



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

SUBJECT: Notice of Intent to Adopt a Mitigated Negative Declaration for the Kingdom Halls Project Located at 23061 and 23071 El Toro Road

LEAD AGENCY: City of Lake Forest

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*, the City of Lake Forest (City) is the Lead Agency for the Kingdom Halls project at 23061 and 23071 El Toro Road (proposed Project). Based on the information contained in the Initial Study prepared for the proposed Project, the City has prepared a Draft Mitigated Negative Declaration (MND) pursuant to CEQA, the *State CEQA Guidelines*, and the City's Local CEQA Guidelines

PROJECT LOCATION: The project site is located at 23061 and 23071 El Toro Road in Lake Forest, Orange County, CA on the north side of El Toro Road, approximately 800 feet southwest of the intersection of Jeronimo Road, and immediately northeast of the existing railroad tracks.

PROJECT APPLICANT: Gregg Winer, JW Congregation Support, Inc.

PROJECT DESCRIPTION: This project includes General Plan Amendment 03-18-5133, Zone Change 03-18-5134, Site Development Permit 03-18-5137, and Tentative Parcel Map 03-18-5135. The project is the development of two 3,312 square foot single-story buildings (Kingdom Halls) proposed to be used as a religious facility on a 2.59-acre vacant site. The site will include a new 128-space surface parking lot, new landscaping, and other related site improvements. Access to the site would be from an existing driveway and parking lot serving the existing adjacent parcel at 23051 El Toro Road. The Kingdom Halls would be used for religious services, which will typically be held on Saturday and Sunday between the hours of 9:00 a.m. to 9:00 p.m. and weeknights from 7:00 p.m. to 9:15 p.m. The Kingdom Halls will also be used for administrative purposes, small meetings, and the occasional weekend wedding or other group meetings. The proposed General Plan Amendment would change the General Plan Designation on the project site from Transportation Corridor to Public Facility, and the Zone Change would change the zoning on the site from A1 (Agriculture) to CC (Community Commercial). The project includes the division of the property into two lots, a lot for the proposed religious facility, and a smaller parcel at the northwestern limit of the site for the Southern California Gas Company.

This Initial Study was completed in accordance with the Lead Agency's Guidelines for Implementing the California Environmental Quality Act. This Initial Study was undertaken for the purpose of deciding whether the project may have a significant effect on the environment. On the basis of such Initial Study, the Lead Agency's Staff has concluded that the project will not have a significant effect on the environment, and has therefore prepared a Draft Negative Declaration/Mitigated Negative Declaration. The Initial Study reflects the independent judgment of the Lead Agency.

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The Project site is not on a list compiled pursuant to Government Code section 65962.5. The proposed project is not considered a project of statewide, regional or areawide significance. The proposed project will not affect highways or other facilities under the jurisdiction of the State Department of Transportation and a scoping meeting will not be held by the Lead Agency. The City has tentatively scheduled the project and the Mitigated Negative Declaration for review by the Planning Commission at its meeting on: February 14, 2019 at 7:00 p.m. The project and Mitigated Negative Declaration will be considered by the Lake Forest City Council at subsequent public hearing. If the City Council finds that the project will not have a significant effect on the environment, it may adopt the Negative Declaration/Mitigated Negative Declaration. This means that the City may proceed to consider the project without the preparation of an Environmental Impact Report.

AVAILABILITY OF ENVIRONMENTAL DOCUMENTS:

The City invites all interested parties to submit written comments on the Initial Study during the public review period. The public review period is 20 days. Therefore, due to time limits mandated by State law, comments on the Initial Study will be accepted from **January 4, 2019 to January 23, 2019 at 6:00 p.m.**

During the public review period, the Initial Study will be available for review at the following locations:

- City of Lake Forest City Hall, Community Development Planning Counter, located at 25550 Commercentre Drive, Suite 100, Lake Forest
- Foothill Ranch Branch Library, located at 27002 Cabriole Way, Lake Forest
- El Toro Library, located at 24672 Raymond Way, Lake Forest
- The City of Lake Forest website: <http://www.lakeforestca.gov/212/Current-Projects-and-Recent-Decisions>

METHODS OF DELIVERING COMMENTS:

Your written comments need to be received by **January 23, 2019 by 6:00 p.m.**, the close of the public review period. Written comments can be hand delivered, mailed, faxed, or electronically submitted using the following contact information:

Jennifer Mansur, Associate Planner
City of Lake Forest Community Development Department
25550 Commercentre Drive, Suite 100
Lake Forest, California 92630
Fax: (949) 461-3511
Email: jmansur@lakeforestca.gov

Comments received during the public review period and responses to the comments will be included in a final environmental document. If you have any questions regarding the proposed Project, please contact Jennifer Mansur at (949) 461-3472 or at jmansur@lakeforestca.gov.