

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 #: _____

Project Title: Mountain View Affordable Housing Community Project

Lead Agency: Lake Forest

Contact Name: Niki Wetzel

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Phone Number: 949-461-3479

Project Location: Lake Forest

City

Orange

County

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

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.

See Attachment 1

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

The resource areas that result in potentially significant effects involve biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources. These resource areas would result in less than significant impact with implementation of the following mitigation measures: MM BIO-1, MM CUL-1, MM GEO-1, MM HAZ-1, MM TCR-1

See Attachment 2

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

Residents within the vicinity of the Proposed Project are concerned about traffic, parking availability and the presence of low income housing that could impact the quality of life at the Proposed Project location.

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

Responsible Agencies

California Department of Fish and Wildlife

Reviewing Agencies

California Air Resources Board

County of Orange Housing and Community Development

El Toro Water District

Orange County Fire Authority

State Water Resources Control Board

South Coast Air Quality Management District

Native American Heritage Commission

Attachment 1: Project Description/Location

Project Description

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.

Project Location

Located near the northeast corner of El Toro Road and Raymond Way, the proposed Project site is situated in the southwestern quadrant of the City, in Orange County, California, just a few blocks north of Interstate 5.

The Project site is generally L-shaped and comprises a single parcel (APN 617-441-02) totaling 3.76 acres. The parcel is fully developed with two 2-story office buildings, surface parking lots, and landscaped areas. One office building (approximately 28,820 square feet) is situated on the eastern end of the site fronting El Toro Road (23591 El Toro Road).

The second office building (approximately 31,573 square feet) is located on the western edge of the site, fronting Raymond Way (24551 Raymond Way). Access to the site is provided at three points, from El Toro Road, Raymond Way, and Packer Place.

The Project site is currently zoned Professional Administrative (PA) and has a Professional Office land use designation in the City's General Plan. The current land use designation and zoning do not allow for the development of residential uses on site.

Project Components

Tentative Parcel Map

The proposed Project will require a Tentative Parcel Map to divide the parcel into two. Parcel 1 will be approximately 1.965 acres (85,596 square feet (net)) on the western and northern portion of the site fronting Raymond Way and Packer Place. Parcel 2 will be a rectangular parcel on the southeastern half of the site, approximately 1.798 acres (78,306 square feet), fronting El Toro Road. Though subdivided, no barriers between the parcels are proposed, and access through both sites will be reciprocal.

Site Development Permit

The proposed Project will require approval of a Site Development Permit (SDP) application. The purpose of the SDP would ensure that the proposed Project would conform to the development and design standards of the City.

Parcel 1: Residential

To develop Parcel 1, the existing 31,573-square-foot office building located at 24551 Raymond Way will be demolished. The then vacant 1.965-acre site would be developed with one 4-story residential

building to provide a total of 71 apartment homes with a community center and recreational amenities located at the northern end of the site. Developed at an overall density of 36.13 units per acre, the new building will include 18 one-bedroom units (522 net square feet), 35 two-bedroom units (750 net square feet), and 18 three-bedroom units (1,020 net square feet). In total, the plan for Parcel 1 proposes 54,771 square feet of residential development, 8,610 square feet of outdoor balconies/patio, and 17,801 square feet of community facilities/common areas. The total gross building area is 81,182 square feet.

The residential building will be located on the southwest side of the parcel, adjacent to Raymond Way. The building is three and four stories with varying roof styles and heights, with a maximum height of 51 feet 2 inches. The building design provides articulation with the incorporation of wall plane changes, balconies, material changes, and tower elements. The building architecture features a variety of building materials, including stone, horizontal siding, vertical siding, roof shingles, and metal roofs. The proposed color palette for the building will consist of earth tone colors. In the center of the site, centrally located from the residential buildings, the development will provide several recreational amenities, including an approximately 2,050-square-foot community center, a small playground for young children (“tot lot”), outdoor fireplace with seating areas, and large activity lawn. A trash enclosure will be provided at a central location and will match the architectural style of the main building.

The residential development proposed on Parcel 1 will provide 70 units affordable to households earning less than 60 percent of the Area Median Income (AMI), of which 12 of the units will be set-aside for Permanent Supportive Housing (PSH). A two-bedroom manager’s unit will be included on site that will not be income-restricted. National CORE will employ staff and provide a range of supportive services on site for the PSH and traditional affordable housing units based on the specific needs of the households selected to live in the community. Typical supportive services include counseling, financial literacy, youth programs, healthy living education, and job training.

One vehicular entry point to the site is provided off of Packer Place. The entry point to the site is a 24-foot driveway providing direct access to surface parking. Two pedestrian walkways will also be provided: one located at the western edge of the property providing egress to and from Raymond Way and another pedestrian access point next to the driveway allowing pedestrians to enter off Packer Place. The site plan for Parcel 1 proposes 108 uncovered parking spaces on site to accommodate resident parking needs, including five spaces (one van and four standard spaces) that are Americans with Disabilities Act (ADA) accessible. Of the 108 spaces, two will be reserved for electric vehicle charging (one for cars and one that is ADA van accessible). Parcel 1 will also include seven long-term bicycle parking spaces. A monument sign for the residential building is proposed on the property, at the corner of Raymond Way and Packer Place.

Parcel 2: Office Building

Parcel 2 would maintain the two-level, garden-style, multi-tenant 28,827-square-foot office building in its current location. To accommodate employees and visitors on Parcel 2, the parking lot on Parcel 2 will be re-stripped to increase the total number of parking stalls from 113 stalls to 115 stalls (including three ADA accessible stalls). This meets the City’s code requirement of 115 spaces based on the required ratio of 1 space per 250 square feet.

General Plan Amendment

Based on the City's General Plan, the proposed Project would require a General Plan Amendment from Professional Office to High Density Residential (25-43 DUs/acre) to allow residential uses on Parcel 1.

Zone Change

Based on the City's current Zoning Map, the Project will also necessitate a Zone Change from the Professional and Administrative (PA) district to the Multi-Family Dwelling District (R2) for Parcel 1 to allow residential use of the property. Per Chapter 9.152.010, *Affordable Housing Incentives and Density Bonus Provisions*, of the City of Lake Forest Municipal Code (LFMC), the development qualifies for an increase in density and development incentives to increase the provision of affordable housing. The development is requesting four development incentives: (1) an increase in the maximum allowed height (LFMC Section 9.56.070(B)) from 35 feet to 51 feet and 2 inches, (2) a reduction in the required front setback (LFMC Section 9.56.070 (E)) from a minimum of 20 feet to 13 feet 9 inches and (3) a reduction in the required rear setback (LFMC Section 9.56.070 (E)) from 25 feet to 12 feet 1 inch, and (4) a reduction in the number of parking stalls within 200 feet of their corresponding residential unit (LFMC Section 9.168.040(E)(1)).

Attachment 2: Mitigation Measures

Biological Resources:

The following mitigation measure would be implemented to address potential impacts to nesting birds during construction.

MM BIO-1: A nesting bird pre-construction survey will be conducted by a qualified biologist and submitted to the City three days prior to demolition and/or vegetation removal activities during nesting bird season (September to January). Should nesting birds be found, an exclusionary buffer will be established by a qualified biologist. The buffer may be up to 500 feet in diameter depending on the species of nesting bird found. This buffer will be clearly marked in the field by construction personnel under guidance of the qualified biologist and construction or clearing will not be conducted within this zone until the qualified biologist determines that the young have fledged or the nest is no longer active. Nesting bird habitat within the Project site will be resurveyed during bird breeding season if there is a lapse in construction activities longer than seven days.

Cultural Resources:

The following mitigation measure would be implemented to address impacts to undiscovered cultural and archaeological resources during ground-disturbing activities.

MM CUL-1: A qualified archaeological monitor shall be present during ground-disturbing activities, such as trenching and excavation, that could expose native soils. If archaeological resources are discovered during ground-disturbing activities, the monitor shall temporarily halt all construction activities in the general area of discovery until the resources area examined by a qualified monitor, to be retained by the Applicant. The monitor shall recommend next steps (i.e., additional excavation, curation, preservation, etc.) in a written document submitted to the City for review and approval. Prior to issuance of the building permit, the archaeological monitor shall prepare and submit a final report documenting the construction activities of the day, identifying survey sites, discuss the existing condition of the monitored areas, and discuss any resources that were discovered.

Geology and Soils:

The following mitigation measure would be implemented to address the quality of the soils to support the development of the building.

MM-GEO-1: Prior to the issuance of a grading permit, the Applicant shall submit grading plans and construction drawings that comply with the recommendation provided in Section 6.0 of the Geotechnical Report, subject to approval of the City's Engineer and Building Official. These recommendations address design considerations for earthwork, seismic design parameters, foundation design, retaining and screening walls, exterior flatwork, concrete mix design, corrosion, preliminary pavement design, and post grading considerations.

Hazards and Hazardous Materials:

The following mitigation measure would be implemented to address the emission and handling of hazardous materials within one-quarter mile of an existing school.

MM HAZ-1: Prior to issuance of demolition permit for the demolition of structures that were constructed before 1980, the Applicant shall conduct a thorough investigation to determine if asbestos, lead, or polychlorinated biphenyls (PCBs) exist on the site. All demolition that could result in the release of lead and/or asbestos must be conducted according to Cal/OSHA standards, Title 8, Division 1, Chapter 4, Subchapter 4, Article 4, Section 1529 and 1523.2. Compliance with Cal/OSHA standard would result in use of licensed contractors, licensed waste transporters and licensed waste disposal facilities and therefore potential impacts would be mitigated to a level of less than significant if the demolition is conducted according to Cal/OSHA standards.

Tribal Cultural Resources:

The following mitigation measure would be implemented to address the potential uncovering of Tribal Cultural Resources. This mitigation has been included as a result of the Assembly Bill 52 consultation process.

MM TCR-1: The applicant will be required to retain the services of a qualified Native American Monitor(s) during construction related ground disturbance activities including, but not limited to, pavement removal, potholing, grubbing, weed abatement, boring, grading, excavation, or trenching within the project area. The monitor must be selected by a Tribe culturally affiliated with the project area and will be present on-site during the construction phases that involve ground disturbance activities. The on-site monitoring shall end when the project site grading and excavation activities are completed, or when the monitor has indicated that the site has a low potential for archaeological resources. If archaeological or cultural resources are encountered, they will be documented by the Native American monitor and collected for preservation.