

NOTICE OF AVAILABILITY / NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Mountain View Affordable Housing Community Project

This serves as a notice as the City of Lake Forest's Notice of Intent to adopt a Mitigated Negative Declaration for the Mountain View Affordable Housing Community Project prepared in accordance with the California Environmental Quality Act (CEQA), and CEQA Guidelines.

PROJECT NAME: Mountain View Affordable Housing Community Project

PROJECT LOCATION: 24551 Raymond Way and 23591 El Toro Road, Lake Forest 92630

Assessor Parcel Number (APN): 617-441-02,

Near the northeast corner of El Toro Road and Raymond Way

LEAD AGENCY: City of Lake Forest, 100 Civic Center Drive, Lake Forest CA 92630

PROJECT DESCRIPTION:

The Project is a request to demolish the existing office building located at 24551 Raymond Way and construct a 71-unit affordable housing apartment complex on the proposed 1.965-acre site. The proposed Project requires approval of a General Plan Amendment, Zone Change, Tentative Parcel Map, Site Development Permit, Affordable Housing Agreement, and Planned Sign Program. The Project proposes to provide affordable units to households earning less than 60% of the Area Median Income, of which 12 of the units will be set aside for Permanent Supporting Housing.

NOTICE IS HEREBY GIVEN THAT the City proposes to adopt a Mitigated Negative Declaration for the above-cited project. Such Mitigated Negative Declaration is based on the finding that the Project would not have a significant effect on the environment. The reasons to support such a finding are document by an Initial Study prepared by the City. Copies of the Initial Study, Mitigated Negative Declaration and supporting materials are available for review on the City's website at: https://lakeforestca.gov/212/Current-Projects-and-Recent-Decisions or at the City of Lake Forest City Hall, Community Development Planning Counter, located at 100 Civic Center Drive, Lake Forest 92630.

To submit your comments, and for questions regarding the Mitigated Negative Declaration, contact:

NAME: Niki Wetzel

TITLE: Assistant Director of Community Development **ADDRESS:** 100 Civic Center Drive, Lake Forest, CA 92630

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EMAIL: nwetzel@lakeforestca.gov

Public Review Period: Begin: June 12, 2020 Ends: July 13, 2020

In accordance with the CEQA guidelines, any comments concerning the findings of the proposed Initial Study/Mitigated Negative Declaration must be submitted in writing and received by the City no later than 5:00 PM on July 13, 2020, in order to be considered prior to the City's final determination on the project. Should you decide to challenge this project, you may be limited to the issues raised during this public review period.

The Project site is not on a list compiled pursuant to Government Code section 65962.5. The proposed project will not affect highways or other facilities under the jurisdiction of the State Department of Transportation and a scoping meeting will not be held by the Lead Agency.

The City has tentatively scheduled the project and the Mitigated Negative Declaration for review by the Planning Commission at its special meeting on July 23, 2020 at 6:30 p.m in the City Council Chambers located at 100 Civic Center Drive, Lake Forest, 92630. The project and Mitigated Negative Declaration will be considered by the Lake Forest City Council at subsequent public hearing. A separate public hearing notice will be sent in the mail prior to the meeting.