

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 #: 2021090278

Project Title: Great Scott Tree Care Project (Previously Great Scott Landscape Facility Project)

Lead Agency: Lake Forest

Contact Name: Marie Luna, Senior Planner

Email: mluna@lakeforestca.gov

Phone Number: 949-461-3466

Project Location: Lake Forest

Orange

City

County

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

The Applicant proposes to subdivide the 6.72-acre Project site into two parcels. Parcel 1 would be approximately 2.05 acres and would involve rehabilitation of the existing single-family residence (previously converted for office use) to be used as an office for Great Scott Tree Care (GSTC) administrative functions and other site improvements, including the creation of parking spaces for tree service vehicles and equipment, installation of fencing, and landscaping. As part of the Project, an approximately 36,295-square-foot (0.83-acre) disturbance area would occur within a scenic easement, which is below the fifteen percent threshold of the approximately 5.56-acre (241,990 square-feet) scenic easement area. The Project would not result in the development of any structures within the scenic easement area. Parcel 2 would be approximately 4.67 acres and is proposed to remain undeveloped. A General Plan Amendment (GPA) would be required to change the General Plan land use designation for the Project site (APNs 610-301-07, -20, and -21) from Regional Park/Open Space to Urban Industrial 25 and Regional Park/Open Space. A Zone Change would also be required to change the zoning designation for APN 610-301-07 from M1 Light Industrial/PD Planned Development Overlay to Open Space Conservation and a portion of the parcel between APNs 610-301-20 and -21, to Urban Industrial 25. The proposed Zone Change would also change the zoning for APNs 610-301-20 and -21 from A1 Agriculture to Urban Industrial 25. A Development Agreement, Use Permit and Tentative Parcel Map are also proposed.

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

The MND determined potentially significant effects associated with biological resources, cultural resources, geology and soils, noise, and tribal cultural resources. Mitigation measures to address biological resources include pre-construction surveys. Mitigation for cultural and tribal cultural resources include preparation of a Cultural Resources Management Plan and mitigation to address the necessary steps in the event cultural resources are discovered during project activities, including potential human remains. Mitigation measures also require retention of a qualified Native American monitor during construction related ground disturbance activities and steps in the event of unearthed archaeological resources. Mitigation for geology and soils specific to the potential for discovery of paleontological resources include preparation of a Paleontological Resource Mitigation Program and outline the steps in the event paleontological resources are encountered. Noise mitigation measures include prohibiting construction activities during specific hours and implementing construction best management practices.

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

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