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## NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

**SUBJECT:** NOTICE OF PREPARATION FOR THE PROPOSED NAKASE PROPERTY AREA PLAN

**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

The City of Lake Forest (City) has decided to prepare a draft Environmental Impact Report (EIR) for the proposed Nakase Property Area Plan (referred to hereafter as the Area Plan). Development as provided for in the Area Plan would require the following approvals from the City: (1) an Amendment to the City of Lake Forest General Plan; (2) a Zone Change; (3) approval of the Area Plan; (4) approval of a Planned Community Program; (5) approval of a Development Agreement between the City and the Developer; (5) approval of a Vesting Tentative Tract Map, and (6) subsequent approval of Site Development Permits. In addition, ministerial permits/approvals (e.g., grading permits and building permits) would be issued for the proposed Project by the City to allow for site preparation, curb cuts (if necessary), connections to the utility infrastructure, paving, landscaping, walls and fences, and other features subject to ministerial permits. Together, these approvals constitute the proposed Project for which the EIR will be prepared. Pursuant to Public Resources Code Section 21165 and the Guidelines for the California Environmental Quality Act (*State CEQA Guidelines*) Section 15050, the City is the Lead Agency responsible for preparing the EIR for the proposed Project.

The purpose of this letter is to: (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the *State CEQA Guidelines* Section 15082; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed Project; and (3) provide notice of the public Scoping Meeting.

### PROPOSED PROJECT LOCATION

The 122-acre (ac) proposed Project site is located at 20261 Lake Forest Drive, Lake Forest, CA 92630 (Assessor's Parcel Number [APN] 612-221-01) and is currently operating as Nakase Brothers Wholesale Nursery, an agricultural wholesale plant nursery. The proposed Project site is located in the north-central portion of Lake Forest in Orange County, California. The areas surrounding the proposed Project site consist of a mix of land uses, including commercial, office, open space, industrial, and residential uses. The proposed Project site is bounded on the northwest by Bake Parkway, on the northeast by Rancho Parkway, on the southeast by Serrano Creek Trail, and on the southwest by commercial, industrial, and office uses, with Dimension Drive beyond. Although not immediately adjacent to the proposed Project site, single-family and multifamily residential uses exist to the northwest, northeast, and south of the proposed Project site.

## PROPOSED PROJECT DESCRIPTION

The Nakase Property Area Plan would facilitate the development of the 122 ac proposed Project site as a master-planned community. Implementation of the Area Plan would include development of residential uses, an elementary school site, and over 28 acres of parks, open space, and habitat restoration area. 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 apartment units for senior citizens, an elementary school site, parks and open space, an internal circulation system, and a multipurpose water quality basin. The proposed Project would entitle development of up to 675 two- and three-story, single-family residential units on approximately 61.4 acres of the site. In order to meet the City's affordable housing policy as stipulated in the Housing Element (2014), up to 101 senior affordable housing units<sup>1</sup> would be constructed on 3.9 acres in a two to three story building with an elevator. The units would be available for rent. The proposed elementary school site would accommodate a school for approximately 800 to 1,000 students from kindergarten through sixth grade. The school site would be located on the northwestern portion of the proposed Project site, at the corner of Bake Parkway and Rancho Parkway. Access to the proposed Project site would be provided at three proposed locations: two entries at Bake Parkway and one entry at Rancho Parkway. The two entries at Bake Parkway would line up with existing roads (Rancho Parkway South and Orchard Street).

## PROBABLE ENVIRONMENTAL EFFECTS

Based on the Initial Study completed for the proposed Project, the City has determined that the proposed Project could result in impacts related to aesthetics, agriculture and forestry, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use/planning, noise, population/housing, public services, recreation, transportation/traffic, tribal cultural resources, and utilities and service systems. These topics will be analyzed in the EIR. Mitigation will be developed and included in the EIR, if necessary, to address the proposed Project's potentially significant adverse effects.

## DOCUMENT AVAILABILITY

Copies of this NOP have been transmitted to the California State Clearinghouse of the Office of Planning and Research, and to each applicable responsible and trustee agency. Copies of this NOP, the Initial Study, and future environmental documents prepared in conjunction with the proposed Project will be available for public review on the City's website at <http://www.lakeforestca.gov> and at the following locations:

- City of Lake Forest Community Development Department, 25550 Commercentre Drive, Suite 100, Lake Forest, CA 92630
- Foothill Ranch Branch Library, 27002 Cabriole, Foothill Ranch, CA 92610
- El Toro Public Library, 24672 Raymond Way, Lake Forest, CA 92630

## NOTICE OF PREPARATION COMMENT PERIOD

The City invites you to submit written comments describing your specific environmental concerns, if any. **The NOP comment period begins on July 16, 2018, and ends on August 15, 2018. Your written comments must be received by 5:00 p.m. on August 15, 2018, the close of the public review period.** Please send your written comments to Marie Luna at 25550 Commercentre Drive, Suite 100, Lake Forest, CA 92630 or via email to [mluna@lakeforestca.gov](mailto:mluna@lakeforestca.gov). Please include your name, address, and contact information in your correspondence.

## PUBLIC SCOPING MEETING

To provide an additional opportunity for input, the City will be conducting a Scoping Meeting. The Scoping Meeting will be held on the following date:

**Date and Time: Wednesday, July 25, 2018, at 6:30 P.M.**

**Location:** Council Chambers at Lake Forest City Hall, 25550 Commercentre Drive, Lake Forest, CA 92630

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<sup>1</sup> The total number of senior affordable housing units would equal approximately 15 percent of the number of approved single-family homes.