

PC Attachment 3

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE AREA PLAN (“AP”) 06-23-5639 AMENDING AP 05-18-5166 TO REPLACE ALL REFERENCES TO THE SCHOOL SITE LOCATED WITHIN THE MEADOWS RESIDENTIAL COMMUNITY (AKA: THE NAKASE PLANNED COMMUNITY) LOCATED AT THE SOUTHEAST CORNER OF BAKE PARKWAY AND RANCHO PARKWAY TO REFERENCE A NEW RESIDENTIAL NEIGHBORHOOD, NEIGHBORHOOD 6, ADD REFERENCES AS APPLICABLE THROUGHOUT THE DOCUMENT TO LOW DENSITY RESIDENTIAL; CHANGE TABLES AND EXHIBITS ACCORDINGLY, AND REDESIGNATE THE PUBLIC STREETS THAT WOULD HAVE PROVIDED ACCESS TO THE SCHOOL SITE, INCLUDING EMY WAY (“A” STREET) TO A PORTION OF GREENLEAF (“B” STREET), RANCHO PARKWAY TO A PORTION OF GREENLEAF (“B” STREET), AND ALL OF LASSEN STREET (“BB” STREET), PRIVATE STREETS; FILED BY THE CITY OF LAKE FOREST ON BEHALF OF TOLL BROTHERS WEST, INC., AND MAKING CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS PURSUANT TO PUBLIC RESOURCES CODE SECTION 21166 AND STATE CEQA GUIDELINES SECTION 15162

WHEREAS, on May 24, 2018, Rick Nelson of Toll Brothers, filed an application for an Area Plan (AP 05-18-5166) establishing guidelines for the future development of the Nakase Planned Community consisting of approximately 122 acres located at 20261 Lake Forest Drive and bounded on the northwest by Bake Parkway, on the northeast by Rancho Parkway, on the southeast by the Serrano Creek Trail, and on the southwest by commercial, industrial, and office uses, with Dimension Drive beyond (the Property); and

WHEREAS, the Area Plan is one of several development applications that were filed concurrently for Planning Commission and City Council consideration, including a General Plan Amendment (GPA 05-17-5033), Zone Change (ZC 05-17-5034, Nakase Development Agreement and Vesting Tentative Tract Map 18142 (VTTM 08-19-5302) (collectively, the Project); and

WHEREAS, the Area Plan established the regulations and development standards for the Nakase Planned Community comprising a maximum of 776 units, including 675 attached and detached single-family residential units within five separate neighborhoods, and 101 affordable residential units, including senior

affordable apartments, and permanent supportive housing units; a 10-net acre elementary school site, seven neighborhood private parks open for public use, including five mini neighborhood parks, each within five separate neighborhoods, trails and open space; and

WHEREAS, the Project, including Area Plan 05-18-5166, was considered a “project” pursuant to the California Environmental Quality Act (CEQA); and

WHEREAS, on January 21, 2020, the City Council approved The Project and certified the final environmental impact report (SCH#2018071035) and adopted a Statement of Overriding Considerations and Mitigation Monitoring Program; and

WHEREAS, on March 6, 2020, the City of Lake Forest approved a Development Agreement with Toll Brothers West, Inc. (Developer) which defined the City’s and the Applicant’s obligations with respect to the development of approximately 126 acres of land located in the City (“Project”), including fees and dedication of land for park facilities and an 10-net acre school site; and

WHEREAS, on September 29, 2022, in accordance with the Project, the Applicant offered Saddleback Valley Unified School District (“SVUSD” an Irrevocable Offer of Dedication (IOD) encompassing an 10-net acre school site; and

WHEREAS, on March 9, 2023, the SVUSD Board of Education voted to decline the IOD; and

WHEREAS, on July 15, 2023, as recorded by the Orange County Clerk-Recorder’s Office on July 20, 2023, as document number 2023000175011, SVUSD rejected to IOD recorded on January 11, 2023, as instrument number 2023000008318 from Developer (grantor) to SVUSD (grantee); and

WHEREAS, in accordance with the Development Agreement between the Developer and the City of Lake Forest, in the event the SVUSD rejects or fails to timely accept the IOD, Developer’s vested right shall include a vested right to construct additional low and medium density residential dwelling units on the school site, provided that the construction of units does not exceed the density established by the residential designation approved for the school site as set forth in the Nakase Area Plan; and

WHEREAS, the Nakase Area Plan permits construction of up to medium density residential use (15-25 du/acre) at the school site in the event SVUSD does not accept the conveyance of the school site; and

WHEREAS, the Nakase Area Plan limits the maximum number of units to those specified in Table 2.1, and mandates that in no event will the Project exceed 675 units and 101 rental affordable units; and

WHEREAS, in conformity with the Development Agreement, and at the Applicant's request, the City has initiated a General Plan Amendment ("GPA") 06-23-5639 to amend the school site's General Plan land use designation from "Public Facility" to "Low Density Residential" (2-7 du/ac); and also amend the Nakase Area Plan under Area Plan ("AP") 06-23-5640 to replace all references to a school site with a new residential neighborhood, Neighborhood 6; and

WHEREAS AP 06-23-5640, should the City Council approve GPA 06-23-5639, would allow low density single-family units (2-7 du/ac) within Neighborhood 6 provided the total number of single-family units within The Meadows does not exceed the total 675 single-family units analyzed and approved for The Meadows Residential Community, and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), when taking subsequent discretionary actions in furtherance of a project for which an EIR has been certified, the lead agency is required to review any changed circumstances to determine whether any of the circumstances under Public Resources Code section 21166 and State CEQA Guidelines section 15162 require additional environmental review; and

WHEREAS, the proposed changes were assessed pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.). When a project is modified after an EIR for the project has been certified, pursuant to State CEQA Guidelines section 15162, no subsequent EIR shall be prepared for that project unless:

- 1) Substantial project changes are proposed which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect.

- 2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
- 3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

WHEREAS, the proposed modifications will not result in any new environmental impacts, or substantially more severe environmental impacts, and, therefore, none of the circumstances identified in State CEQA Guidelines section 15162 have arisen. In addition, the proposed modifications would be required to comply with all mitigation measures contained in the Mitigation Monitoring and Reporting Program (MMRP) that was adopted in connection with the previous EIR. Therefore, the previously certified EIR serves as the environmental documentation for the project and the revised project is in compliance with the requirements of CEQA. Pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, no further environmental review is necessary; and

WHEREAS, on July 20, 2023, the City gave public notice of the public hearing of the amendments to the Nakase Area Plan, including GPA 06-23-5639, and AP 06-23-5640 by advertisement in a newspaper of general circulation, posted the public notice at City Hall; and

WHEREAS, on August 3, 2023, the Planning Commission conducted a duly noticed public hearing to consider the amendment to the Nakase Area Plan, at which hearing members of the public were afforded an opportunity to comment upon the GPA and AP amendments; and

WHEREAS, the findings and conclusions made by the Planning Commission in this Resolution are based on the oral and written evidence presented as well as the entirety of the administrative record for the Project, which is incorporated herein by this reference.

NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF LAKE FOREST DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. RECITALS. The Planning Commission hereby finds that the foregoing recitals are true and correct and are incorporated herein as substantive findings of this Resolution.

SECTION 2. COMPLIANCE WITH CEQA. The Planning Commission has reviewed and considered the administrative record, including but not limited to the Nakase Nursery/Toll Brothers Project Final EIR (SCH #2018071035) and recommends that the City Council find that those documents taken together contain a complete and accurate reporting of all the environmental impacts associated with the project, including the GPA and the Nakase Area Plan Amendment. The Planning Commission further recommends that the City Council find that the Area Plan Amendment ("APN") 06-23-5640 in compliance with CEQA, the State CEQA Guidelines, and the City's Local Guidelines. The Planning Commission further recommends that the City Council find and determine that AP 06-23-5640 reflect the City's independent judgment.

SECTION 3. FINDINGS REGARDING ENVIRONMENTAL IMPACTS. Based on the substantial evidence set forth in the administrative record, including but not limited to the Nakase Nursery/Toll Brothers Project Final EIR (SCN#2018071035) the Planning Commission recommends that the City Council find that none of the conditions under State CEQA Guidelines section 15162 requiring subsequent environmental review have occurred because the project, including the

Development Agreement Amendment and the Nakase Nursery/Toll Brothers Project Area Plan Amendment:

- a) Will not result in substantial changes that would require major revisions to the Nakase Nursery/Toll Brothers Project Final EIR (SCH #2018071035) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified effects; and
- b) Will not result in substantial changes with respect to the circumstances under which the project, including the GPA would require major revisions to the Nakase Nursery/Toll Brothers Project Final EIR (SCH #2018071035) due to the involvement of new significant environmental effects or a substantial increase in the severity of the previously identified significant effects; and
- c) Does not present new information or substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the Nakase Nursery/Toll Brothers Project Final EIR (SCH #2018071035) was certified or adopted, as applicable, showing any of the following: (i) that the project, including the GPA would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those previously analyzed would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.

SECTION 4. CUSTODIAN OF RECORDS: The General Plan Amendment, Final EIR (SCH No. 2018071035), and all supporting documents are on file and available for public review at the Planning Division, Lake Forest City Hall, 100 Civic Center Drive, Lake Forest, California, 92630. The Director of Community Development is the custodian of these documents.

SECTION 5. FINDINGS. Based on consideration of the entire record before it, the Lake Forest Planning Commission hereby finds as follows:

1. General Plan: The Project will be consistent with the General Plan, as amended by GPA 06-23-5639.

Under General Plan Amendment 06-23-5639, the Property has a General Plan land use designations of Low Density Residential allowing for the development of a low density single-family units on 11 gross acres (10 net acres). The Nakase Area Plan amendment ("AP") 06-23-5640 proposes a development scenario within the low density residential (2-7 du/ac) designation and is therefore, consistent with the General Plan land use designations.

The Area Plan is consistent with numerous policies within the General Plan, including Goal LU-2, and Policies LU-1.1, and LU-2.1; Goal LU-3 and Policies LU-3.1, LU-3.3, LU-3.4 and LU-3.6 which generally recommend that new developments be compatible with the community and that developments fit within their settings and ensure that necessary services can be provided. The Area Plan is a framework for the implementation of the applicable General Plan policies. The Area Plan contains a community vision statement, development regulations, design guidelines, and policies which guide the growth of the project site in a manner which is consistent with the General Plan.

2. Zoning Code: The use, activity, or improvement(s) proposed by the application is consistent with the provisions of the Zoning Code and/or Planned Community Text.

The Property is located within the Nakase Planned Community and is, therefore, governed by both the Zoning Ordinance and the Nakase Area Plan which also serves as the Nakase Planned Community Text. The Area Plan has been reviewed by City staff and found that once it is amended in accordance with AP GPA 06-23-5649, and AP 06-23-5640 will be in compliance with the applicable zoning regulations. The Area Plan includes additional and refined development standards that provide guidance to housing products. The Area Plan contains landscaping and residential design guidelines and establishes development standards and regulations for development.

3. CEQA: The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act.

The City Council certified a Final Environmental Impact Report ("EIR") (SCH #2018071035) for the Nakase Nursery Planned Community (The Meadows) on January 21, 2020. The project modifications were assessed pursuant to the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.) When a project is modified after an EIR for the project has been certified, pursuant to State CEQA Guidelines section 15162, no subsequent EIR shall be prepared for that project unless:

- 1) Substantial project changes are proposed which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effect.*
- 2) Substantial changes have occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or*
- 3) New information or substantial importance that was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified or adopted, as applicable, showing any of the following: (i) that the project would have one or more significant effects not discussed in the earlier environmental documentation; (ii) that significant effects previously examined would be substantially more severe than shown in the earlier environmental documentation; (iii) that mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects, but the applicant declined to adopt such measures; or (iv) that mitigation measures or alternatives considerably different from those previously analyzed would substantially reduce one or more significant effects on the environment, but which the applicant declined to adopt.*

The proposed modifications will not result in any new environmental impacts, or substantially more severe environmental impacts, and therefore none of the circumstances identified in State CEQA Guidelines section 15162 have arisen. In addition, the proposed modifications would be required to comply with all mitigation measures contained in the Mitigation Monitoring and Reporting Program (MMRP) that was adopted in connection with the previous EIR. Therefore, the previously certified EIR serves as the

environmental documentation for the project and the revised project is in compliance with the requirements of CEQA. Pursuant to Public Resources Code section 21166 and State CEQA Guidelines section 15162, no further environmental review is necessary. The previously certified EIR is on file and available for public review at the Planning Division, Lake Forest City Hall, 100 Civic Center Drive, Lake Forest, California 92630.

4. Compatibility: The location, size, design and operating characteristics of the proposed use will not create significant noise, traffic, or other conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.

The Area Plan includes provisions guiding the location, design, size, and operating characteristics of the future development in a manner that is consistent with the General Plan and will ensure that the future community will not cause negative noise, traffic, or other objectionable conditions. The Area Plan includes provisions for an on-site circulation system, such as streets and sidewalks, to be developed to the City standards. The Area Plan requires the use of Conditions, Covenants, and Restrictions (CC&Rs) to provide for maintenance of future common areas and regulations to guarantee a consistent quality of life.

5. General Welfare: The application will not result in conditions or circumstances contrary to the public health and safety and the general welfare.

The Area Plan ensures that all future projects will be in compliance with all applicable State, County, and City design, building, and other safety related laws, codes, and regulations. The Area Plan reflects the policies of the General Plan and complies with the Municipal Code thereby establishing its consistency with City regulatory documents. The Area Plan contains numerous additional provisions to ensure that the future community does not create conditions or circumstances contrary to the public health and safety and the general welfare.

6. Development Fees for Provision of Public Facilities. The Area Plan amendment would not allow development of a project which would contribute to the need for the facility for which a fee is required.

Per the executed Development Agreement and applicable City and County regulations, the developer is required to pay development impact fees in

conjunction with the Project. Therefore, the fees associated with any facilities would be paid by the developer prior to issuance of building permits or as otherwise specified by the Development Agreement and/or conditions of approval.

7. The project has been reviewed in accordance with Citywide Design Guidelines and is consistent with the purpose and intent of the guidelines.

The Citywide Design Guidelines acknowledges that Planned Community project sites will be governed by design guidelines which have been included within a respective Area Plan for that site. The Nakase Project Area Plan includes architectural and landscape design guidelines which are consistent with the vision statement in the Citywide Design Guidelines and as such, will be implemented in a manner consistent with the purpose and intent of the guidelines.

SECTION 3. PLANNING COMMISSION ACTIONS. Based on the Staff Report, all written and oral comments and testimony presented to the Planning Commission, the entire administrative record, and the aforementioned findings, the Planning Commission hereby recommends that the City Council approve Area Plan 06-23-5640 subject to the following conditions:

**CONDITIONS OF APPROVAL
AREA PLAN AMENDMENT 06-23-5640, NAKASE PLANNED COMMUNITY**

INDEMNIFICATION

1. The applicant shall indemnify, protect, defend, and hold the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, harmless from any and all claims, demands, lawsuits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolution procedures (including, but not limited to arbitrations, mediations, and other such procedures), judgments, orders, and decisions (collectively "Actions"), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, authorized volunteers, and instrumentalities thereof, that challenge, attack, or seek to modify, set aside, void, or annul, any action of, or any permit or approval issued by the City and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof (including actions approved by the voters of the City) for or concerning the Project, whether such Actions are brought under the Ralph M. Brown Act, California Environmental Quality Act, the Planning and Zoning Law, the Subdivision Map Act, Community Redevelopment Law, Code of Civil Procedure Sections 1085 or 1094.5, or any other federal, state, or local constitution, statute, law, ordinance, charter, rule, regulation, or any decision of a court of competent jurisdiction. It is expressly agreed that the City shall have the right to approve, which approval will not be unreasonably withheld, the legal counsel providing the City's defense, and that applicant shall reimburse City for any costs and expenses directly and necessarily incurred by the City in the course of the defense. City shall promptly notify the applicant of any Action brought and City shall cooperate with applicant in the defense of the Action.

GENERAL

2. Within five (5) business days of the approval of the Project by the City Council, the applicant shall deliver to the Development Services Department a check payable to the County Clerk, in the amount of fifty dollars (\$50.00) for the County administrative filing fee, to enable the City to file the Notice of Determination required under Public Resources Code Section 21152 and 14 Cal. Code of Regulations 15075. (PLNG_____)
3. The Area Plan shall be maintained in substantial compliance as that approved by the City Council on January 20, 2021, and on file with the City of Lake

Forest Community Development Department. Minor modifications or changes to the Area Plan shall be processed as stated within the Development Agreement or within the Area Plan. (PLNG _____)

4. The developer shall comply in all respects with all terms and conditions of the Development Agreement, as recorded by the Orange County Clerk-Recorder's Office on April 14, 2020, as document number 2020000168385, and Implementation Agreements dated March 26, 2020. (City Attorney_____) (PLNG _____)
5. The approval of this Area Plan Amendment (AP #06-23-5640) permits the development of low density single-family units within Neighborhood 6 formerly referred to under AP #05-18-5166 as an 11-gross acre (10-net acre) school site and designated public facility on the General Plan Land Use Map. The additional single-family low density units permitted in Neighborhood 6 shall not exceed the total 675 single-family units analyzed and approved for The Meadows Residential Community which is located at the southeast corner of Bake and Rancho Parkways. (PLNG_____)
6. Approval of this Area Plan shall not be interpreted to supplant or supersede, or to render inapplicable by omission of notice of non-compliance with, any provisions of the Development Agreement for the Project. (PLNG _____)
7. The Area Plan is intended as a document to guide the growth of a geographical area. Should any of the provisions of this Area Plan conflict with the City of Lake Forest land use regulations or development standards, the requirements of this Area Plan shall prevail. Any aspect of land use regulations or development standards not addressed in this Area Plan, subsequent plan approvals, and/or the Nakase Property Planned Community Regulations shall be regulated by the applicable sections of the Lake Forest Zoning Ordinance.
8. Development of the Property detailed in the Area Plan is contingent upon and shall not take effect unless and until City Council approval of General Plan Amendment 06-23-5639
9. Per the Development Agreement the project proposed in Neighborhood 6 is subject to a Tentative Tract Map and Site Development Permit reviewed and approved by the Planning Commission.

10. Prior to the submittal of a Tentative Tract Map and/or Site Development Permit application for the newly created Neighborhood 6, Toll Brothers West, Inc., or its designee shall amend Area Plan 05-18-5166 for consistency with all applicable changes initiated by Area Plan Amendment #06-23-5640, as listed in attached Exhibit A. PLNG _____)
11. The development of the Property detailed in the Area Plan Amendment (AP 06-23-5640) shall be in accordance with any and all conditions associated with General Plan Amendment 06-23-5639 Zone Change 05-17-5034, Nakase Development Agreement, Vesting Tentative Tract Map 18142 (VTTM 08-19-5302) and mitigation measures from the Nakase Project EIR (SCH #2018071035).

PASSED, APPROVED AND ADOPTED this 3rd day of August 2023, by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAINED:

JOLENE FUENTES
CHAIR
LAKE FOREST PLANNING COMMISSION

DATE

ATTEST:

GAYLE ACKERMAN, AICP
DIRECTOR OF COMMUNITY DEVELOPMENT

DATE

EXHIBIT A

Amendments Required to Area Plan 05-18-5166

Area Plan Section	Amendment Required
1.2	Remove reference to elementary school.
1.3	Remove reference to elementary school.
1.4	Update Project Background to be consistent with AP Amendment.
1.5	Revise Exhibit to replace (blue) public facility land use designation with (light yellow) school site with Neighborhood 6 (Low Density Residential).
1.6 B	Revise Exhibit to replace (blue) Elementary School site with Neighborhood 6, Traditional Single-Family 2-3 story 55 x 88 lots
2.1	Revise Exhibit to replace school site with Neighborhood 6.
Add 2.3.3	Add Neighborhood 6, and indicate the neighborhood is low density (2-5 du/ac) and includes single-family units on the 10-net acre site. Provide representative graphics
Table 2.1	Revise to include Neighborhood 6; revise notes to indicate low density residential 2-5 Du/Ac
2.3.4	Revise the discussion on the elementary school to indicate it was offered to the Saddleback School Unified District, but the offer was declined on March 9, 2023, by the Saddleback School District Board of Directors.
2.3.6	Revise the discussion on Circulation to omit the school site.
Exhibit 2.2	Revise exhibit to replace the school site with Neighborhood 6.
Table 2.2	Revise site acreage allocations to remove the reference to the school site, and instead add 10 net acres to the residential neighborhoods for a total of 61

	acres. Remove the footnote related to the school site.
Section 2.3.7	Amend language in the Land Use Summary to include six neighborhoods. Add a discussion on Low Density prior to the discussion on Low Medium Density.
Exhibit 2.3	Replace school site with Neighborhood 6. Replace the Land Use Statistics Table to include the maximum number of units allowed in Neighborhood 6 given its acreage (gross acres) and its land use designation (2-7 Du/Ac).
Section 2.3.8	Remove reference to schools.
Section 2.4	Revise to include language related to six residential neighborhoods and remove all references to the school site and elementary school.
Table 2.4	Add under New Single-Family Neighborhoods (N1-N6)
Section 3.2	Revise grading concept to accommodate Neighborhood 6, as needed.
Exhibit 3.4	Replace reference to school site with Neighborhood 6.
Exhibit 3.5	Replace refence to school site with Neighborhood 6.
Section 4.2	Replace refences to school site and school access with Neighborhood 6.
Exhibit 4.1	Replace all private streets (Street BB and a portion of A and B Streets) with private streets: A and B become private collectors, and BB becomes a private neighborhood street.
Section 4.3	Replace references to the school site with Neighborhood 6.
Section 4.3.1	Bottom paragraph: reword to identify all streets as private and remove reference to the school.
Exhibit 4.6	Section A1-A1 remove reference to school and replace “varies – school zone” with “varies – private yard”.
Exhibit 4.8	Section B4-B4 – remove reference to school and replace “varies – school zone” with “varies – private yard”.

Exhibit 4.11A	Section BB1-BB1 – remove reference to school and replace “varies – school zone” with “varies–private yard”.
Exhibit 4.12	Replace reference to school site and replace it with reference to neighborhood 6.
Exhibit 4.14	Replace reference to school site and replace it with reference to neighborhood 6.
Section 4.3.4	Replace refence to school site and reconsider the installation of rectangular rapid flashing beacons (RRFBs) at two key locations aimed at serving the school
Exhibit 4.16	Reconsider the installation of RRFB, as shown.
Exhibit 4.17	Remove reference to “public” collector street and indicate it is private; consider allowing parking.
Exhibit 4.18	Replace school site with neighborhood 6.
Exhibit 4.20	Replace school site with neighborhood 6.
Exhibit 5.3	Replace school site with Neighborhood 6.
Exhibit 5.4	Replace school site with Neighborhood 6.
Exhibit 5.5	Replace school site with Neighborhood 6.
Exhibit 5.6	Replace school site with Neighborhood 6.
Exhibit 5.7	Replace school site with Neighborhood 6.
Exhibit 6.1	Replace school site with Neighborhood 6.
Exhibit 6.9	Replace school site with Neighborhood 6.
Exhibit 7.1	Replace school site with Neighborhood 6.
Exhibit 7.6	Replace school site with Neighborhood 6 (color the background the same as low density residential).
Exhibit 7.8	Replace school site with Neighborhood 6.
Section 7.4.3.2	Add Neighborhood 6 to the discussion on articulation when a third-story option is offered (Page 143 of the

	Nakase Area Plan).
Section 7.4.11	Add Neighborhood 6 as low density single-family units (“Applicant to select name”).
After Section 7.4.11.5.1	Add Section 7.4.11.6, include a site plan layout and graphics for the Neighborhood 6 units.
Section 7.5, Table 7.1 (3 pages)	Revise to include site development standards for Neighborhood 6.
Section 7.8	Eliminate sections Exhibits 7.24, 7.25, 7.81, Table 7.3, Section 7.82 since elementary school is being replaced by Neighborhood 6. Retain Section 7.8.3 but indicate “In the event SVUSD does not accept the conveyance of the school site pursuant to the mitigation agreement, low density residential use (2-5 du/acre) – instead of medium density residential use (15-25 du/acre) will be permitted on this parcel....”
Exhibit 8.1	Add a Section showing the landscaping along Neighborhood 6 and Bake Parkway, and Rancho Parkway.
Exhibit 8.3	Add the new Neighborhood 6 in the inset map; change the existing Neighborhood 6 to Senior Housing.
Exhibit 10.1	Replace school site with Neighborhood 6.
Exhibit 10.2	Replace school site with Neighborhood 6.
Exhibit 10.3	Replace school site with Neighborhood 6.
Section 11.2.1	Eliminate elementary school site discussion on Page 237 of the Nakase Area Plan.
Appendix A, Section A.4, 5 th paragraph	Revise this paragraph to indicate that all streets, including “B-B” Street, “A” Street from Bake to “B” Street, and “B” Street from Rancho to “A” Street, while open to the public, shall be constructed by the developer as private roads and maintained by the HOA.
Table A.1	Replace the section on “Public Streets” and include it under “Private Streets”

Table A.2	Revise this table to remove the school site; Indicate “Public Streets” are private and their maintenance is the responsibility of the HOA.
Pg. 249 of the Nakase Area Plan	Revise to include the Storm Drain as the ONLY City of Lake Forest Maintained Facility. (Streets “BB”, “A”, “B”, are private and will be maintained by the HOA as indicted under “Homeowner Association Maintained Facilities.”