

DEC 06 2019

STATE CLEARINGHOUSE

CITY OF LAKE FOREST



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RESPONSES TO COMMENTS AND NOTICE OF PUBLIC HEARING

SUBJECT: RESPONSES TO COMMENTS ON THE NAKASE NURSERY/TOLL BROTHERS PROJECT

LEAD AGENCY: CITY OF LAKE FOREST

CONTACT: MARIE LUNA, SENIOR PLANNER
CITY OF LAKE FOREST COMMUNITY DEVELOPMENT DEPARTMENT
25550 COMMERCENTRE DRIVE, SUITE 100
LAKE FOREST, CALIFORNIA 92630
(949) 461-3466
MLUNA@LAKEFORESTCA.GOV

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines Section*, the City of Lake Forest (City) is providing written responses to public agencies on comments made by that agency on the Draft Environmental Impact Report (EIR) for the Nakase Nursery/Toll Brothers Project. Draft responses to comments submitted by your agency are attached.

PROJECT DESCRIPTION: 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 7 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 Area Plan 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

NOTICE OF PUBLIC HEARING: The Lake Forest City Council will conduct a public hearing on the proposed Nakase Nursery/Toll Brothers Project at its regularly scheduled meeting on December 17, 2019 at 6:30 pm, at the (new) **City of Lake Forest City Hall Council Chambers located at 100 Civic Center Drive, Lake Forest, CA 92630**. The City Council will consider certification of the Final EIR and approval of the proposed Project at that time. Public comments will be taken at the meeting.

If you have any questions regarding the proposed Project or the Public Hearing, please contact Marie Luna at (949) 461-3466 or at mluna@lakeforestca.gov.





Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

October 4, 2019

Marie Luna
Lake Forest, City of
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Subject: Nakase Property Area Plan
SCH#: 2018071035

Dear Marie Luna:

The State Clearinghouse submitted the above named EIR to selected state agencies for review. The review period closed on 10/3/2019, and the comments from the responding agency (ies) is (are) available on the CEQA database for your retrieval and use. If this comment package is not in order, please notify the State Clearinghouse immediately. Please refer to the project's ten-digit State Clearinghouse number in future correspondence so that we may respond promptly.

S-1-1

Please note that Section 21104(c) of the California Public Resources Code states that:

"A responsible or other public agency shall only make substantive comments regarding those activities involved in a project which are within an area of expertise of the agency or which are required to be carried out or approved by the agency. Those comments shall be supported by specific documentation."

S-1-2

Check the CEQA database for submitted comments for use in preparing your final environmental document: <https://ceqanet.opr.ca.gov/2018071035/2> . Should you need more information or clarification of the comments, we recommend that you contact the commenting agency directly.

This letter acknowledges that you have complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to the California Environmental Quality Act. Please contact the State Clearinghouse at (916) 445-0613 if you have any questions regarding the environmental review process.

S-1-3

Sincerely,

Scott Morgan
Director, State Clearinghouse

cc: Resources Agency

OFFICE OF THE STATE CLEARINGHOUSE

Letter Code: S-1

Date: October 4, 2019

Response to Comment S-1-1

The comment states that the State Clearinghouse submitted the Draft Environmental Impact Report (EIR) to selected State agencies for review and that the review period closed on October 3, 2019. The comment provides directions for what to do in the event the comment package provided by the State Clearinghouse to the City of Lake Forest is not in order. The City of Lake Forest found no issues with the comment package as provided.

Response to Comment S-1-2

The comment cites Section 21104(c) of the California Public Resource Code and directs the City of Lake Forest to check the California Environmental Quality Act (CEQA) database for submitted comments on the Draft EIR. The City of Lake Forest has confirmed receipt of all comments submitted to the State Clearinghouse and has responded to each of the comment letters from State agencies individually. Refer to Response to Comment Letters S-2 through S-5.

Response to Comment S-1-3

The comment acknowledges that the City of Lake Forest complied with the State Clearinghouse review requirements for draft environmental documents, pursuant to CEQA. No additional response is required.