

**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 # 2018071035**

**Project Title:** Nakase Nursery/Toll Brothers Project

Lead Agency: City of Lake Forest Contact Person: Marie Luna  
 Mailing Address: 25550 Commercentre Drive, Suite 100 Phone: (949) 461-3449  
 City: Lake Forest Zip: 92630 County: Orange County

**Project Location:** County: Orange County City/Nearest Community: City of Lake Forest  
 Cross Streets: Rancho Parkway and Bake Parkway Zip Code: \_\_\_\_\_  
 Longitude/Latitude (degrees, minutes and seconds): 33 ° 40 ' 08.2 " N / 117 ° 40 ' 02.6 " W Total Acres: 122  
 Assessor's Parcel No.: 612-221-01 Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base: \_\_\_\_\_  
 Within 2 Miles: State Hwy #: State Route 241 Waterways: Serrano Creek  
 Airports: N/A Railways: N/A Schools: See attachment

**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: Area Plan

**Development Type:**

Residential: Units 675 Acres 51  
 Educational: Elementary School  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: 11.8 acres of park and trail space  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: See attachment

**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: See attachment

**Present Land Use/Zoning/General Plan Designation:**

Zoning: A1 (Agriculture); General Plan: Business Park and Business Development Overlay (BDO)

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

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 10 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 Planned Sign Program 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.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 20 - 2019

SCH COMPLIANCE 10 - 3 - 2019

**Project Sent to the following State Agencies**

Resources  
 Boating & Waterways  
 Central Valley Flood Prot.  
 Coastal Comm  
 Colorado Rvr Bd  
 Conservation  
 CDFW # 5  
 Cal Fire  
 Historic Preservation  
 Parks & Rec  
 Bay Cons & Dev Comm.  
 DWR

**Cal EPA**  
 ARB: Airport & Freight  
 ARB: Transportation Projects  
 ARB: Major Industrial/Energy Resources, Recycl. & Recovery  
 SWRCB: Div. of Drinking Water  
 SWRCB: Div. Drinking Wtr # \_\_\_\_\_  
 SWRCB: Div. Financial Assist.  
 SWRCB: Wtr Quality  
 SWRCB: Wtr Rights  
 Reg. WQCB # 8  
 Toxic Sub Ctrl-CTC \_\_\_\_\_

**CalSTA**  
 Aeronautics  
 CHP  
 Caltrans # 12  
 Trans Planning

**Other**  
 Education  
 Food & Agriculture  
 HCD  
 OES

**State/Consumer Svcs**  
 General Services

**Yth/Adlt Corrections**  
 Corrections

**Independent Comm**  
 Delta Protection Comm  
 Delta Stewardship Council  
 Energy Commission  
 NAHC  
 Public Utilities Comm  
 Santa Monica Bay Restoration  
 State Lands Comm  
 Tahoe Rgl Plan Agency  
 Conservancy  
 Other: \_\_\_\_\_

**Please note State Clearinghouse Number (SCH#) on all Comments**

SCH#: **2018071035**

**Please forward late comments directly to the Lead Agency**

AQMD/APCD 33

(Resources: 8 / 24)

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 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
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**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 type="checkbox"/> Air Resources Board                            | <input type="checkbox"/> Office of Historic Preservation                     |
| <input type="checkbox"/> Boating & Waterways, Department of             | <input checked="" 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 checked="" type="checkbox"/> Caltrans District #12               | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB #R8                        |
| <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 checked="" 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 checked="" 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 #5               | <input type="checkbox"/> Tahoe Regional Planning Agency                      |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of   | <input checked="" 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                | Other: _____   |
| <input checked="" type="checkbox"/> Health Services, Department of      | Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development     |  |
| <input checked="" type="checkbox"/> Native American Heritage Commission |  |

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

Starting Date August 20, 2019 Ending Date October 3, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Toll Brothers Southern California Division</u>
Address: <u>20 Executive Park, Suite 200</u>	Address: <u>725 W Town &amp; Country Rd Suite 200</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Orange, CA 92868</u>
Contact: <u>Nicole Dubois</u>	Phone: <u>(714) 347-1300</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative: Marie Luna Date: 8/15/19

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