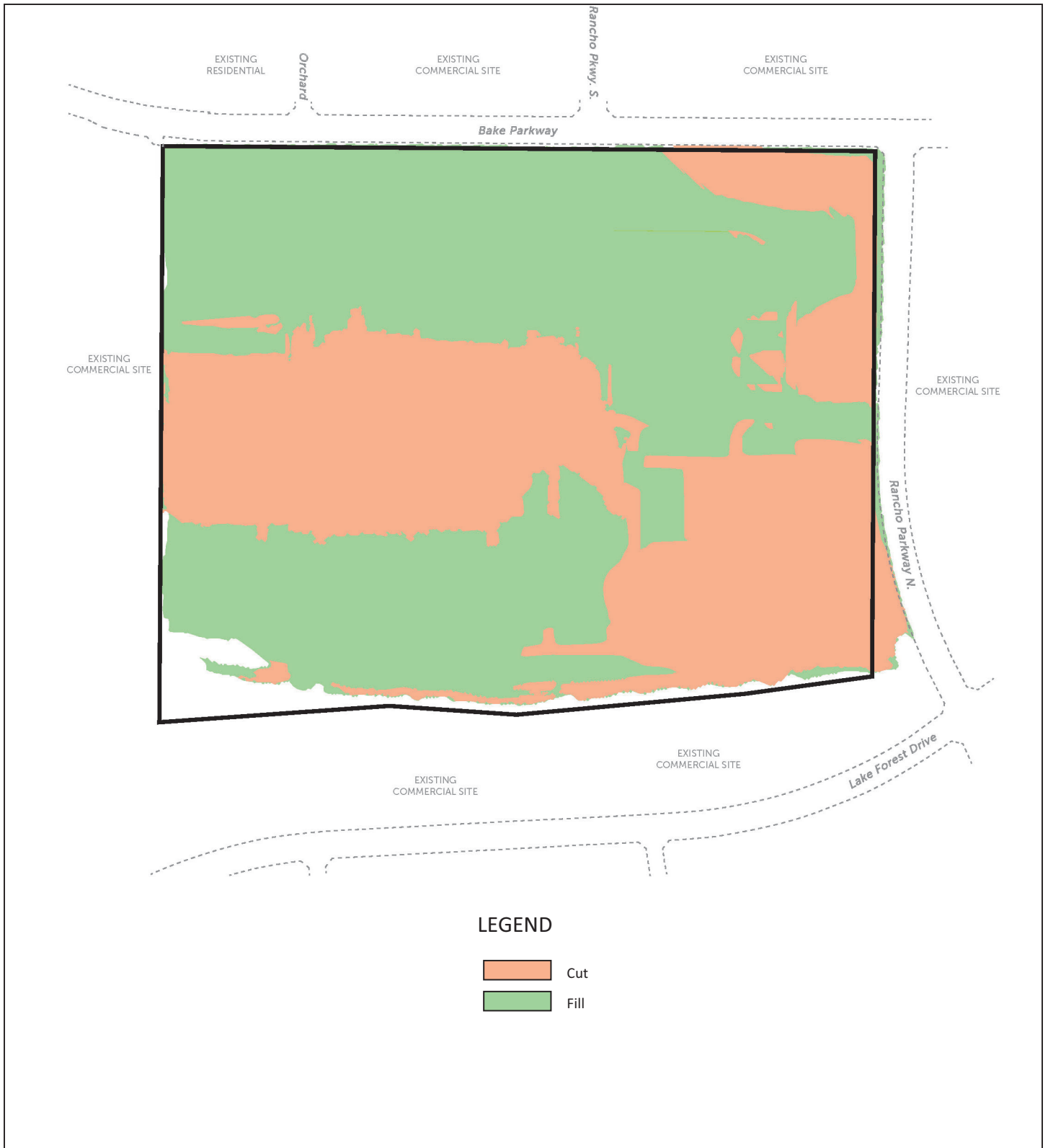
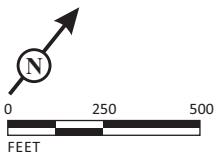


FIGURE 3.15

LSA



SOURCE: Nakase Property Area Plan (June 2019)

I:\CLF1801\G\Cut_Fill.cdr (8/14/2019)

Nakase Nursery/Toll Brothers
Cut & Fill Map

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Development of in-tract infrastructure for neighborhoods and recreational amenities is anticipated to occur in multiple phases. Each of these phases includes construction of roadways and installation of underground utility and service infrastructure, as well as recreation amenities. The timing and sequence of the phasing may be adjusted based on market conditions.

3.10 PROJECT OBJECTIVES

The primary purpose of this project is to establish the Nakase Planned Community. The following project objectives have been established to aid decision-makers in their review of the proposed Project and its associated environmental impacts:

- Provide a comprehensive plan for development of the Nakase property that implements the goals and policies of the Lake Forest General Plan.
- Provide a site design that is sensitive to the existing natural features, including Serrano Creek.
- Provide a balanced mix of single-family and attached senior affordable homes, open space, and active public and private uses.
- Accommodate public uses by incorporating a new elementary school site that is conveniently located within easy walking distance of Project site residents.
- Provide an exceptional trail system and on-site parks that enhance the quality of life of the larger community.
- Reduce vehicular traffic and peak-hour trips through thoughtful site planning that emphasizes connectivity, access, and mobility.
- Provide for logical, attractive, and safe pedestrian and bicycle connections within the community.
- Create high-quality residential homes and distinct, identifiable neighborhoods with a range of specifically targeted single-family product types.

3.11 REQUIRED PERMITS AND APPROVALS

3.11.1 Discretionary Actions

Implementation of the proposed Project would require various approvals and permits from local, State, and federal agencies with jurisdiction over specific elements of the Project. The discretionary approvals by the City, as the Lead Agency, would include the following:

- **General Plan Amendment (GPA 05-17-5033):** The Project proposes to change the General Plan land use designation from Business Park to Low-Medium and Medium Density Residential, High-Density Residential, Public Facility, Neighborhood Parks, and Open Space.

- **Zone Change (ZC 05-17-5034):** The Project proposes to change the Project site's zoning classification from A1 – Agricultural District to Planned Community. Approval of the Planned Community Program would be required as part of the zone change.
- **Development Agreement:** A Development Agreement between the Applicant and the City would identify the terms for development of the Project site and would identify the Applicant's obligations associated with the proposed Project.
- **Vesting Tentative Tract Map:** A Vesting Tentative Tract Map would be required to subdivide the property.
- **Planned Sign Program:** Separate approval by the Planning Commission of a Planned Sign Program is required for Project identification signs.

Project approvals by the City are described in greater detail below.

3.11.1.1 General Plan Amendment and Zone Change

As previously stated, the Project Site is designated Business Park on the City's General Plan and is classified as A1 – Agricultural District on the City's Zoning Map. The current land use designation and zoning classification are inconsistent. To implement the Area Plan, the proposed Project would require approval of a GPA to change the General Plan land use designation of the property to Low-Medium and Medium Density Residential (Neighborhoods One through Five),¹ High Density Residential (senior affordable housing), Public Facility (elementary school site), Neighborhood Parks, and Open Space (habitat and restoration areas). A zone change would also be required to establish the Project Site's zoning classification as a Planned Community District. The zone change would require approval of the Area Plan, as well as the Nakase Property Supplemental Text and Development Plan.² The proposed land use designation and zoning classification would ensure consistency between the City of Lake Forest General Plan and Municipal Code concerning land use on the Project site. Approval of the Area Plan would be subject to approval of the GPA and Zone Change applications.

3.11.1.2 Planned Community Program

Chapter 9.112 of the City of Lake Forest Municipal Code requires that a Planned Community Program be developed for any project proposing a zone change to a Planned Community District. The Planned Community Program must address the entire Project site and would be subject to

¹ The Area Plan would allow for an alternative product type for Neighborhood Two. Under the proposed General Plan designation and Zoning district for Neighborhood Two, rowtowns may be developed at the higher end of the low-medium density range provided the maximum number of units specified in Table 2.1 of the Area Plan for Neighborhood Two is not exceeded and the maximum number of total units in the Area Plan does not exceed 675 units.

² The Nakase Property Supplemental Text and Development Plan would be considered equivalent to the planned community text, which is specified in Section 9.112.050 of the City of Lake Forest Municipal Code, as required under the Planned Community Program.

approval by the City's Planning Commission, as well as adoption by the City Council. The Planned Community Program should include the following components:

- Planned community text specifying permitted uses and site development standards applicable to the entire planned community area
- A statistical summary containing appropriate statistical information such as the minimum/maximum numbers associated with certain aspects of development proposed in the planned community (i.e., maximum number of dwelling units, minimum number of acres of open space)
- A planned community zoning map displaying the proposed uses, exterior boundaries, arterial highways, and any applicable overlay or combining districts within the planned community area
- A planned community development map displaying information such as the general location of infrastructure facilities and a detailed statistical table regulating land uses in each planned community planning area

The Area Plan generally serves as the Planned Community Program for the proposed Project and is intended to guide development and land uses for the planned community within the Project site. Upon adoption, the Area Plan would become a part of the City's Zoning Code. In addition, the planned community zoning map would be considered a component of the City's Zoning Map. Therefore, the Area Plan was developed to serve as the mechanism for implementation of the GPA and zone change required for the proposed use of the Project site.

3.11.1.3 Development Agreement

A Development Agreement is a legal contract negotiated between a project applicant and a public agency that governs the land uses and terms and conditions of approval that may be allowed for a particular project. A Development Agreement can also outline public benefits that the project proponent is guaranteeing to the public agency (e.g., additional fees, land dedications, or public facility improvements). The Project's Development Agreement would include obligations associated with the development of the Project Site related to phasing of land use, timing of infrastructure and public improvements, and provisions for infrastructure financing. The proposed Project includes approval of a Development Agreement.

3.11.1.4 Vesting Tentative Tract Map

A subdivision is the division of any unit or units of land for the purpose of sale, lease, or financing, and may be initiated via a Tentative Parcel Map or Tentative Tract Map. According to Section 7.03.030 of the City of Lake Forest Municipal Code, a Tentative Tract Map is a preliminary map prepared for the purpose of creating five or more lots containing five or more units. Because the Project would include five or more lots, the City would consider approval of a Tentative Tract Map. The Applicant has expressed a desire to pursue the approval of a Vesting Tentative Tract Map for the proposed Project. A Vesting Tentative Tract Map confers a vested right to proceed with development for a specified time after recordation. The Vesting Tentative Tract Map would be prepared in accordance with the Subdivision Map Act and the City's Subdivision Ordinance. The

Vesting Tentative Tract Map would be submitted separately from and concurrently reviewed with the Area Plan.

3.11.2 Other Discretionary City Actions

The Project will require various subsequent permits and approvals to implement the Area Plan as indicated in Section 9.3 of the Area Plan. Subsequent permit approvals would be discretionary and subject to Planning Commission review and approval, and others would be administrative and subject to review and approval by City Directors, including the Director of Community Development, Community Services, and/or Public Works. Included among the types of subsequent discretionary permits requiring Planning Commission review and approval would be:

- Area Plan Amendments, including transferring allowable units from one neighborhood to another providing the land use densities within neighborhoods are not exceeded, and the total number of dwelling units permits throughout the Project are not exceeded.
- Tentative Map Amendments
- Subsequent Tentative Maps
- Site Development Permits (Site Plans) for each new single-family neighborhood, and multi-family neighborhoods such as the Senior Affordable Housing
- Alternative Development Standards
- Gateway/Community Monuments/Signage
- Master Landscape and Walls Plan
- Model Home Signage

Included among the types of subsequent administrative permits requiring Director review and approval would be:

- Model Home Signage
- Final Park Plan Designs
- Park Recreation Centers

3.11.3 Other Ministerial City Actions

Ministerial permits/approvals (e.g., well decommissioning permit, grading permits, and building permits) would be issued by the City or other appropriate agencies to allow Project site preparation, curb cuts (if necessary), and connections to the utility infrastructure, dwelling units, paving, landscaping, walls and fences, and other Project features subject to ministerial permits, including construction drawings for parks and trails

3.11.4 Probable Future Actions by Responsible Agencies

Because the Project also involves approvals, permits, or authorization from other agencies, these agencies are “Responsible Agencies” under the California Environmental Quality Act (CEQA). Section

15381 of the *State CEQA Guidelines* defines Responsible Agencies as public agencies other than the Lead Agency that will have discretionary approval power over the Project or some component of the Project, including mitigation. These agencies include, but are not limited to, the agencies identified in Table 3.D.

Table 3.D: Probable Future Actions by Responsible Agencies

Responsible Agency	Action
Orange County Fire Authority (OCFA)	Approval of Fire Master Plan, Fire Protection Plan, and Fuel Modification Plan
State Water Resources Control Board (SWRCB)	Applicant/Developer must submit Permit Registration Documents, including a Notice of Intent, to comply with the National Pollutant Discharge Elimination System (NPDES) North Orange County Permit (Order No. R8-2009-030).
Irvine Ranch Water District (IRWD)	Approval of an Addendum to the Lake Forest Sub-Area Master Plan
California Department of Fish and Wildlife (CDFW)	Approval of Section 1602 Permit, a Habitat Mitigation Monitoring Plan (HMMP), and possibly a Bat Management Plan. Determination and possible mitigation related to the aquatic resource integrity area.
Regional Water Quality Control Board (RWQCB)	Section 401 Water Quality Certification and Issuance of Waste Discharge Requirements (WDRs).
United States Army Corps of Engineers (ACOE)	Approval of Section 404 Permit and an HMMP.
Saddleback Valley Unified School District (SVUSD)	Approval of Educational Specifications, site selection, acceptance of land dedication from the Applicant/Developer, allocation of design and construction funding, all contracts for design and construction activities, and execution of any required easements.
City of Lake Forest	Review and approval of conditional use permit, design plans, and site plans
California Department of Education, School Facilities Planning Division	Approval of construction plans and allocation of construction funding.
Division of the State Architect	Approval of construction plans and grading permit.

Source: Compiled by LSA Associates, Inc. (2019).

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