Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018071035

Project Title: Nakase Nursery/Toll Brothers Project

Lead Agency: City of Lake Forest

Contact Name: Marie Luna, Senior Planner

Email: mluna@lakeforestca.gov Phone Number: (949) 461-3466

Project Location: City of Lake Forest, Orange County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

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.

The Lead Agency has prepared the Draft EIR to analyze environmental impacts associated with implementation of the proposed Project; to discuss alternatives; and to propose mitigation measures for identified potentially significant impacts that will minimize, offset, or otherwise reduce or avoid those environmental impacts.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Impacts to Aesthetics would be mitigated to a less than significant level with Mitigation Measure (MM) 4.1.1, which requires approval of a Lighting Plan. Impacts to Biological Resources would be mitigated to a less than significant level with MM 4.4.1 through 4.4.9, which require the following: surveys for burrowing owls and bats, preservation of Serrano Creek and use of Best Management Practices during construction, use of bird strike avoidance treatments on perimeter glass fencing, preparation of a Habitat Modification Plan, coordination regarding jurisdictional resources and the Aquatic Resource Integrity Area, and prevention of invasive plant species used in landscaping. Impacts to Cultural Resources would be mitigated to a less than significant level with MM 4.5.1, which requires archaeological monitoring services during construction. Impacts to Geology would be mitigated to a less than significant level with MM 4.6.1 through 4.6.3, which require compliance with the recommendations in the Geotechnical Assessment, implementation of corrosion protection measures, and preparation of a Paleontological Resources Impact Mitigation Program. Impacts to Hazards would be mitigated to a less than significant level with MM 4.9.1 though 4.9.3, which require preparation of Demolition and Construction Contingency Plans and DTSC Oversight of the School Site. Impacts to Noise would be mitigated to a less than significant level with MM 4.12.1, which requires preparation of an Acoustical Study. Impacts to Public Services would be mitigated to a less than significant level with MM 4.14.1, which requires a Secured Fire Protection Agreement. Impacts to Recreation would be mitigated to a less than significant level with MM 4.15.1, which requires park and open space access and maintenance. Impacts to Traffic would be mitigated to a less than significant level with MM 4.16.1 through 4.16.4, which require preparation of a Construction Traffic Management Plan and Sight Distance Analysis, and implementation of intersection improvements and flashing beacons. Significant and unavoidable impacts would occur as a result of Project implementation with respect to Agricultural Resources and Greenhouse Gas Emissions.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

• Traffic: Concerns about additional traffic and number of lanes on Bake Pkwy, traffic conditions during peak hours, pedestrian/bike safety, parking issues, vehicle queuing and parking on nearby roads, school-related traffic impacts, and truck and motorcycle traffic on Bake Pkwy.
• Noise: Concerns about traffic-related increases in noise pollution, existing truck and motorcycle noise along Bake Pkwy, lack of enforcement of the City's noise ordinance, and elevated backyard noise levels; suggestions of noise mitigation, including special pavement, triple-paned windows, or a noise barrier along Bake Pkwy.
• Air Quality: Concerns about additional vehicle emissions, worsening air quality in adjacent neighborhoods, c particulate matter and carcinogens; suggestions to conduct sampling for particulate matter, to prepare a health risk assessment for the Project and to adhere to guidelines from the SCAQMD and its Air Quality Handbook.
• Alternatives: Suggestions to evaluate the development of a park and/or garden on the Nakase site, to more clearly define the Project's scope and evaluate alternatives, and to pursue alternatives that would lessen the air quality impacts.
• Biological Resources: Concerns about potential impacts to coastal sage scrub and associated species, to avoid impacts to nesting or migratory birds; suggestions to include mitigation measures for potential impacts to riparian corridors/ wetlands, jurisdictional delineation, to apply for Lake and Streambed Alteration Agreement, and to satisfy the California Endangered Species Act Incidental Take Permit requirements, to avoid impacts where feasible.
• Hazards: Suggestions to complete a Water Pipeline Risk Assessment and Electromagnetic Field study for the proposed school site, that the significance conclusion related to wildland fire hazards be revised to reflect a Fuel Modification Conceptual Plan and a Fire Protection Plan with an Ember Mitigation, and to ensure that floodplains are identified and structures conform to FEMA regulations with regard to placement adjacent to flood hazards.
• Hydrology: Suggestion to review all local hydrology/hydraulic analyses to confirm the Project is protected from erosion and flooding, concern about increased runoff caused by the project, suggestion to incorporate mitigation measures to reduce impacts to hydrology, erosion, and flooding, and concerns about impacts to water quality and storm water runoff.
• Land Use/Planning: Opposition to zoning change for the nursery, concern about the Project's consistency with the 2016 RTP/SCS and General Plan, and suggestion to incorporate practices and policies that would reduce GHG emissions.
• Public Services: Suggestion to implement mitigation for public services, and concern about increase in demand.

Provide a list of the responsible or trustee agencies for the project.

Orange County Fire Authority
State Water Resources Control Board
Irvine Ranch Water District
California Department of Fish and Wildlife
Santa Ana Regional Water Quality Control Board
United States Army Corps of Engineers
Saddleback Valley Unified School District
California Department of Education, School Facilities Planning Division
Division of the State Architect