

**General Plan Amendment 06-23-5639
and
Area Plan Amendment 06-23-5640**

THE MEADOWS



LAKE FOREST PLANNING COMMISSION
August 3, 2023



Background

The Meadows was approved in January 2020 with the following land uses:



Low Medium Residential

Medium Residential

Public Facility

Neighborhood Parks

Open Space

Planned Community Development

Approved

- 675 Single-family homes
- 101 Sr. affordable apts.
- 10-Net acre school site
- Private & public streets
- 7 Parks
- 11.32 acres of park dedication
- School fees: 125% of fee in effect

Permitted

- 541 Single-family homes
- 65 Sr. affordable apts.
- 10-Net acre school site
- Private & public streets
- 7 Parks
- 11.32 acres of park dedication
- School fees: 125% of fee in effect



School Site

- Toll Brothers West, Inc. offered 10-net acre school site to Saddleback Valley Unified School District
- School district declined the school site offer
- Toll has a vested right to construct units on the school site



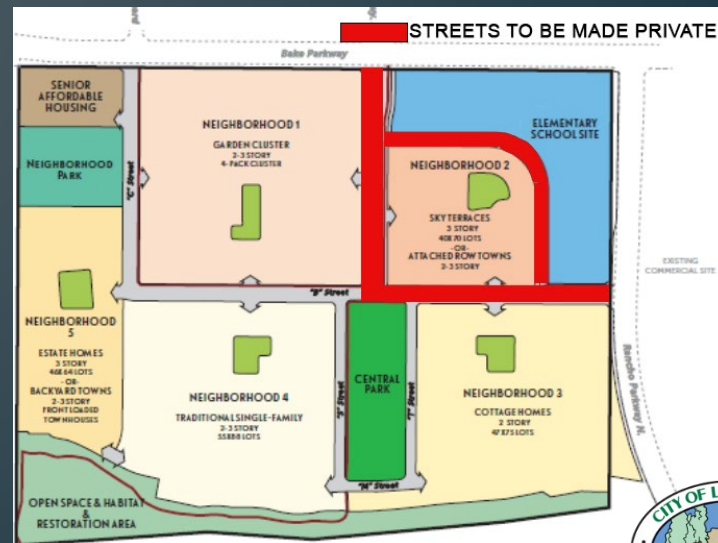
General Plan Amendment Area Plan Amendment

A **General Plan Amendment** to redesignate the school site from Public Facility to Low Density Designation.

An **Area Plan Amendment** to revise all references to the School Site to Low Density Residential;

Designate all streets private

Add to new neighborhood (6)



Recommendation to City Council:

1. Find land use changes consistent with the Environmental Impact Report certified by the City Council.
2. Approve amending the land use for the school site from Public Facility to Low Density Residential (2-7 du/ac).
3. Approve amending the Nakase Area Plan by redesignating the school site to Neighborhood 6, along with a listing of changes required to the Nakase Area Plan.