

CITY OF LAKE FOREST

Describe any proposed General Plan amendment, planned development, zone change, variance, conditional use, or specific plan amendment, which would affect the project site and why this is needed.

Related Projects: If this project is part or a portion of a larger project, describe the previous or associated project by name, preliminary planned development number, or other project identification.

Previous Environmental Documents: If this project is part of a larger project for which a Negative Declaration or an Environmental Impact Report has been prepared and certified, reference the document below. Include the date and SCH # if possible.

Other permits or approvals: Include a description of all permits and approvals that will be necessary from the City of Lake Forest and other governmental agencies in order to fully implement the project. Please attach project plans including preliminary grading plans, drainage plans, water quality management plans (WQMPs), construction site Best Management Practices (BMPs) Plans.

SITE CHARACTERISTICS

Property size:

Gross (sq. ft./acre): _____

Net (sq.ft. /acre) (total site minus areas of public streets and proposed dedications): _____

Zoning:

Existing: _____ Proposed: _____

General Plan Designation:

Existing: _____ Proposed: _____
_____ Proposed: _____

Describe the physical setting of the site, as it exists before the project, including information on topography, soils, plants (shrubs, trees) and animals, trails, roads, drainage courses and scenic aspects. Describe any existing structures on site (including age and condition) and the use of the structures. Attach photographs of significant features described. In addition, site all sources of information (i.e. soils and hydrologic studies, biotic and archeological surveys, traffic studies).

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In the known history of the site, has there been any use, storage, or discharge of hazardous and/or toxic materials? Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gasses. Also note, underground storage of any of the above. Please list the materials and describe their use, storage, and/or discharge on the property, as well as the dates of use if known. _____

INFORMATION SOURCE: _____

Hazardous waste and substances disclosure. Is the development project and any alternatives proposed in this application contained on any lists compiled pursuant to Section 65962.5 of the Government Code? Specify any lists:

INFORMATION SOURCE: _____

Describe surrounding properties, including information on plants, animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, retail, etc.) and scale of development (height, frontage, setback, rear yard, etc.). _____

INFORMATION SOURCE: _____

Describe any noise sources and their levels that now affect the site (freeway, roadway noise, etc.) and how they will affect the proposed uses. _____

INFORMATION SOURCE: _____

Describe any short-term or long-term noise to be generated, including source and amount. How will these noise levels affect adjacent properties and on-site uses? What methods of soundproofing are proposed? _____

INFORMATION SOURCE: _____

Are there any existing erosion problems? _____

INFORMATION SOURCE: _____

Are there any streams or permanent watercourses on the site? _____

INFORMATION SOURCE: _____

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Answer each of the following items of effect. Discuss all items checked "yes" on attached sheets, including the methods to control and mitigate those effects.

	Yes	No
1. Change in existing features of any bays, tidelands, beaches, lakes or hills, or substantial alteration of ground contours.	<input type="checkbox"/>	<input type="checkbox"/>
2. Change in scenic view or vistas from existing residential areas or public lands or roads.	<input type="checkbox"/>	<input type="checkbox"/>
3. Change in pattern, scale or character of general area of project.	<input type="checkbox"/>	<input type="checkbox"/>
4. Significant amount of solid waste or litter generation.	<input type="checkbox"/>	<input type="checkbox"/>
5. Change in dust, ash, smoke, fumes, or odors in vicinity.	<input type="checkbox"/>	<input type="checkbox"/>
6. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns.	<input type="checkbox"/>	<input type="checkbox"/>
7. Substantial change in existing noise or vibration levels in the vicinity.	<input type="checkbox"/>	<input type="checkbox"/>
8. Site on filled land or on slope of 10 percent or more.	<input type="checkbox"/>	<input type="checkbox"/>
9. Use or disposal of potentially hazardous materials, such as toxic substances, flammable substances or explosives.	<input type="checkbox"/>	<input type="checkbox"/>
10. Substantial change in demand for municipal services (police, fire, water, sewage, etc.)	<input type="checkbox"/>	<input type="checkbox"/>
11. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.).	<input type="checkbox"/>	<input type="checkbox"/>
12. Relationship to a larger project or series of projects.	<input type="checkbox"/>	<input type="checkbox"/>
13. Will the project create any new light source or significant glare, other than street lighting?	<input type="checkbox"/>	<input type="checkbox"/>
14. Will the project harm any riparian habitat or modify the habitat of any species identified as a candidate, sensitive or special status species in local or regional plans, policies or regulations, or by the California Dept. of Fish and Game or U.S. Fish and Wildlife?	<input type="checkbox"/>	<input type="checkbox"/>
15. Will any mature or scenic trees or shrubs be removed or replaced?	<input type="checkbox"/>	<input type="checkbox"/>

PROPOSED BUILDING CHARACTERISTICS (BOTH RESIDENTIAL AND NONRESIDENTIAL)

Size of new structure or addition in gross square feet: _____

Building height measured from ground to highest point in feet: _____

Number of floors / stories: _____

Height of other appurtenances (antennas, steeples, etc.) measured from ground: _____

Project site coverage:

Building	_____ sq. ft.	_____ %
Landscaping	_____ sq. ft.	_____ %
Paving	_____ sq. ft.	_____ %

Exterior building materials: _____

Wall and / or fencing material: _____

Total number of off-street parking spaces required: _____

Provided: _____

Total number of bicycle parking spaces: _____

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RESIDENTIAL PROJECT

Total Lots _____ Net density / acre _____
Total Acreage _____ Gross density / acre _____
Total dwelling units: _____
How many new residents is the project estimated to generate? _____

	Single Family	Two Family	Multi-family (More than 2)	Co-op / Condominium (Ownership)
Number of units:	_____	_____	_____	_____
Size of lot (sq.ft):	_____	_____	_____	_____
Size of unit:	_____	_____	_____	_____
No. of bedrooms:	_____	_____	_____	_____
Price range:	_____	_____	_____	_____

RETAIL, COMMERCIAL, INDUSTRIAL, INSTITUTIONAL OR OTHER PROJECT

Type of use(s): _____

Oriented to: _____ Regional _____ City _____ Neighborhood

Hours of operation: _____

Total occupancy / building capacity: _____

Number of seats (church, restaurant, theatre, etc.): _____ Gross floor area: _____

Number of employees (total): _____ Employees per shift: _____

Number of visitors / customers on site at busiest time (best estimate): _____

Other occupants (specify): _____

Approximately how many tons of solid waste will the project produce each year? _____

INFORMATION SOURCE: _____

Is the project site within 2,000 feet of an identified hazardous / toxic site? _____

INFORMATION SOURCE: _____

Is the project site within 2,000 feet of a school or hospital? _____

INFORMATION SOURCE: _____

Will the project require additional housing? _____

What is the current and estimated number of motor vehicles to arrive at the site as a result of the project? _____

Could the project increase traffic hazards to motor vehicles, bicyclists or pedestrians? _____

INFORMATION SOURCE: _____

How close is the project to the nearest public park or recreation area? _____

INFORMATION SOURCE: _____

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What schools will be affected by this project? _____

INFORMATION SOURCE: _____

Describe the energy-efficient features included in the project: _____

Describe how the following services or utilities will be provided:

Power and Natural Gas _____

Telephone _____

Water _____

Sewer _____

Storm Drainage _____

Solid Waste _____

Will the project block any vista or view currently enjoyed by the public? _____

OWNER CERTIFICATION

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the City of Lake Forest.

Date: _____

Signature: _____

Title: _____