



NOTICE OF PREPARATION

TO:	State Clearinghouse 1400 Tenth Street Sacramento, CA 95814	FROM:	Carrie Tai, Senior Planner City of Lake Forest 25550 Commercentre Drive, Suite 100 Lake Forest, CA 92630 ctai@lakeforestca.gov
------------	--	--------------	--

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report.

The City of Lake Forest will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project. The Project description, location, and the probable environmental effects are contained in the attached materials.


<input type="checkbox"/>	A copy of the Initial Study IS attached.
<input checked="" type="checkbox"/>	A copy of the Initial Study IS NOT attached, but is available for viewing on the lead agency's website at www.lakeforestca.gov/sbra (in the "CEQA" section of the page).
<input checked="" type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	A scoping meeting WILL be held by the lead agency.
<input type="checkbox"/>	A scoping meeting WILL NOT be held by the lead agency.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date: February 1, 2012	Time: 6:00PM	Location: City Hall 25550 Commercentre Drive, Suite 100, Lake Forest, CA 92630
----------------------------------	------------------------	---

Your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please send your response to Carrie Tai at the address shown above. We will need the name of a contact person in your agency.

Project Title:	Shea/Baker Ranch
Project Location – Specific: Identify street address and cross street or attach a map showing project site (preferably a USGS 15' or 7 ½' topographical map identified by quadrangle name):	The project is bounded by Borrego Canyon Wash on the northwest, Bake Parkway and existing business park development on the south, State Route 241 (241 Toll Road) to the northeast, and an Irvine Ranch Water District reservoir site on the east. See the attached map.
Project Description:	Shea/Baker Ranch Associates, LLC (SBRA) seeks City approval for an Area Plan (AP 2-11-1732) and Tentative Tract Map 16466 for a residential and mixed-use development on a 386.7 acre site within the City of Lake Forest, Orange County, California. Development would include up to 1,638 for-sale homes (on approximately 308 acres with a density range from 2-7 dwelling units per acre to 25 dwelling units per acre) and mixed-use commercial/residential land uses (on approximately 50 acres with up to 25,000 square feet of commercial and 741 low-medium to high density residential units, including some affordable housing units). The project would also include up to 100 acres of open space, of which 40 acres would be parks and recreational areas, and the improvement and revegetation of the Borrego Canyon Wash (along the length of the property).
Project Applicant (if any):	Shea/Baker Ranch Associates, LLC
California Environmental Protection Agency Hazardous Waste List (if applicable):	N/A

Date: 1/2/12	Signature:		Carrie Tai
	Title:	Senior Planner	
	Telephone:	(949) 461-3466	

Consulting firm retained to prepare draft EIR (if applicable):

Name:	The Planning Center DC&E
Address:	3 MacArthur Place, Suite 1100
City/State/Zip:	Santa Ana, CA 92707
Contact Person:	Konstanza Dobрева, Senior Planner