



**Board of Education**

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Crystal Turner, Ed.D.  
Superintendent

September 21, 2017

Gayle Ackerman  
Director of Development Services  
City of Lake Forest Planning Division  
25550 Commercentre Drive, Suite 100  
Lake Forest, CA 92630

Re: Nakase Property Proposed School Site

The Saddleback Valley Unified School District (District) thanks the City of Lake Forest (City) for considering a portion of the Nakase Nursery property for a school site. The following is a summary of the school site activities and discussions with Toll Brother (Developer).

The Developer has met with the District several times to discuss the property and the District's interest in potentially locating a new school on the property. Three sites were identified and an experienced school architectural firm was hired by the Developer based on the District's recommendation to provide schematic plans in compliance with California Department of Education (CDE) design guidelines for an elementary school at each site. The Developer also hired a planning and environmental firm to review compliance with CDE Site Selection and Approval Guide. After review of the options, two sites were submitted to the CDE for review. The CDE Field Representative reviewed the CDE 4.0 submittal and visited the sites. The sites comply with CDE guidelines and the initial site evaluation recommended that the District proceed with the sites for further evaluation.

A Letter of Intent was presented to the District by the Developer. After various meetings and discussions, the District provided a draft mitigation agreement currently in negotiations by both parties.

If you have any questions regarding the proposed school site, please contact me at 949-580-3250.

Sincerely,

A handwritten signature in blue ink that reads "Stella Escario-Doiron". The signature is written in a cursive style.

Stella Escario-Doiron  
Chief of Facilities, Maintenance, Operations and Construction

C: Crystal Turner, Ed.D., Superintendent