

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Mountain View Affordable Housing Community Project

Lead Agency: City of Lake Forest Contact Person: Niki Wetzel
 Mailing Address: 100 Civic Center Drive Phone: 949-461-3479
 City: Lake Forest Zip: 92630 County: Orange

Project Location: County: Orange City/Nearest Community: Lake Forest
 Cross Streets: Raymond Way and El Toro Road Zip Code: 92630

Longitude/Latitude (degrees, minutes and seconds): 33 ° 37 ' 20.8 " N / 117 ° 42 ' 02.8 " W Total Acres: 3.76

Assessor's Parcel No.: 617-441-02 Section: 27 Twp.: 6 Range: 8 Base: _____

Within 2 Miles: State Hwy #: 5 Waterways: _____

Airports: _____ Railways: Irvine Station - Metrolink Schools: Montessori School & See Attachment 1

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: Affordable Hsing Agmmt; Sign Plan

Development Type:

Residential: Units 71 Acres 1.965
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Professional/Administrative (PA) / Professional Office

Project Description: (please use a separate page if necessary)

The Proposed Project is a 71-unit affordable housing apartment complex near the northeast corner of El Toro Road and Raymond Way in the City of Lake Forest. 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 purpose of the Project is 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.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Regional WQCB # _____
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date June 12, 2020 Ending Date July 13, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>Chambers Group</u>	Applicant: <u>National Community Renaissance of California (CORE)</u>
Address: <u>5 Hutton Centre Drive Suite 750</u>	Address: <u>9421 Haven Avenue</u>
City/State/Zip: <u>Santa Ana CA 92707</u>	City/State/Zip: <u>Rancho Cucamonga CA 91730</u>
Contact: <u>Kelene Strain</u>	Phone: <u>949.394.7996</u>
Phone: <u>213.623.1859 x7507</u>	

Signature of Lead Agency Representative: Niki Wetzel

Digitally signed by Niki Wetzel
Date: 2020.06.09 13:39:47 -0700

Date: 06/10/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Attachment 1

Schools within a 2-mile radius

Arbor Christian School

Del Cerro Elementary School

El Toro High School

Escalade Academy

Fusion Academy Mission Viejo

Grace Christian School

Halstrom High School

LCC Preschool

Los Alisos Intermediate School

Ocean View School

Olivewood Elementary School

Oxford Preparatory Academy

Pathway School

Ralph A Gates Elementary School

Saddleback Christian Academy

Stratford School Mission Viejo

Silverado High School