

# INITIAL STUDY

## NAKASE NURSERY/TOLL BROTHERS PROJECT

Prepared for:



City of Lake Forest  
Development Services Department  
25550 Commercentre Drive, Suite 100  
Lake Forest, California 92630  
(949) 461-3449  
(949) 461-3511 (Fax)  
<http://www.lakeforestca.gov/>

Prepared by:

LSA  
20 Executive Park, Suite 200  
Irvine, California 92614  
(949) 553-0666

# LSA

July 2018

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## LIST OF ACRONYMS

AAQS	ambient air quality standard
AB	Assembly Bill
ac	acre/acres
APN	Assessor's Parcel Number
AQMP	Air Quality Management Plan
Area Plan	Nakase Property Area Plan
BDO	Business Development Overlay
BMP	best management practice
CALGreen	California Green Building Code
California Register	California Register of Historical Resources
CCR	California Code of Regulations
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
City	City of Lake Forest
CNEL	Community Noise Equivalent Level
dB	decibels
EIR	Environmental Impact Report
EV	electric vehicle
FEMA	Federal Emergency Management Agency
FIRM	Flood Insurance Rate Map
ft	foot/feet
GHG	greenhouse gas
GPA	General Plan Amendment
GWR	groundwater recharge
HCP	Habitat Conservation Plan
HVAC	heating, ventilation, and air conditioning
I-5	Interstate 5
ICU	intersection capacity utilization



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IRWD	Irvine Ranch Water District
LED	light-emitting diode
LOMR	Letter of Map Revision
MBTA	Migratory Bird Treaty Act
MCAS	Marine Corps Air Station
mi	mile/miles
MRZ	Mineral Resource Zone
MWRP	Michelson Water Reclamation Plant
NCCP	Natural Community Conservation Plan
OCFA	Orange County Fire Authority
OCPL	Orange County Public Library
OCWD	Orange County Water District
OSA	Opportunity Study Area
POTWs	publicly owned treatment works
PRC	Public Resources Code
Project	Nakase Nursery/Toll Brothers Project
REC1	water contact recreation
REC2	non-contact water recreation
RWQCB	Regional Water Quality Control Board
SB	Senate Bill
SCAQMD	South Coast Air Quality Management District
SCCIC	South Central Coastal Information Center
SCE	Southern California Edison
SEER	Seasonal Energy Efficiency Ratio
SR-241	State Route 241
SWPPP	Storm Water Pollution Prevention Plan
USC	United States Code
USFWS	United States Fish and Wildlife Service
WARM	warm freshwater habitat
WDR	Waste Discharge Requirements
WILD	wildlife habitat



Williamson Act

California Land Conservation Act of 1965

WQMP

Water Quality Management Plan



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## 1.0 INTRODUCTION

In accordance with the California Environmental Quality Act (CEQA), the State CEQA Guidelines, the City of Lake Forest's (City) Local CEQA Guidelines, and the City's CEQA Significance Thresholds Guide (March 2009), this Initial Study has been prepared for the proposed Nakase Nursery/Toll Brothers Project (Project) in the City of Lake Forest. Pursuant to Section 15063(a) of the State CEQA Guidelines, the City is required to undertake the preparation of an Initial Study to determine whether the proposed action will have a significant effect on the environment. The purposes of this Initial Study are to: (1) identify potential environmental impacts, (2) provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or Negative Declaration, (3) enable the Lead Agency to modify the Project (through mitigation of adverse impacts), (4) facilitate assessment of potential environmental impacts early in the design of the Project, and (5) provide documentation for the potential finding that the Project will not have a significant effect on the environment or can be mitigated to a level of insignificance (CEQA Guidelines, Section 15063[c]). This Initial Study is also an informational document providing an environmental basis for subsequent discretionary actions that could be required from other Responsible Agencies.

This Initial Study evaluates the potential environmental impacts that may result from development of the Project. Consistent with State CEQA Guidelines Section 15050, the City is the Lead Agency under CEQA, and it is responsible for adoption or certification of the environmental document and approval of the Project.

### 1.1 CONTACT PERSON

Any questions or comments regarding the preparation of this Initial Study, its assumptions, or its conclusions should be referred to:

Marie Luna  
City of Lake Forest  
Development Services Department  
25550 Commercentre Drive, Suite 100  
Lake Forest, California 92630  
(949) 461-3449 (tel)  
(949) 461-3511 (fax)  
mluna@lakeforestca.gov



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## 2.0 PROJECT DESCRIPTION

### 2.1 EXISTING PROJECT SITE

#### 2.1.1 Regional Location

The Nakase property (Project Site) is located in the north-central portion of the City of Lake Forest in Orange County, California. As shown on Figure 2.1, regional access to the Project Site is provided by State Route 241 (SR-241), which is located approximately 0.07 mile (mi) northeast of the Project Site, and Interstate 5 (I-5), which is located approximately 3.8 mi southwest of the Project Site.

#### 2.1.2 Project Vicinity and Surrounding Land Uses

The 122-acre (ac) Project Site (Assessor's Parcel Number [APN] 612-221-01) is currently operating as the Nakase Brothers Wholesale Nurseries, an agricultural wholesale plant nursery. Refer to Figure 2.2 for the Project vicinity.

The areas surrounding the Project Site consist of a mix land uses, including commercial, office, open space, industrial, and residential. The Project Site is bounded on the northwest by Bake Parkway, on the northeast by Rancho Parkway, on the southeast by Serrano Creek Trail, and on the southwest by commercial, industrial, and office uses, with Dimension Drive beyond. Although not immediately adjacent to the Project Site, single-family and multifamily residential uses exist to the northwest, northeast, and south of the Project Site. As noted above, SR-241 is approximately 0.07 mi northeast of the Project Site. Surrounding land uses are shown on Figure 2.3.

Residential planned communities in the vicinity of the Project Site include the Foothill Ranch Planned Community (PC 8) to the north, the Portola Hills Planned Community (PC 9) to the northeast, the Baker Ranch Planned Community (PC 7) to the west, and the Rancho de Los Alisos Planned Community (PC 3) to the southeast.

#### 2.1.3 Existing Project Site Conditions and Land Use Designations

The Project Site is currently developed with multiple structures used for nursery operations, an office trailer, and a gravel parking lot that is used for trailer storage and staff parking near the center of the Project Site. Figure 2.4 provides photographs of existing conditions on the Project Site.

In the existing condition, there is one vehicular access point to the Project Site via a non-exclusive easement between adjacent properties to the south. The easement extends from Lake Forest Drive, directly north of Dimension Drive, to the southernmost point of the Project Site. Manufactured landscape slopes, chain-link fences, and block walls enclose the Project Site. In addition, several mature trees line the northeastern and southeastern boundaries of the Project Site.



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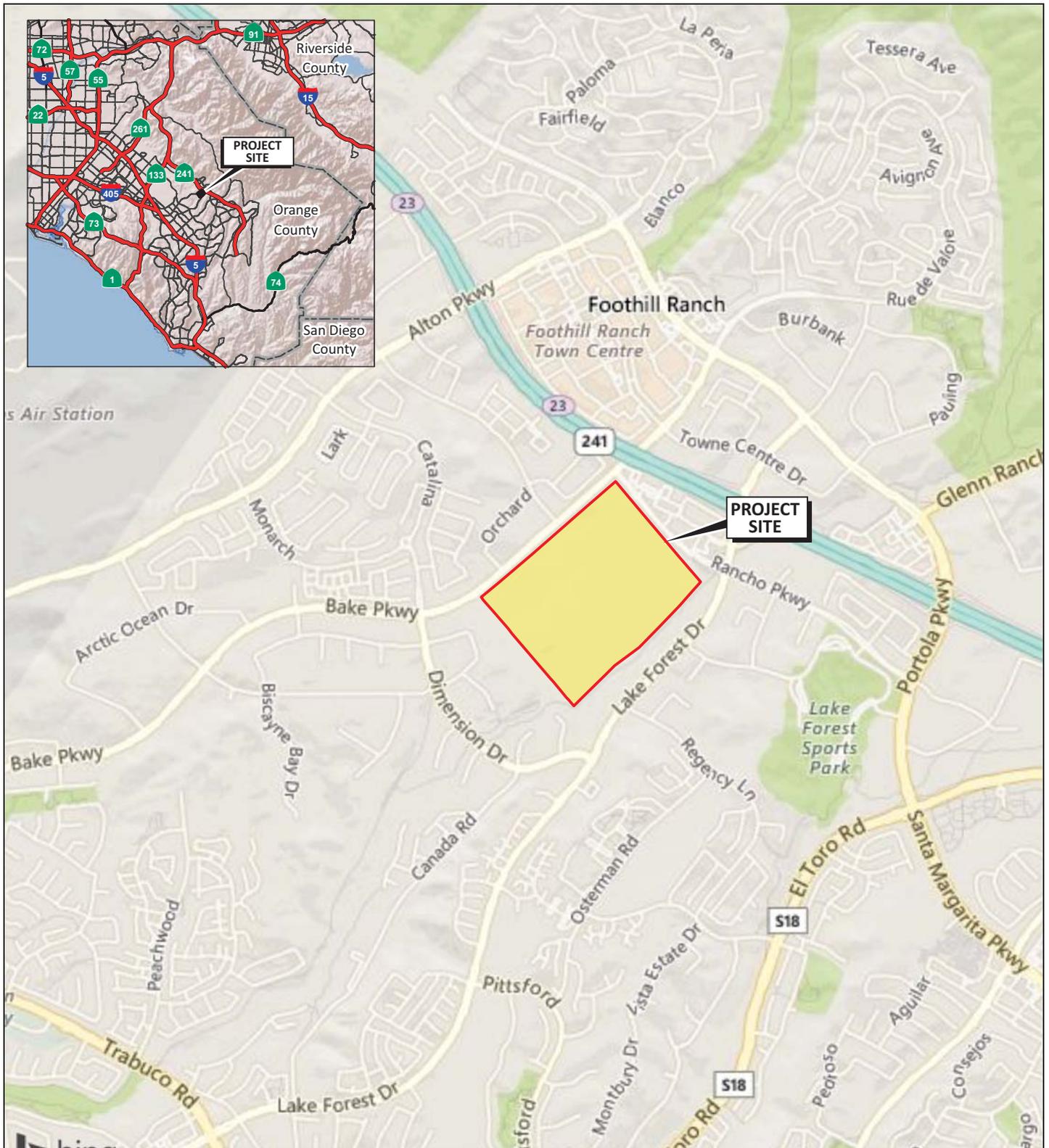
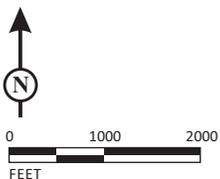


FIGURE 2.1

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SOURCE: Bing Maps

Nakase Nursery/Toll Brothers  
Regional Project Location

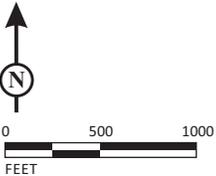


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FIGURE 2.2



SOURCE: Bing Maps

Nakase Nursery/Toll Brothers  
Project Vicinity



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FIGURE 2.3

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LEGEND

Project Site

LandUse

Single Family Residential

Multi-Family Residential

General Office

Commercial and Services

Institutional

Industrial

Transportation, Communications, and Utilities

Mixed Commercial and Industrial

Open Space and Recreation

Agriculture



SOURCE: Bing (2017)

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Nakase Nursery/Toll Brothers  
Existing Land Uses



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View facing south from Bake Parkway.



View facing east from Bake Parkway.



View facing south from Rancho Parkway.



View facing west from Rancho Parkway.

FIGURE 2.4



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The City's General Plan designates the Project Site as Business Park and Business Development Overlay (BDO). The Business Park land use designation is intended to provide a mix of uses as allowed under the Commercial, Professional Office, and Light Industrial designations. The Business Park designation does not provide for agricultural uses. Thus, the existing land use is inconsistent with the current Business Park designation of the Project Site.

The BDO designation applies to all areas designated for Commercial, Professional Office, Business Park, and Light Industrial land uses, and is intended to provide a balance of land uses that contribute to the future financial success of the City. No proposed land use designation changes within the BDO may result in a loss of future net revenue for the City.<sup>1</sup> Refer to Figure 2.5 for the Project Site's location in relation to the City's General Plan Land Use Map and the BDO.

The Project Site currently has a zoning designation of General Agriculture (A-1), which is intended to provide for agriculture, outdoor recreational uses, and other low-intensity uses requiring open space. Refer to Figure 2.6 for the Project Site's location in relation to the City's Zoning Map.

#### 2.1.4 Project Site History

Historically, the Project Site has been used primarily for agriculture production. From 1938 through the late 1960s, the Nakase Nursery was developed with orchards. In the late 1960s, the northwestern portion of the Project Site continued operation as an orchard while the remainder of the Project Site was developed as a plant nursery. In 1988, the orchards were removed, and the entire Project Site has been used as an agricultural wholesale plant nursery since the 1990s.

The previous site of the El Toro Marine Corps Air Station (MCAS) is located in the City of Irvine, approximately 5 mi west of the Project Site. The El Toro MCAS was in operation from 1943 to 1999. In 2007, the El Toro MCAS site was redeveloped as the Orange County Great Park, located at 6950 Marine Way.<sup>2</sup> When the El Toro MCAS was in use, the Project Site fell within the 65-decibel (dB) Community Noise Equivalent Level (CNEL) noise contour, which restricted residential uses on the property.

After the El Toro MCAS was decommissioned in 1999, the City authorized the Opportunity Study Area (OSA), which was intended to identify potential land uses for properties that previously fell under the 65 dB CNEL noise contour. Approximately 838 ac of undeveloped properties were analyzed under the OSA, and the City initiated a General Plan Amendment (GPA) to allow the properties to change their land use designation to residential, mixed uses, and parks. However, owners of the Nakase property declined to participate in the OSA, thereby retaining the commercial and light industrial land use designation that currently characterizes the Project Site. Following approval of the GPA, properties to the north and west of the Project Site have been developed with new residential projects, including the Portola Hills and Baker Ranch Planned Communities.

<sup>1</sup> City of Lake Forest General Plan. Land Use Element. June 1994 (revised September 2016).

<sup>2</sup> Orange County Register. History of the El Toro Marine Corps air base and the Great Park project. January 6, 2006. Website: <https://www.ocregister.com/2006/01/06/history-of-the-el-toro-marine-corps-air-base-and-the-great-park-project/>, accessed July 3, 2018.



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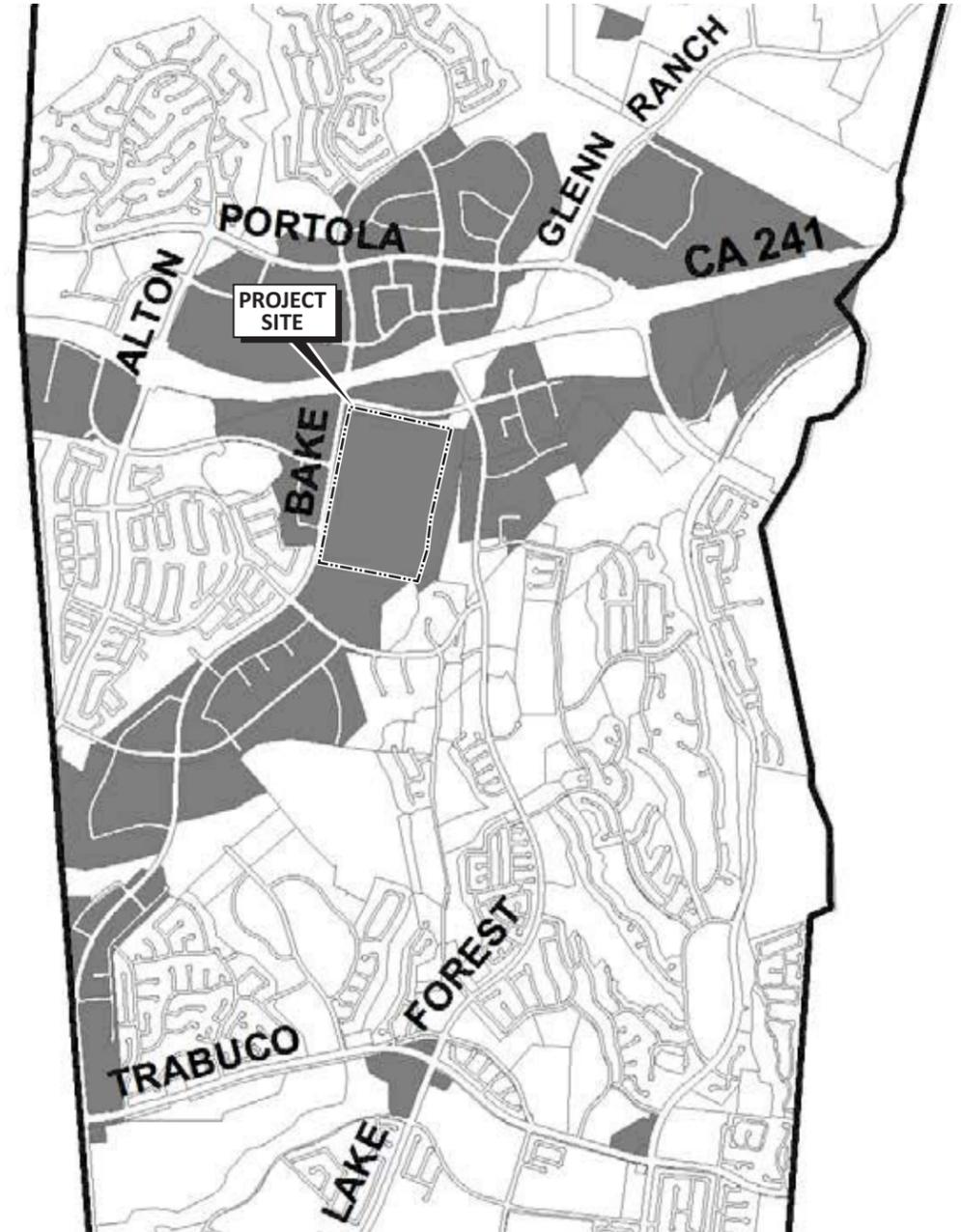
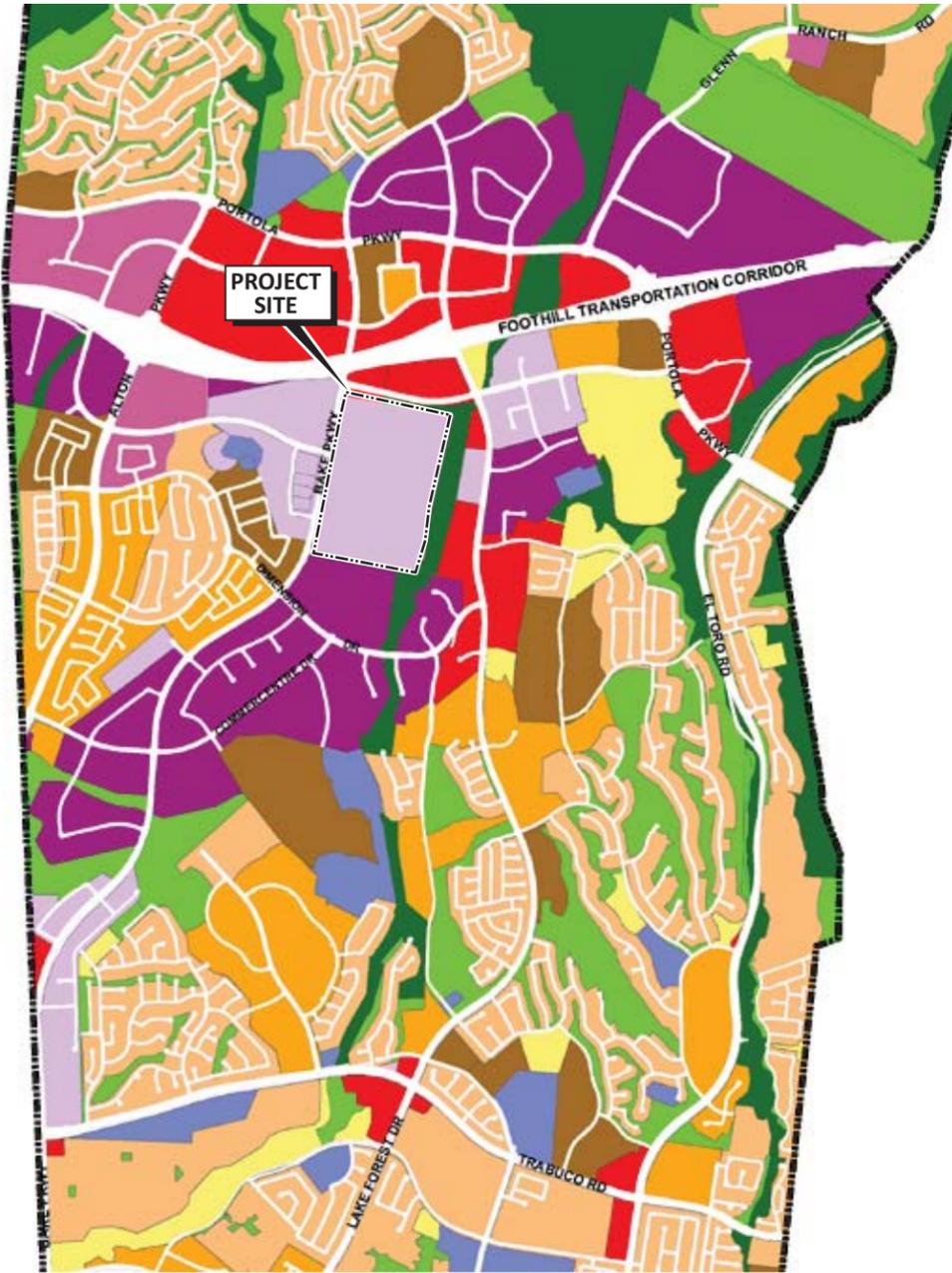
**Land Use Designations**

**Residential Designations**

- Very Low Density Residential (0 to 2 DUs/Net AC)
- Low Density Residential (2 to 7 DUs/Net AC)
- Low-Medium Density Residential (7 to 15 DUs/Net AC)
- Medium Density Residential (15 to 25 DUs/Net AC)
- High Density Residential (25 to 43 DUs/Net AC)

**Non-Residential Designations**

- Commercial
- Professional Office
- Mixed-Use
- Business Park
- Light Industrial
- Public Facility
- Community Park/Open Space
- Regional Park/Open Space
- Open Space
- Lake
- Transportation Corridor
- City Boundary



Business Development Overlay

LSA



SOURCE: City of Lake Forest

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FIGURE 2.5

Nakase Nursery/Toll Brothers  
General Plan Land Use and  
Business Development Overlay



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## 2.2 PROPOSED PROJECT

### 2.2.1 Area Plan Regulations

#### 2.2.1.1 Land Use Plan

The Project proposes the approval of the “Nakase Property Area Plan” (referred to hereafter as the Area Plan and/or the Project), which would facilitate the development of the 122 ac Project Site as a master planned community. The planned community would be consistent with neighboring developments and reflect the vision of the City, while also demonstrating a distinct community character and establishing a sense of place.

The Area Plan would establish guidelines for the future development of the planned community, which would consist of single-family residential units (contained in five distinct neighborhoods), affordable housing units for senior citizens, an elementary school, parks and open space, an internal circulation system, and a multipurpose water quality basin. Refer to Figure 2.7 for the Conceptual Land Use Plan.

The Project proposes up to 675 two- and three-story, single-family residential units on approximately 61.4 ac of the Project Site. Five separate neighborhoods would each display a distinct style of single-family home, referred to as Garden Clusters, Sky Terraces, eHomes, Cottage Homes, and Traditional Single-Family Homes.

To meet the City’s affordable housing policy as stipulated in the Housing Element (2014), up to 101 senior affordable housing units<sup>1</sup> would be constructed on 3.9 ac. The units would be available for rent, and the building would be two to three stories, with access provided by an elevator.

The proposed elementary school would accommodate up to 1,000 students from kindergarten through sixth grade. The school site would be located on the northeastern portion of the Project Site at the corner of Bake Parkway and Rancho Parkway.

#### 2.2.1.2 Parks, Recreation, and Open Space

The Area Plan provides for over 28 ac of parks, open space, and habitat restoration area. The Project includes the creation of a 4.8 ac park (referred to as “Central Park”) in the central area of the Project Site. A private community clubhouse and recreational facility, including pools, cabanas, multipurpose rooms, barbecues, and entertainment areas, would be provided within Central Park for use by residents. In addition, each of the five neighborhoods within the Area Plan would include a park, totaling 1.8 ac. As part of the school site, 4.0 ac of sporting fields and active play areas would be incorporated for use by students.

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<sup>1</sup> The total number of senior affordable housing units would equal approximately 15 percent of the number of approved single-family homes.



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FIGURE 2.7

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SOURCE: Hunsaker & Associates

Nakase Nursery/Toll Brothers  
Conceptual Land Use Plan



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Adjacent to the Serrano Creek Trail along the southeastern portion of the Project Site, a proposed open space and habitat restoration area would total 10.4 ac. As shown on Figure 2.7, designated off-street bicycle and pedestrian paths would extend along the Project's collector streets, with a connection to the Serrano Creek Trail in the southern corner of the Project Site. The Project includes 7.1 ac of parks and open space within the Project's parkways, medians, and multipurpose water quality basin.

#### 2.2.1.3 Landscaping

As illustrated on Figure 2.8, the Project would incorporate ornamental landscaping along Bake Parkway, Rancho Parkway, the Project Site's southern boundaries, the internal access road, and throughout the Project Site. Landscaping would include a variety of drought tolerant plants as specified in the Area Plan's Community Plant Material Guidelines. A multipurpose water quality basin would be located on the southwestern portion of the Project Site.

#### 2.2.1.4 Circulation

Three locations would provide access to the Project Site: two entries at Bake Parkway and one entry at Rancho Parkway. The two entries at Bake Parkway would line up with the existing roads (Rancho Parkway South and Orchard Street), thereby improving connectivity in the Project's vicinity. Rancho Parkway would provide access to the commercial center north of the Project Site. Additionally, the Project proposes to widen Bake Parkway at each of the Project Site entries to provide northbound right-turn lanes. Southbound turn lanes will extend from Bake Parkway to the Project's main entry. Rancho Parkway would also be widened at the Project Site entry to provide an eastbound right-turn lane and a westbound left-turn lane. No left turns would be allowed into the Project from the secondary entry on Bake Parkway. Refer to Figure 2.9 for the Conceptual Circulation Plan.

The proposed internal circulation system consists of three collector streets that would connect to smaller neighborhood streets. Street medians and parkways (totaling 3.2 ac) are proposed along the collector roads. As noted above, designated off-street bicycle and pedestrian paths would extend along the collector streets and the perimeter of Central Park that would ultimately connect to the Serrano Creek Trail from the southeastern Project Site boundary.

#### 2.2.1.5 Parking

The City's Municipal Code (Chapter 9.168, Off-Street Parking) stipulates parking requirements for residential and school uses. In the event the Project is fully built out to the maximum number of residential units proposed, the City would require a minimum of 2,260 parking spaces. In addition, a minimum of 100 parking spaces would be required for the school site. There are no parking requirements for recreational uses, including parks. Table 2.A shows the City's minimum parking requirements and the distribution of parking proposed as part of the Project.

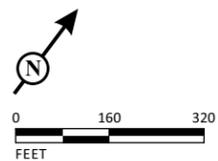


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FIGURE 2.8

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SOURCE: C2 Collaborative Landscape Architecture

Nakase Nursery/Toll Brothers  
Conceptual Landscape Plan



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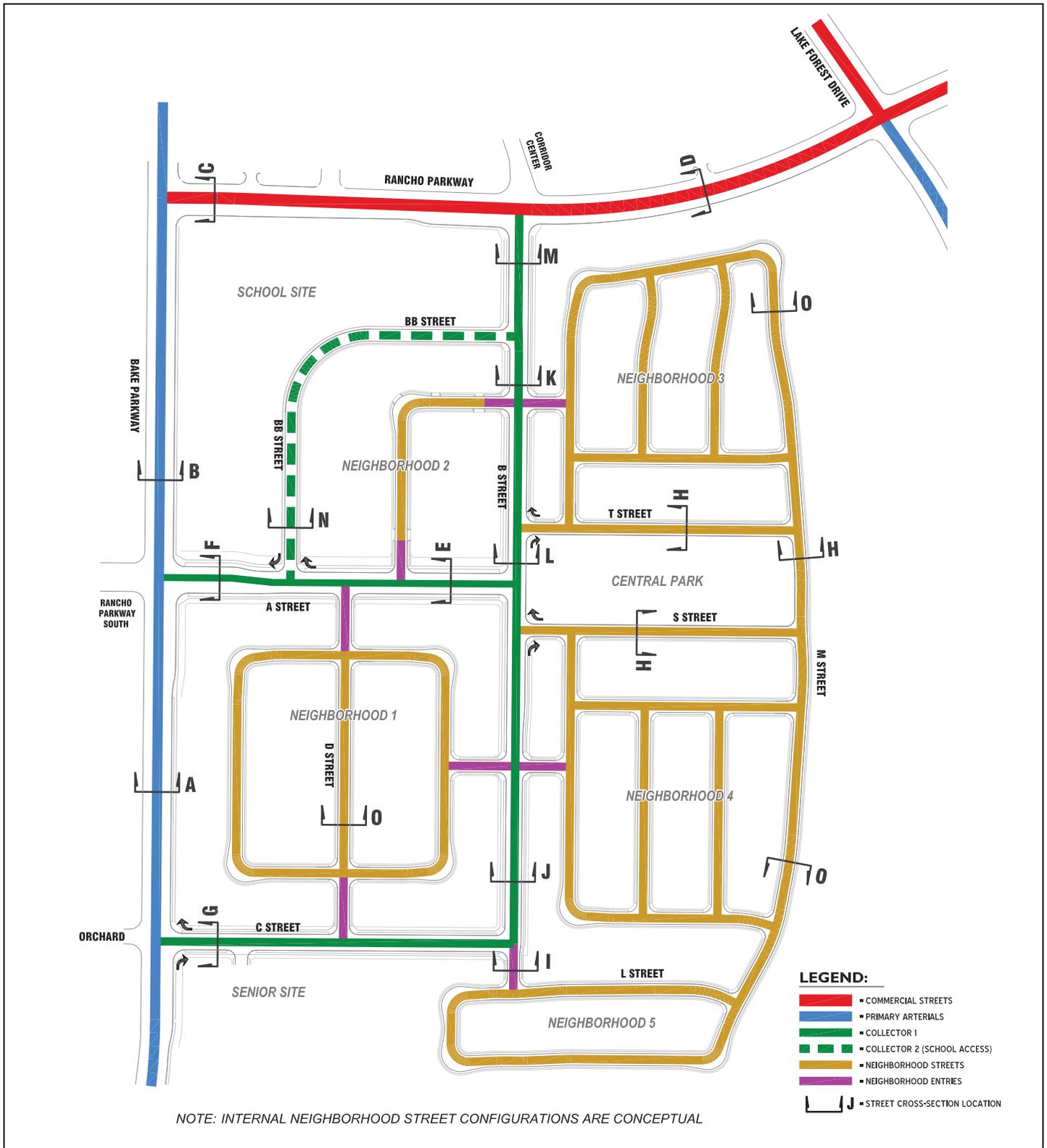


FIGURE 2.9



NO SCALE

SOURCE: Hunsaker & Associates

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Nakase Nursery/Toll Brothers  
Conceptual Circulation Plan



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**Table 2.A: Project Parking**

Type of Parking	Proposed Number of Parking Spaces	City Minimum Parking Requirements
<b>Single-Family Residential</b>		
Garage Parking	1,150–1,350	3.2 spaces (including 2.0 covered + 1.0 additional within 200 feet of the unit + 0.2 guest) per detached single-family residential unit x 675 units
Driveway Parking	1,100–1,350	
Street Parking	500–575	
<i>Total Single-Family Residential Parking</i>	<i>2,750–3,275</i>	<i>2,160</i>
<b>School Site</b>		
On-Site Parking	100–120	2 spaces per classroom x 50 classrooms
Street Parking	80–100	
<i>Total School Site Parking</i>	<i>180–220</i>	<i>100</i>
<b>Central Park</b>		
Parallel Parking	53	No parking requirement.
Perpendicular Parking	36	
<i>Total Central Park Parking</i>	<i>89</i>	<i>None required.</i>
<b>Total Project Parking<sup>1</sup></b>	<b>3,019 – 3,584</b>	<b>2,260</b>

Sources: Nakase Area Plan (March 2018) and City of Lake Forest Municipal Code Chapter 9.168, Off-Street Parking.

Note: Actual project parking will be determined when site-specific neighborhoods and planning areas are developed.

<sup>1</sup> Total project parking does not include parking spaces required for senior affordable housing units. The total number of parking spaces provided for senior affordable housing units will be determined during the Project’s final design phase and will be based upon requirements outlined in the City’s Municipal Code Sections 9.168.040.D.2 or 9.168.040.D.3, as appropriate.

As shown in Table 2.A, single-family residential uses would include 2,750 to 3,275 parking spaces, the school site would include 180 to 220 parking spaces, and Central Park would include 89 parking spaces. Total project parking does not include parking spaces required for senior affordable housing units, which will be determined during the Project’s final design phase and will adhere to parking requirements outlined in the City’s Municipal Code Sections 9.168.040.D.2 or 9.168.040.D.3, as applicable. The Project would include 3,019 to 3,584 parking spaces. Therefore, the Project would provide a substantially higher number of parking spaces than required.

### 2.2.1.6 Infrastructure Improvements

The following infrastructure improvements would serve the future development included in the Project:

- Water:** The Project Site receives domestic and recycled water service from the Irvine Ranch Water District (IRWD). An existing 24-inch domestic water main and an existing 12-inch recycled water main cross the Project Site near its southern boundary. These existing water and recycled water mains would be relocated. Consequently, portions of the existing water line system would need to be rerouted to be aligned with the proposed circulation streets and lots. All rerouting of water facilities would be reviewed and approved by the City’s Public Works Department and the IRWD. There are 8-inch domestic water lines and reclaimed water lines that are proposed to be installed in each of the Project’s collector streets. These water lines would provide domestic water service and reclaimed water for landscaping for the Project’s various uses.



- **Sewer Service:** Sewer lines would be extended onto the Project Site. A gravity sewer system would be installed and connected to the existing sewer lines in Bake Parkway.
- **Utilities:** The Project Site receives electricity service from Southern California Edison (SCE). The Project proposes to underground the existing overhead power lines that are currently located on the east side of Bake Parkway. The Project includes gas, cable, and telephone utility lines.
- **Drainage System:** As a result of site grading, runoff flows would be directed to the southwestern portion of the Project Site to ultimately discharge into an existing 10-foot (ft) box culvert. The drainage system would include an underground detention basin beneath Central Park and would not increase peak flows or discharge rates to Serrano Creek.

#### 2.2.1.7 Sustainability Features

Future development facilitated by Project approval would be consistent with the California Green Building Code (CALGreen) and would include the following sustainability features:

- Increased insulation values in walls and attic spaces.
- Installation of high-efficiency windows and doors.
- Installation of heating, ventilation, and air conditioning (HVAC) systems with a high Seasonal Energy Efficiency Ratio (SEER).
- Specified use of Energy Star appliances.
- Installation of water-efficient plumbing fixtures.
- Installation of tankless water heater systems.
- Installation of light-emitting diode (LED) technology within homes.
- Use of recycled water for common area landscape irrigation.
- Use of drought-tolerant plants in landscape design.
- Installation of water-efficient irrigation systems with smart sensor controls.
- Erosion, sedimentation, and site water control facilitated through the implementation of storm water management practices, bio swales, and bioretention basins.
- Installation of a 240-volt circuit in each home to allow easy installation of electric vehicle (EV) charging.
- Installation of EV charging stations at Central Park and the elementary school.<sup>1</sup>

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<sup>1</sup> EV charging stations at the proposed elementary school would be subject to Saddleback Valley Unified School District (SVUSD) construction standards.



## 2.2.2 Project Overview

The Project includes approval of the Area Plan, a GPA and Zone Change, a Planned Community Program, a Development Agreement, and a Vesting Tentative Tract Map.

### 2.2.2.1 General Plan Amendment and Zone Change

As previously stated, the Project Site is designated Business Park on the City's General Plan and is classified as General Agriculture (A-1) on the City's Zoning Map. The current land use designation and zoning classification are inconsistent. To implement the Area Plan, the Project would require approval of a GPA to change the General Plan land use designation of the property to Low-Medium Residential and Institutional. A zone change would also be required to establish the Project Site's zoning classification as a Planned Community District. The zone change would require approval of the Area Plan, as well as the Nakase Property Supplemental Text and Development Plan.<sup>1</sup> The proposed land use designation and zoning classification would ensure consistency between the City General Plan and Municipal Code concerning land use on the Project Site. Approval of the Area Plan would be subject to approval of the GPA and Zone Change applications.

### 2.2.2.2 Planned Community Program

Chapter 9.112 of the City's Municipal Code requires that a Planned Community Program be developed for any project proposing a zone change to a Planned Community District. The Planned Community Program must address the entire Project Site and would be subject to approval by the City's Planning Commission, as well as adoption by the City Council. The Planned Community Program should include the following components:

- Planned community text specifying permitted uses and site development standards applicable to the entire planned community area
- A statistical summary containing appropriate statistical information such as the minimum/maximum numbers associated with certain aspects of development proposed in the planned community (i.e., maximum number of dwelling units, minimum number of acres of open space)
- A planned community zoning map displaying the proposed uses, exterior boundaries, arterial highways, and any applicable overlay or combining districts within the planned community area
- A planned community development map displaying information such as the general location of infrastructure facilities and a detailed statistical table regulating land uses in each planned community planning area

The Area Plan generally serves as the Planned Community Program for the Project and is intended to guide development and land uses for the planned community within the Project Site. Upon

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<sup>1</sup> The Nakase Property Supplemental Text and Development Plan would be considered equivalent to the planned community text, specified in Section 9.112.050 of the City's Municipal Code, as required under the Planned Community Program.



adoption, the Area Plan would become a part of the City's Zoning Code. In addition, the planned community zoning map would be considered a component of the City's Zoning Map. Therefore, the Area Plan was developed to serve as the mechanism for implementation of the GPA and zone change required for the proposed use of the Project Site.

### 2.2.2.3 Development Agreement

A Development Agreement is a legal contract negotiated between a project applicant and a public agency that governs the land uses and terms and conditions of approval that may be allowed for a particular project. A Development Agreement can also outline public benefits that the project proponent is guaranteeing to the public agency (e.g., additional fees, land dedications, or public facility improvements). The Project's Development Agreement would include obligations associated with the development of the Project Site related to phasing of land use, timing of infrastructure and public improvements, and provisions for infrastructure financing. The Project includes approval of a Development Agreement.

### 2.2.2.4 Vesting Tentative Tract Map

A subdivision is the division of any unit or units of land for the purpose of sale, lease, or financing, and may be initiated via a Tentative Parcel Map or Tentative Tract Map. According to Section 7.03.030 of the City's Municipal Code, a Tentative Tract Map is a preliminary map prepared for the purpose of creating five or more lots containing five or more units. Because the Project would include five or more lots, the City would consider approval of a Tentative Tract Map. The Applicant has expressed a desire to pursue the approval of a Vesting Tentative Tract Map for the Project. A Vesting Tentative Tract Map confers a vested right to proceed with development for a specified time after recordation. The Vesting Tentative Tract Map would be prepared in accordance with the Subdivision Map Act and the City's Subdivision Ordinance. The Vesting Tentative Tract Map would be submitted separately from and concurrently reviewed with the Area Plan.

## 2.2.3 Implementation/Phasing

The Project would be implemented over an estimated period of 67 months (approximately 5.5 years). Demolition and site preparation would span approximately 3 months, and grading would span approximately 6 months. Paving and infrastructure would take approximately 4 months and 12 months, respectively, and would occur concurrently. Building construction would be implemented over an estimated period of 46 months.

## 2.3 REQUIRED PERMITS AND APPROVALS

### 2.3.1 Discretionary Actions

Implementation of the Project would require various approvals and permits from local, State, and federal agencies with jurisdiction over specific elements of the Project. The discretionary approvals by the City, as the Lead Agency, would include the following:

- **General Plan Amendment:** (GPA 05-17-5033). The Project proposes to change the General Plan land use designation from Business Park to Low-Medium Residential and Institutional.



- **Zone Change:** (ZC 05-17-5034). The Project proposes to change the Project Site’s zoning classification from General Agriculture (A-1) to Planned Community. Approval of the Planned Community Program would be required as part of the Zone Change.
- **Development Agreement:** A Development Agreement between the Applicant and the City would identify the terms for development of the Project Site and would identify the Applicant’s obligations associated with the Project.
- **Vesting Tentative Tract Map:** A Vesting Tentative Tract Map would be required to subdivide the property.

### 2.3.2 Other Ministerial City Actions

Ministerial permits/approvals (e.g., grading permits and building permits) would be issued by the City or other appropriate agencies to allow Project Site preparation, curb cuts (if necessary), and connections to the utility infrastructure, dwelling units, paving, landscaping, walls and fences, and other Project features subject to ministerial permits.

### 2.3.3 Probable Future Actions by Responsible Agencies

Because the Project also involves approvals, permits, or authorization from other agencies, these agencies are “Responsible Agencies” under CEQA. Section 15381 of the State CEQA Guidelines defines Responsible Agencies as public agencies other than the Lead Agency that will have discretionary approval power over the Project or some component of the Project, including mitigation. These agencies include, but are not limited to, the agencies identified in Table 2.B.

**Table 2.B: Probable Future Actions by Responsible Agencies**

Responsible Agency	Action
Orange County Fire Authority	Approval of Fire Master Plan
State Water Resources Control Board	Applicant/Developer must submit Permit Registration Documents, including a Notice of Intent, to comply with the National Pollutant Discharge Elimination System North Orange County Permit (Order No. R8-2009-030).
Irvine Ranch Water District	Approval of an Addendum to the Lake Forest Sub-Area Master Plan
California Department of Fish and Wildlife	Approval of Section 1602 Permit
Regional Water Quality Control Board	Section 401 Water Quality Certification and Issuance of Waste Discharge Requirements (WDRs)
United States Army Corps of Engineers	Approval of Section 404 Permit



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### 3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND ENVIRONMENTAL DETERMINATION

The environmental factors checked below potentially would be affected by the Project and include at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages. Please see the Environmental Checklist for additional information.

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics                         | <input checked="" type="checkbox"/> Agriculture and Forestry        | <input checked="" type="checkbox"/> Air Quality                   |
| <input checked="" type="checkbox"/> Biological Resources               | <input checked="" type="checkbox"/> Cultural Resources              | <input checked="" type="checkbox"/> Geology and Soils             |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions           | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality   |
| <input checked="" type="checkbox"/> Land Use/Planning                  | <input type="checkbox"/> Mineral Resources                          | <input checked="" type="checkbox"/> Noise                         |
| <input checked="" type="checkbox"/> Population/Housing                 | <input checked="" type="checkbox"/> Public Services                 | <input checked="" type="checkbox"/> Recreation                    |
| <input checked="" type="checkbox"/> Transportation/Traffic             | <input checked="" type="checkbox"/> Tribal Cultural Resources       | <input checked="" type="checkbox"/> Utilities and Service Systems |
| <input checked="" type="checkbox"/> Findings of Mandatory Significance |   |   |

**DETERMINATION. On the basis of this initial evaluation:**

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Gayle Ackerman  
Signature

City of Lake Forest  
Agency

Gayle Ackerman / Community Dev. Director  
Printed Name/Title

7/11/18  
Date



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## 4.0 EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to Projects like the one involved (e.g., the Project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on Project-specific factors as well as general standards (e.g., the Project will not expose sensitive receptors to pollutants, based on a Project-specific screening analysis).
2. All answers must take account of the whole action involved, including off site as well as on site, cumulative as well as Project level, indirect as well as direct, and construction as well as operational impacts.
3. Once the Lead Agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The Lead Agency must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced, as discussed below).
5. Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or Negative Declaration (Section 15063 (c)(3)(D)). In this case, a brief discussion should identify the following:
  - **Earlier Analysis Used:** Identify and state where they are available for review.
  - **Impacts Adequately Addressed:** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - **Mitigation Measures:** For effects that are “Less Than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the Project.
6. Lead Agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and Lead Agencies are free to use different formats; however, Lead Agencies should normally address the questions from this checklist that are relevant to a Project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significant.



## 4.1 AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially damage scenic resources, including scenic vistas from public parks and views from designated scenic highways or arterial roadways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a new source of substantial night lighting that would result in "sky glow" (i.e. illumination of the night sky in urban areas) or "spill light" (i.e. light that falls outside of the area intended to be lighted) onto adjacent sensitive land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Create a new source of substantial glare which would adversely affect daytime visibility and/or views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially degrade the existing visual character or quality of the site and its surroundings where:				
i. The project exceeds the allowed height or bulk regulations, or exceeds the prevailing height and bulk of existing structures.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. The project is proposed to have an architectural style or to use building materials that will be in vivid contrast to an adjacent development where that development had been constructed adhering to a common architectural style or theme.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii. The project is located on a visually prominent site and, due to its height, bulk, architecture or signage, will be in vivid contrast to the surrounding development or environment degrading the visual unity of the area.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv. A project would include unscreened outdoor uses or materials.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. A project would result in the introduction of an architectural feature or building mass that conflicts with the character of the surrounding development.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- a) **Potentially Significant Impact.** The Project Site is located in a fully developed area in the northern portion of Lake Forest in Orange County, California. The Project Site is located approximately 10 mi northeast of the Pacific Ocean, although the ocean cannot be seen from the Project Site due to intervening land uses. SR-241 is approximately 405 ft from the Project Site. According to the California Scenic Highway Mapping System, SR-241 is not considered a



State Scenic Highway. In addition, there are no officially listed or eligible State Scenic Highways in the vicinity of the Project Site.<sup>1</sup>

The Serrano Creek Trail is adjacent to the Project Site along the southeastern boundary and is considered an Open Space/Recreation Resource according to the City's Recreation and Resources Element (1991, revised 2015). In addition, Nature Park is located adjacent to the southwest boundary of the Project Site. According to the City's Recreation and Resources Element, Nature Park is a 4.5 ac park with walking trails, picnic tables, and a gazebo picnic area. The Recreation and Resources Element notes that natural resources and open space contribute to the visual quality of the City. Upon Project implementation, views from Serrano Creek Trail and Nature Park may be obstructed from some vantage points. As a result, the Project has the potential to substantially damage scenic resources, including views from public parks. Therefore, the Project could potentially result in adverse impacts on scenic vistas and resources. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project impacts related to damage to scenic resources, including scenic vistas from public parks.**

- b) Potentially Significant Impact.** The Project Site is currently developed with few structures, and the majority of the Project Site is not illuminated at night. The Project proposes redevelopment of the Project Site to accommodate a planned community, including up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. Due to the intensification in land use from agriculture to planned community, the Project would require the installation of new lighting. Spill light occurs when lighting fixtures such as streetlights, parking lot lighting, exterior building lighting, and landscape lighting are not properly aimed or shielded to direct light to the desired location, and light escapes and partially illuminates a surrounding location. Sensitive uses (e.g., Serrano Creek Trail and Nature Park) surrounding the Project Site could be impacted by the light from development within the boundaries of the Project Site. Therefore, the Project could potentially result in adverse impacts as a result of new sources of lighting. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project impacts related to new sources of substantial night lighting.**
- c) Less than Significant Impact.** Glare refers to the sensation experienced looking into an excessively bright light source that causes a reduction in the ability to see or causes discomfort. Glare generally does not result in illumination of off-site locations but results in a visible source of light, such as sunlight, viewable from a distance. As stated previously, the Project proposes redevelopment of the Project Site to accommodate a planned community, including up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. The anticipated building materials (e.g., concrete,

<sup>1</sup> California Department of Transportation. California Scenic Highway Mapping System, Orange County. Website: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/), accessed April 26, 2018.



stucco, wood) and proposed uses are typical of those found in the surrounding areas and are not anticipated to create unusual or isolated glare effects that would affect daytime visibility or views in the Project vicinity. In addition, the use of extensive landscaping along Project boundaries, as shown on Figure 2.8, and light shielding required by the Lake Forest Municipal Code (LFMC) Section 9.56.080 would prevent direct views of light sources and reduce the potential for glare during the day. Impacts related to glare are anticipated to be less than significant. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

**d)(i) Potentially Significant Impact.** The Project proposes redevelopment of the Project Site to accommodate a planned community, including up to 675 two- to three-story, single-family residential units, a two- to three-story apartment building with up to 101 units, and an elementary school. Surrounding developments range in height from one to four stories. As part of the Project, a zone change would change the zoning classification from General Agriculture (A-1) to Planned Community District. The A1 District allows building heights up to 35 ft. As proposed in the Area Plan, single-family residential building heights would be up to 36 ft. In addition, the senior affordable housing units and elementary school site heights may exceed 36 ft. However, the Planned Community classification results in flexibility by allowing development standards (including lot coverage, building height, and building size) to be determined through the approval of a Planned Community Program. Chapter 9.112 of the City's Municipal Code requires that any project proposing a zone change to a Planned Community District is required to develop a Planned Community Program for the entire Project Site. The Planned Community Program would be subject to approval by the City's Planning Commission as well as adoption by the City Council. The Planned Community Program would include text specifying permitted uses and site development standards applicable to the entire Project Site. In addition, design features intended to minimize bulk would include multilevel roof lines, use of mixed and textured building materials, substantial setbacks, intervening streets, grade separations, and substantial landscaping, parks, and open space areas. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address the Project's potentially significant adverse impacts related to increases in building height.**

**d)(ii) Less than Significant Impact.** The Project includes the development of a residential community consisting of up to 675 single-family homes and up to 101 senior affordable housing units as well as development of an elementary school site. Development of the Project would convert existing agricultural land to residential and institutional uses, thereby substantially changing the aesthetic nature of the Project Site.

Land uses surrounding the Project Site include a mix of commercial, open space, industrial, transportation, and residential uses. Architectural styles in the Project vicinity are also diverse and representative of an urban and suburban neighborhood. Building materials used in existing development in the area around the Project Site include stucco, concrete, glass, and wood. Based on the diversity of uses and architectural styles, there is no common architectural style or theme in the area surrounding the Project Site. Commercial/office development in the area is largely modern in style with minimal architectural detail and substantial setbacks. The Baker Ranch Residential neighborhood reflects Tuscan, Mediterranean, and Spanish design influences.



The Project would be designed following the Contemporary, Modern, and Spanish architectural styles that would blend with existing commercial and residential development and is intended to provide a visually appealing residential development that attracts future residents. The Project would not be visually incompatible with surrounding uses because: (1) the Project Site would be located in close proximity to existing residential uses (e.g., Baker Ranch Community) and would blend with the architecture of both the existing commercial and residential development; (2) substantial landscaping would screen the Project Site from passing motorists on Bake Parkway and Rancho Parkway; and (3) setbacks, intervening streets, and grade separations between the Project Site and surrounding land uses would reduce the Project's contrast with surrounding commercial uses. Therefore, the Project would not substantially degrade the existing visual character or quality of the Project Site and its surroundings as a result of the proposed architectural styles or building materials, and the Project Site would not be in vivid contrast to an adjacent development where that development had been constructed adhering to a common architectural style or theme. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

**d)(iii) Less Than Significant Impact.** Refer to Response 4.1 (d)(ii), above. The Project would be located on a visually prominent site. The Project Site is adjacent to the Serrano Creek Trail (a walking and nature trail) and Nature Park. In addition, the Project Site is large (122 ac) and can be seen from many area roadways. Nonetheless, it is not anticipated that the proposed height, bulk, architecture, or signage of on-site structures would be in vivid contrast to the surrounding development or result in the degradation of the visual unity of the area. Specifically:

- **Height:** Surrounding developments range in height from one to four stories. The Project would include structures one to three stories [up to 36 ft]. Therefore, the height of the proposed structures would be consistent with surrounding development.
- **Bulk:** Land uses surrounding the Project Site include a mix of commercial, open space, industrial, transportation, and residential uses. Land uses on the Project Site would include residential, institutional, and open space uses. Design features intended to minimize bulk include multilevel roof lines, use of mixed and textured building materials, substantial setbacks, intervening streets, grade separations, and substantial landscaping, parks, and open space areas.
- **Architecture:** Land uses surrounding the Project Site include a mix of commercial, open space, industrial, transportation, and residential uses. Architectural styles in the Project vicinity are also diverse and representative of an urban and suburban neighborhood. Commercial development in the area is largely modern in style with minimal architectural detail and substantial setbacks. The Baker Ranch Residential neighborhood reflects Tuscan, Mediterranean, and Spanish design influences. The Project would be designed following the Contemporary, Modern, and Spanish architectural styles that would blend with existing commercial and residential development and is intended to provide a visually appealing residential development that attracts future residents.



- **Signage:** Signage would be limited to community identification monuments near the entrances on Bake Parkway and Rancho Parkway, neighborhood signage, directional signage, and roadway signage. The monument signs on Bake Parkway and Rancho Parkway would be located on community walls, which would have a maximum height of 6 ft, and would incorporate architectural design and building materials consistent with the planned community theme.
- **Walls and Fencing:** Walls and fences would be used to emphasize the planned community theme as well as to blend the community with the surrounding area. Walls would be used for safety buffers, noise abatement, and privacy. Proposed walls include a community wall of up to 6 ft surrounding the development, a community sound wall along Bake Parkway and Rancho Parkway, retaining walls where necessary, and glass walls of up to 6 ft to enhance view opportunities. A painted tubular fence of up to 6 ft would also be used along properties adjacent to open space areas and other places where off-site views would be desirable. Hedges would be placed behind the community wall for added privacy and screening.

Development of the Project would convert existing agricultural land to residential and institutional uses thereby substantially changing the aesthetic nature of the Project Site; however, the height, bulk, architecture, and signage from resulting development would be consistent with surrounding commercial and residential development. The agricultural uses on the Project Site are particularly prominent because of their rarity in Lake Forest. While existing residents will note the change from agricultural uses to nonagricultural uses, the Project would not be in contrast with surrounding development and would not degrade the visual unity of the area. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

**d)(iv) No Impact.** The Project includes the development of a residential community consisting of up to 675 single-family homes and up to 101 senior affordable housing units as well as development of an elementary school site. No commercial or industrial uses are proposed that would be assumed to have outdoor materials storage. Private backyards would be fenced, and much of the Project Site would be screened by proposed landscaping as shown on Figure 2.8. Therefore, it is not anticipated that the Project would substantially degrade the existing visual character or quality of the Project Site and its surroundings by including unscreened outdoor uses or materials. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

**d)(v) Less than Significant Impact.** The Project includes the development of a residential community consisting of up to 675 single-family homes and up to 101 senior affordable housing units as well as development of an elementary school site. Architectural styles in the Project vicinity are diverse and representative of an urban and suburban neighborhood. Building materials used in existing development in the area around the Project Site include stucco, concrete, glass, and wood. Commercial development in the area is largely modern in style with minimal architectural detail and substantial setbacks. The Baker Ranch Residential neighborhood reflects Tuscan, Mediterranean, and Spanish design influences. Based on the



diversity of uses and architectural styles, no common architectural style or theme exists in the area surrounding the Project Site. The Project would be designed following the Contemporary, Modern, and Spanish architectural styles that would blend with existing commercial and residential development and is intended to provide a visually appealing residential development that attracts future residents. In addition, design features intended to minimize bulk include multilevel roof lines, use of mixed and textured building materials, substantial setbacks, intervening streets, grade separations, and substantial landscaping, parks, and open space areas. Therefore, the Project would not introduce an architectural feature or building mass that conflicts with the character of the surrounding development. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



## 4.2 AGRICULTURE AND FORESTRY

In determining whether impacts to agricultural resources are significant environmental effects, Lead Agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

**a) Potentially Significant Impact.** The Project Site is currently used as a commercial plant nursery and is designated as Unique Farmland by the California Department of Conservation (2014). Unique Farmland consists of lesser quality soils that may be used for the production of the State’s leading agricultural crops. Therefore, the Project would potentially impact designated farmlands, specifically Unique Farmlands, through the conversion of the Project Site to a nonagricultural use. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project impacts related to the conversion of land to a nonagricultural use.**

**b) Potentially Significant Impact.** The Land Use Element of the City General Plan designates the Project Site as Business Park, and the Project Site is zoned A-1. While no Williamson Act (i.e., California Land Conservation Act of 1965) contracts are in effect for the Project Site, the Project proposes a zone change from the existing A-1 zone to a Planned Community District that would not include any agricultural uses. As a result, the Project would conflict with existing zoning for agricultural use. **This topic will be analyzed in the EIR, and mitigation will be developed and**



**included in the EIR, if necessary, to address potentially significant adverse Project impacts due to the conflict with existing agricultural zoning.**

- c) **No Impact.** As previously stated, the Project Site is designated Business Park and zoned A-1. Neither the Project Site nor the surrounding area is zoned as forest land, timberland, or timberland production. As a result, no significant impacts would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**
- d) **No Impact.** The Project Site is currently used as a commercial plant nursery. No forest or timberland exists at the Project Site or in the surrounding area. Therefore, the Project would not result in the loss of forest land or the conversion of forest land to non-forest use. As a result, no significant impacts would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**
- e) **Potentially Significant Impact.** The Project Site is currently used as a commercial plant nursery and is zoned A-1. The Project includes a zone change that would change the Project Site's zoning classification to a Planned Community District that would not involve agricultural uses. As stated previously, the Project Site is in an area that has been designated as Unique Farmland by the California Department of Conservation (2014). Therefore, the Project would result in conversion of Farmland to a nonagricultural use. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project impacts related to the conversion of land to a nonagricultural use.**



### 4.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Result in a cumulatively considerable net increase of any criteria pollutants? A project will be considered to result in a cumulatively considerable net increase of any criteria pollutants for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors) where the incremental effect of the project emissions, considered together with past, present, and reasonably anticipated further project emissions, increase the level of any criteria pollutant above the existing ambient level.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Impact Analysis

a) **Potentially Significant Impact.** Implementation of the Project would result in the demolition of existing structures and buildings on the Project Site as well as construction of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. An Air Quality Management Plan (AQMP) describes air pollution control strategies to be undertaken by a city or county in a region classified as a nonattainment area to meet the requirements of the federal Clean Air Act. The main purpose of an AQMP is to bring an area into compliance with the requirements of federal and State ambient air quality standards (AAQS). For a project to be consistent with the AQMP adopted by the South Coast Air Quality Management District (SCAQMD), the pollutants emitted from project operation should not exceed the SCAQMD daily threshold or cause a significant impact on air quality, or the project must already have been included in the AQMP projection. Because the AQMP is based



on local General Plans, projects that are deemed consistent with a specific General Plan are usually found to be consistent with the AQMP. Since the Project would require a GPA to change the Project Site's designation from Business Park to Residential and Institutional, additional analysis is needed to determine whether the Project would exceed the SCAQMD daily threshold or cause a significant impact on air quality. **This topic will be analyzed in the EIR, and mitigation, if needed, will be developed and included in the EIR to address potentially significant adverse Project effects related to consistency with the AQMP.**

- b) Potentially Significant Impact.** Implementation of the Project would result in the demolition of existing structures and buildings on the Project Site as well as construction of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. Thus, the Project would result in short-term construction emissions and long-term operational emissions. As part of the Project, an Air Quality and GHG Emissions Assessment will be conducted to assess potentially significant adverse impacts for short- and long-term, Project-related air quality effects. The findings of the air quality analysis and recommended mitigation will be described in the EIR. **This topic will be analyzed in the EIR, and mitigation will be included in the EIR, if necessary, to address potentially significant adverse impacts for short- and/or long-term, Project-related air quality effects.**
- c) Potentially Significant Impact.** Implementation of the Project would result in the demolition of existing structures and buildings on the Project Site, as well as construction of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. Evaluation of Project-related operations emissions will be conducted in the Air Quality and GHG Emissions Assessment to assess whether the Project would result in a cumulatively considerable net increase of any criteria pollutant when considered with other cumulative projects. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to cumulative increases in criteria pollutants.**
- d) Potentially Significant Impact.** Sensitive receptors are persons defined as more sensitive to the potential unhealthful effects of air emissions. Sensitive receptors can include children and the elderly. The Project Site is surrounded by a mix of land uses, including commercial, open space, industrial, transportation, and residential uses. Project construction and operation could expose sensitive receptors in the residential areas northwest and southwest of the Project Site to Project-related air emissions. Further evaluation of Project-related air emissions will be conducted as part of the air quality analysis to determine whether the Project would expose sensitive receptors to substantial pollutant concentrations. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse project air quality effects on sensitive receptors.**
- e) Less Than Significant Impact.** According to the SCAQMD *CEQA Air Quality Handbook*, land uses associated with odor complaints typically include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and



fiberglass molding. Objectionable odors may be generated during the operation of diesel-powered construction equipment and/or asphalt paving during Project construction. Those odors would be temporary, would not result in long-term odor impacts, and would not affect a substantial number of people. The proposed uses associated with the Project are not anticipated to generate objectionable odors during operation. Therefore, the Project would not result in permanent impacts related to odors on nearby sensitive receptors (e.g., residential uses). No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- f) **Potentially Significant Impact.** Refer to Response 4.3(c), above. Evaluation of Project-related operations emissions will be conducted in the Air Quality and GHG Emissions Assessment to assess whether the Project would result in a cumulatively considerable net increase of any criteria pollutant when considered with other cumulative projects. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to cumulative increases in criteria pollutants.**



## 4.4 BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- a) Potentially Significant Impact.** The Project proposes redevelopment of the Project Site to accommodate a planned community, including up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. The Open Space area, totaling approximately 10 ac, includes natural resources located in the eastern portion of the Project Site along Serrano Creek. As part of the Project, native riparian habitat will be reestablished within Serrano Creek. The intention is to contribute to the existing riparian canopy, improve Serrano Creek as a regional wildlife movement corridor, and provide live-in and breeding habitat for many wildlife species. The proposed trail along the west side of Serrano Creek will also provide connections between the Nakase Project Site and the existing regional trail system. The Project Site is in an urbanized area and is surrounded by existing urban and suburban land uses; however, the Project would change the existing low-



density agricultural land use to medium-density residential and institutional land uses, resulting in changes to the existing habitat along Serrano Creek. Project construction and operation could have potentially significant impacts either directly or through habitat modification to species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or the United States Fish and Wildlife Service (USFWS). Therefore, the improvements associated with the Project could significantly affect sensitive biological resources. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse impacts to species identified as a candidate, sensitive, or special-status species.**

- b) Potentially Significant Impact.** Refer to Response 4.4(a) above. The Project would change the existing low-density agricultural land use to medium-density residential and institutional land uses. In addition, the Project includes restoration of native riparian habitat within Serrano Creek. The intention is to contribute to the existing riparian canopy, improve Serrano Creek as a regional wildlife movement corridor, and provide live-in and breeding habitat for many wildlife species. Project construction and operation could have potentially significant impacts on riparian habitat or other sensitive natural communities identified in local or regional plans, policies, or regulations or by the CDFW or USFWS. Therefore, the improvements associated with the Project could significantly affect sensitive biological resources. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse impacts to riparian habitat or other sensitive natural communities.**
- c) Potentially Significant Impact.** Refer to Response 4.4(a) above. The Project would change the existing low-density agricultural land use to medium-density residential and institutional land uses. In addition, the Project includes restoration of native riparian habitat within Serrano Creek. Project construction and operation could have potentially significant impacts on federally protected wetlands and waters of the United States as defined by Section 404 of the Clean Water Act. Therefore, the improvements associated with the Project could potentially affect wetlands. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse impacts to federally protected wetlands.**
- d) Potentially Significant Impact.** Refer to Response 4.4(a) above. The Project would change the existing low-density agricultural land use to medium-density residential and institutional land uses. In addition, the Project includes restoration of native riparian habitat within Serrano Creek. Project construction and operation could potentially interfere with the movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.

The existing trees around the perimeter of the Project Site may provide suitable habitat for nesting migratory birds. The removal of trees on the Project Site has the potential to impact active bird nests if vegetation and trees are removed during the nesting season. Nesting birds are protected under the federal Migratory Bird Treaty Act (MBTA) (Title 33, United States Code



[USC], Section 703 et seq.; see also Title 50, Code of Federal Regulations [CFR], Part 10) and Section 3503 of the California Department of Fish and Game Code. Implementation of the Project would be subject to the provisions of the MBTA, which prohibits disturbing or destroying active nests. Regardless, the improvements associated with the Project would potentially affect sensitive biological resources. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse impacts to movement of native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors.**

- e) **Potentially Significant Impact.** Refer to Response 4.4(a) above. The City's Tree Preservation and Landscaping Ordinance are intended to preserve trees on both public and private property and ensure that appropriate replacement trees are planted in the event that tree removal is required. The Project would require the removal of existing trees around the perimeter of the Project Site. Therefore, the Project may conflict with a plan, policy, or ordinance relating to the protection of biological resources (e.g., the Tree Preservation and Landscaping Ordinance). **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse impacts as a result of the Project's conflict with a plan, policy, or ordinance relating to the protection of biological resources.**
- f) **Potentially Significant Impact.** The City is a signatory jurisdiction to the Orange County Central and Coastal Natural Communities Conservation Program/Habitat Conservation Plan (NCCP/HCP); however, the Project Site's owner and the Applicant are not participating landowners. The Project Site is located within the Orange County Central and Coastal NCCP/HCP planning area but outside the boundaries of the NCCP/HCP Reserve System. The Reserve System boundary is located approximately 4,000 ft northeast of the Project Site; however, the Project Site is in an area designated for development.

As discussed in the Project Description, the Project includes restoration of native riparian habitat within Serrano Creek. The intention is to contribute to the existing riparian canopy, improve Serrano Creek as a regional wildlife movement corridor, and provide live-in and breeding habitat for many wildlife species. The Project proposes to remove approximately 0.25 acre of degraded coastal sage scrub (CSS). Although the CSS habitat is included in NCCP/HCP, the isolated patch of degraded CSS is located in an area identified for development and is not within the boundaries of the NCCP/HCP Reserve System. However, the removal of the patch of CSS will be addressed in the EIR. Therefore, development of the Project may result in the removal of sensitive habitat species identified in the Orange County Central and Coastal NCCP/HCP, and the proposed Project may conflict with the adopted NCCP/HCP. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse impacts as a result of any potential conflicts with the adopted NCCP/HCP.**



## 4.5 CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

**a) Potentially Significant Impact.** CEQA defines a “historical resource” as a resource that meets one or more of the following criteria: (1) is listed in, or determined eligible for listing in, the California Register of Historical Resources (California Register); (2) is listed in a local register of historical resources as defined in Public Resources Code (PRC) Section 5020.1(k); (3) is identified as significant in a historical resource survey meeting the requirements of PRC Section 5024.1(g); or (4) is determined to be a historical resource by a project’s Lead Agency (PRC Section 21084.1 and State CEQA Guidelines Section 15064.5[a]). According to the Office of Historic Preservation,<sup>1</sup> there are no historic resources on the Project Site. Records search information indicates that no properties within 0.25 mi are listed as California Points of Historical Interest or California Historical Landmarks, or are listed on the California Register. Implementation of the Project would result in the demolition of existing structures and buildings used for agricultural operations on the Project Site. The California Register requires that sufficient time has passed since a resource’s period of significance to “obtain a scholarly perspective on the events or individuals associated with the resource.” Typically, 50 years is used as a general estimate of time needed to develop the perspective to understand the resource’s significance (California Code of Regulations [CCR] 4852(d)(2)). One or more of the existing buildings on the Project Site may have been constructed 50 years or more ago. Therefore, the existing on-site structures may be listed in, or eligible for listing in, the California Register or listed in a local register of historical resources as defined in PRC Section 5020.1(k) Therefore, the Project has the potential to result in significant impacts related to historic resources. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR to address potentially significant adverse Project impacts related to paleontological resources.**

**b) Potentially Significant Impact.** According to the City’s Recreation and Resources Element, a majority of the City, including the Project Site, is located in a sensitive archaeological area. On

<sup>1</sup> California Office of Historic Preservation, Orange County Historical Landmarks, [http://ohp.parks.ca.gov/?page\\_id=21445](http://ohp.parks.ca.gov/?page_id=21445), accessed May 1, 2018.



February 28, 2018, a records search was conducted at the South Central Coastal Information Center (SCCIC) of the California Historical Resources Information System at California State University, Fullerton to identify previously recorded prehistoric and historic cultural resources and cultural resource surveys within 0.25 mi of the Project area. SCCIC identified no previously recorded prehistoric cultural resources on the Project Site; however, 25 archaeological sites were identified within 0.5 mi of the Project Site. As such, the Project Site is considered potentially sensitive for archaeological resources. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR to address potentially significant adverse Project impacts related to archaeological resources.**

- c) **Potentially Significant Impact.** According to the City's Recreation and Resources Element, paleontological resources potentially occur throughout most of the City, including on the Project Site. Therefore, the Project Site would be considered sensitive for paleontological resources. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR to address potentially significant adverse Project impacts related to paleontological resources.**
- d) **Potentially Significant Impact.** No known human remains are interred on the Project Site. Due to the level of past disturbance on the Project Site, it is not anticipated that human remains, including those interred outside of formal cemeteries, would be encountered during earth removal or disturbance activities. In the unlikely event that human remains are encountered during Project grading, the proper authorities would be notified and standard procedures for the respectful handling of human remains during the earthmoving activities would be adhered to in compliance with State Health and Safety Code Section 7050.5 and PRC Section 5097.98. Following compliance with existing State regulations, impacts in this regard would be considered less than significant. **Precautionary mitigation may be included in the EIR to address any potentially significant impacts related to unknown remains that might be uncovered at the time of grading. This topic will be addressed in the EIR, and mitigation will be included if necessary.**



## 4.6 GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii. Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

- a)(i) **No Impact.** The Project Site is in southern California, which is a seismically active region. According to the City’s Safety and Noise Element (1994), no known active fault exists within the city of Lake Forest. Thus, within the State of California Department of Conservation Earthquake Zones of Required Investigation for the Lake Forest Quadrangle, Alquist-Priolo Earthquake Fault Zones have not been prepared for the area. Therefore, the Project would not expose people or structures to substantial adverse effects involving the rupture of a known earthquake fault. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**
- a)(ii) **Potentially Significant Impact.** As discussed in Response 4.6(a)(i), above, Alquist-Priolo Earthquake Fault Zones have not been prepared for the area in the vicinity of the Project Site. However, southern California is a known seismically active region. Active and potentially active faults in southern California are capable of producing seismic shaking on the Project Site. Thus, it is likely the Project would periodically experience ground acceleration as a result of exposure to moderate to large magnitude earthquakes, and seismic ground shaking on one of the nearby regional faults may cause damage to development. Therefore, the Project has the potential to



expose people and structures to substantial adverse effects related to the Project Site and regional geology, including those associated with strong seismic ground shaking. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to strong seismic ground shaking.**

- a)(iii) **Potentially Significant Impact.** The Project has the potential to expose people and structures to substantial adverse effects related to the Project Site and regional geology, including those associated with liquefaction. According to the State of California Department of Conservation Earthquake Zones of Required Investigation for the Lake Forest Quadrangle, the area around the Serrano Creek Trail, which includes the southeastern portion of the Project area, has a high potential for liquefaction. A Preliminary Geotechnical Evaluation will be prepared and summarized in the EIR, including recommendations from that report to address Project effects related to or resulting from geologic conditions. Therefore, the Project could have a potentially significant impact related to liquefaction. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to liquefaction.**
- a)(iv) **No Impact.** The Project Site is relatively flat, and no substantial hillsides or unstable slopes are immediately adjacent to the Project Site boundary. In addition, according to the California Department of Conservation's Earthquake Zones of Required Investigation for the Lake Forest Quadrangle (2001), the Project Site is not located within an Earthquake-Induced Landslide Zone. As a result, there is no potential for landslide hazards, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**
- b) **Potentially Significant Impact.** During Project Site preparation, grading, and construction, soil on the Project Site would be exposed and there would be an increased potential for soil erosion compared to existing conditions. In addition, during a storm event, soil erosion could occur at an accelerated rate. The potential for erosion during Project operations would be minimal because the Project Site would be paved, covered with buildings, and/or landscaped, and there would not be areas of exposed/disturbed soil on the Project Site. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to erosion during construction.**
- c) **Potentially Significant Impact.** Refer to Responses 4.6(a)(iii) and (iv) above for discussion on the potential impacts associated with liquefaction and landslides, respectively. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to liquefaction.**
- d) **Potentially Significant Impact.** The Project Site may contain expansive soils, thereby potentially creating a substantial risk to life or property. As stated previously, a Preliminary Geotechnical Evaluation will address Project effects related to or as a result of geologic conditions. In addition, the Project will be designed consistent with the relevant Uniform Building Code and California Building Code seismic standards. Therefore, the Project could have a potentially



significant impact related to expansive soils. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to expansive soils.**

- e) **No Impact.** The Project would not include the use of septic tanks or alternative methods for disposal of wastewater into subsurface soils. No on-site sewage disposal systems (e.g., septic tanks) are planned. The Project would connect to existing public wastewater infrastructure. Therefore, the Project would not result in any impacts related to septic tanks or alternative wastewater disposal methods. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



## 4.7 GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- a) Potentially Significant Impact.** The Project would generate greenhouse gas (GHG) emissions during construction and operation. An Air Quality/GHG Study will be prepared to address Project effects related to or as a result of GHG emissions, and a discussion of GHGs and their potential effects on global climate change will be included in the EIR. GHG emissions associated with Project construction would consist primarily of emissions from equipment exhaust. Long-term regional emissions would also be associated with Project-related vehicular trips and stationary source emissions (e.g., natural gas used for heating). It is anticipated that Project-related traffic trips forecast in the Traffic Study will be used in this GHG analysis. In addition, potential cumulative global climate change impacts associated with the Project will be evaluated. Emissions of carbon dioxide equivalents will be calculated and compared to the area emission levels. If necessary, mitigation measures will be identified to ensure that both short-term and long-term GHG impacts will be reduced to the extent possible. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to GHG emissions.**
- b) Potentially Significant Impact.** Refer to Response 4.7(a) above. Regulatory requirements on GHG emissions will be identified, and the Project's compliance with applicable plans and policies will be discussed. Emissions of carbon dioxide, a key GHG identified in Assembly Bill (AB) 32, and other major GHGs (e.g., methane and nitrous oxide) from direct and indirect Project-related sources will be calculated. The Project's emissions will be evaluated for consistency with the goals and emission projections in SCAQMD's Final 2016 AQMP to determine whether Project emissions will cause or delay the timely attainment of State and federal AAQS, as well as meet the emission reduction goals of AB 32, the California Global Warming Solutions Act of 2006, Senate Bill (SB) 32, and related climate change legislation. Standard requirements for construction activities recommended by SCAQMD will be identified and incorporated as part of the Project's standard conditions. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to conflicts with applicable plans, policies, or regulations adopted for the purpose of reducing GHG emissions.**



## 4.8 HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

- a) **Potentially Significant Impact.** The EIR will incorporate and address the conclusions of a Phase I Environmental Site Assessment or Hazardous Materials Assessment to evaluate whether hazardous materials or other adverse environmental conditions are present due to past or present uses of the Project Site and/or properties in the vicinity of the Project Site. The Project Site assessment will identify whether the Project Site is: (1) a former hazardous waste disposal site (and whether the wastes have been removed); (2) a hazardous substance release site identified by the State Department of Health Services; or (3) a site containing one or more pipelines that carry hazardous substances, acutely hazardous substances, or hazardous wastes, except a natural gas line. Potential land use safety and hazard conflicts related to existing land uses in the vicinity of the Project Site will also be addressed.



Public or environmental exposure to hazardous materials could occur through improper handling or use of hazardous materials or hazardous wastes, a transportation accident, environmentally unsound disposal methods, fire, explosion, or other emergency. The severity of potential exposure hazards would vary due to factors such as the type of activity being conducted, the concentration and type of hazardous material or waste, and the proximity to sensitive receptors. Any exposure to hazardous materials associated with the Project is expected to occur during construction activities. The routine transport, use, or disposal of hazardous materials on the Project Site would not occur following construction activities. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.**

- b) **Potentially Significant Impact.** Refer to Response 4.8(a) above. During construction of the Project, there is potential for the accidental release of hazardous materials, which could adversely affect the public and/or environment. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to the accidental release of hazardous materials into the environment.**
- c) **Potentially Significant Impact.** Public or environmental exposure to hazardous materials could occur through improper handling or use of hazardous materials or hazardous wastes, a transportation accident, environmentally unsound disposal methods, fire, explosion, or other emergency. The severity of potential exposure hazards would vary due to factors such as the type of activity being conducted, the concentration and type of hazardous material or waste, and the proximity to sensitive receptors. Any exposure to hazardous materials associated with the Project is expected to occur during construction activities. The routine transport, use, or disposal of hazardous materials on the Project Site would not occur following construction activities. As part of the Project, an elementary school with a capacity of 800 to 1,000 students is proposed on the Project Site. The elementary school would be located on the corner of Bake Parkway and Rancho Parkway, at the northwestern portion of the Project Site. New Thought Montessori Academy is located approximately 500 ft from the Project Site. In addition, Bella Montessori Academy (approximately 0.27 mi to the southwest), Fulbright Montessori Academy (approximately 0.39 mi to the west), Goddard School (approximately 0.60 mi to the northwest), and Foothill Ranch Elementary School (approximately 0.59 mi to the north) are in close proximity to the Project Site. The potential for the Project to emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school will be evaluated in the EIR. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to the existence of hazardous emissions, materials, substances, or waste within 0.25 mi of a proposed school.**
- d) **Potentially Significant Impact.** Refer to Response 4.8(a) above. The Hazardous Materials Assessment will include a records search to determine if the Project Site could pose a potential environmental concern to the surrounding area, to identify any environmental violations associated with activities conducted at the Project Site, and to identify if there are any nearby



hazardous waste sites that could pose a hazard to the Project Site. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to hazardous waste sites.**

- e) **No Impact.** The Project Site is approximately 12 mi east of John Wayne Airport in Santa Ana. According to the Airport Land Use Commission, the Project Site does not fall within the John Wayne Airport Planning Area. Further, the Project would not result in safety hazards for people living or working in the area different than would occur under existing conditions. Consequently, the risk of safety hazards associated with John Wayne Airport would not be substantively different in this area of Lake Forest with or without the Project. Therefore, no impacts would result, and no mitigation is required. **This topic will not be covered in the EIR unless related issues not covered here are identified during the scoping process.**
- f) **No Impact.** No private airports or airstrips are located in the vicinity of the Project Site. As a result, the Project will not affect or be affected by aviation activities associated with private airports or airstrips. No mitigation is required. **This topic will not be covered in the EIR unless related issues not covered here are identified during the scoping process.**
- g) **Potentially Significant Impact.** The Orange County Fire Authority (OCFA) is responsible for providing fire protection and suppression, inspection services, paramedic emergency medical services, and hazardous material response to citizens and visitors to Lake Forest. Roads used as response corridors/evacuation routes usually follow the most direct path to or from various parts of a community. For the Project Site and the surrounding areas, the main corridors anticipated to be used by emergency services providers are Bake Parkway, Lake Forest Drive, Rancho Parkway, SR-241, and other arterials and freeways in this part of Lake Forest. The proximity of these evacuation routes to the Project Site, depending on the traffic impacts of the Project, could result in potentially significant impacts. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to emergency response plans.**
- h) **No Impact.** Wildland fires occur in geographic areas that contain the types and conditions of vegetation, topography, weather, and structure density susceptible to risks associated with uncontrolled fires that can be started by lightning, improperly managed camp fires, cigarettes, sparks from automobiles, and other ignition sources. The Project Site and the surrounding areas are developed with urban and suburban uses and do not include brush- and grass-covered areas typically found in areas susceptible to wildfires.

According to the California Department of Forestry and Fire Protection's (CAL FIRE) Very High Fire Hazard Severity Zones (VHFHSZ) in the Local Responsibility Area (LRA) Map for Lake Forest, the Project Site is in a non-VHFHSZ. The nearest VHFHSZ is located approximately 0.2 mi northeast of the Project Site and terminates near the SR-241 center median. The Project Site is not considered to be an area of very high fire hazard severity by CAL FIRE, and therefore, the Project would not expose people or structures to a significant risk of loss, injury, or death associated with wildland fires. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



## 4.9 HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Deposit sediment and debris materials within existing channels obstructing flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
l. Exceed the capacity of a channel and cause overflow during design storm conditions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m. Adversely change the rate, direction or flow of groundwater?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n. Have an impact on groundwater that is inconsistent with a groundwater management plan prepared by the water agencies with the responsibility for groundwater management?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
o. Cause a significant alteration of receiving water quality during or following construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
p. Create or contribute runoff water which would generate substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q. Substantially degrade water quality by discharge which affects the beneficial uses (i.e. swimming, fishing, etc.) of the receiving or downstream waters?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
r. Increase in any pollutant for which the receiving water body is already impaired as listed on the Clean Water Act Section 303(d) list?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- a) **Potentially Significant Impact.** The Project proposes redevelopment of the Project Site to accommodate a planned community, including up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. The Project Site is bound on the southeast by Serrano Creek, which is the primary receiving water for storm water runoff from the Project Site.

Construction and operation of the Project has the potential to introduce additional pollutants into the storm drain system. During construction activities, excavated soil would be exposed, and there would be an increased potential for soil erosion and sedimentation compared to existing conditions. In addition, chemicals, liquid products, petroleum products (e.g., paints, solvents, and fuels), and concrete-related waste may be spilled or leaked and have the potential to be transported via storm runoff into receiving waters. During operation, the Project could increase operational pollutants, such as suspended solids/sediments, nutrients, heavy metals, pathogens (bacteria/viruses), pesticides, oil and grease, toxic organic compounds, and trash and debris, that are introduced into storm water runoff. The EIR will evaluate the Project’s potential for pollutants of concern in storm water runoff to result in violation of water quality standards and waste discharge requirements.

Project construction would comply with the requirements of the Construction General Permit, including preparation of a Storm Water Pollution Prevention Plan (SWPPP) and implementation of Construction Best Management Practices (BMPs). In accordance with the County of Orange Model Water Quality Management Plan (WQMP) template and the Technical Guidance Document for the County of Orange and the City, a preliminary WQMP will be prepared for the Project, which will detail the Low Impact Development features and treatment control BMPs to be included in the Project to reduce pollutants of concern in storm water runoff. BMPs would include bioswales and bioretention basins to treat and control storm water runoff. Compliance with the applicable permits and the proposed BMPs will be considered in the evaluation of potential water quality impacts in the EIR. **This topic will be analyzed further in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially**



**significant adverse Project effects related to water quality standards and waste discharge requirements.**

- b) **Potentially Significant Impact.** The Project Site is underlain by the Coastal Plain of Orange County Groundwater Basin. The potential for groundwater dewatering during construction cannot be ruled out at this time. In addition, the Project could change the impervious surface area of the Project Site, which could in turn affect infiltration of storm water runoff to the groundwater table. The effect the Project could have on groundwater supplies and groundwater recharge (GWR) will be analyzed in the EIR.

The depth to groundwater and the proposed depth of excavation for the Project will be evaluated in the EIR to determine whether groundwater dewatering during construction is required. Potential changes in impervious area and infiltration as a result of Project implementation will also be considered. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to groundwater.**

- c) **Potentially Significant Impact.** Refer to Response 4.9(a) above. Although the Project would not alter topography substantially or result in long-term operational conditions that would result in substantial erosion, the Project could result in such impacts during the construction process due to ground-disturbing activities that would expose the top soil. The Project could also increase storm water runoff that could result in downstream erosion and siltation. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to changes in drainage patterns and associated erosion and siltation.**
- d) **Potentially Significant Impact.** The Project could involve a change in impervious surface area. Using information from the Project hydrology report, the EIR will analyze Project impacts related to changes in runoff and the potential for on- and off-site flooding. The hydrology report will include calculations of the existing and proposed runoff peak flows and volume. Taking into consideration the capacity of the existing storm drain systems, the hydrology report will consider any storm drain improvements or BMPs that may be required to mitigate any increase in runoff and to comply with flood control requirements. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to changes in drainage patterns and associated flooding.**
- e) **Potentially Significant Impact.** Refer to Responses 4.9(a) and (d) above. The EIR will consider Project compliance with regulatory requirements and proposed BMPs and drainage facilities and will evaluate the need for Project mitigation measures and additional BMPs to ensure adequate treatment and conveyance of storm flows. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to storm water drainage and pollutants.**



- f) **Potentially Significant Impact.** Refer to Response 4.9(a) above. The EIR will evaluate the Project's potential for pollutants of concern in storm water runoff to degrade water quality. Compliance with the applicable permits and the proposed BMPs will be considered in the evaluation of potential water quality impacts in the EIR. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to water quality and hydrology.**
- g) **Less than Significant Impact.** The Project Site is bound on the southeast by Serrano Creek. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Map No. 06059C0316J (December 3, 2009), a portion of the Project Site along the southeast boundary is located within Zone AO of the Serrano Creek 100-year floodplain. Zone AO is defined by FEMA as a Special Flood Hazard Area subject to inundation by the 1 percent annual chance flood (100-year flood) with flood depths between 1 ft and 3 ft. However, a Letter of Map Revision (LOMR) became effective on July 16, 2018, after a 90-day appeal period, and affects the floodplains mapped on the Project Site. The proposed LOMR was noticed to the public in the Saddleback Valley News on March 9 and 16, 2018. The LOMR changed the portion of the Serrano Creek adjacent to the Project Site to Zone AE. The LOMR revised the FIRM to remove a majority of the southeastern boundary of the Project Site from the 100-year floodplain. Only the southern corner of the Project Site remains mapped within a 100-year floodplain. This portion of the Project Site is proposed as an open space and habitat restoration area. Based on the revised floodplain mapping included in the LOMR, no housing would be placed within the 100-year floodplain. Therefore, the Project would not place housing within a 100-year flood hazard area, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**
- h) **Less than Significant Impact.** Please refer to Response 4.9(g) above. Based on the revised floodplain mapping included in the LOMR, no structures would be placed within the 100-year floodplain. Therefore, the Project would not place structures within a 100-year flood hazard area, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**
- i) **No Impact.** The closest unenclosed water retention facilities to the Project Site include Upper Oso Reservoir, Lake Mission Viejo, and Irvine Lake, all of which are located more than 2 mi from the Project Site. According to the Safety Element of the Orange County General Plan (2012), the Project Site is not located within the inundation areas of these reservoirs. Therefore, the Project would not expose people or structures to loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**
- j) **No Impact.** Seicheing is a phenomenon that occurs when seismic ground shaking induces standing waves (seiches) inside water retention facilities such as reservoirs and water tanks. Such waves can cause retention structures to fail and subsequent flooding of downstream



properties. There are no water retention facilities that are not enclosed in close proximity to the Project Site. The closest unenclosed water retention facilities include Upper Oso Reservoir, Lake Mission Viejo, and Irvine Lake, which are all located more than 2 mi from the Project Site. The risk associated with possible seiche waves is, therefore, not considered to be a potentially significant impact of the Project, and no mitigation is necessary.

Tsunamis are generated ocean wave trains generally caused by tectonic displacement of the seafloor associated with shallow earthquakes, seafloor landslides, rockfalls, and exploding volcanic islands. The Project is located approximately 10 mi from the ocean shoreline and is not in a tsunami inundation area.<sup>1</sup> The risk associated with tsunamis, therefore, is not considered a potential hazard or a potentially significant impact, and no mitigation is required.

Mudslides and slumps are described as a shallower type of slope failure that usually affects the upper soil mantle or weathered bedrock underlying natural slopes and is triggered by surface or shallow subsurface saturation. As discussed in Response 4.6(c) in Section 4.6, Geology and Soils, the Project Site is relatively flat, and no substantial hillsides or unstable slopes are immediately adjacent to the Project Site boundary; therefore, there is no potential risk for landslide hazard. The risk associated with possible mudflows and mudslides, therefore, is not considered a potential constraint or a potentially significant impact of the Project, and no mitigation is necessary. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- k) **Potentially Significant Impact.** Refer to Responses 4.9(a) and (c) above. Although the Project would not substantially alter topography or result in long-term operational conditions that would result in substantial erosion, the Project could result in such impacts during the construction process due to ground-disturbing activities that would expose the top soil and increase erosion during storm events. The Project could also increase storm water runoff by increasing impervious surface areas, which could result in downstream erosion and siltation. Change in runoff and erosion and siltation patterns could result in additional sediment and debris being deposited downstream. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to changes in deposition of sediment and debris.**
- l) **Potentially Significant Impact.** Refer to Responses 4.9(d) and (e) above. The EIR will consider Project compliance with regulatory requirements and proposed BMPs and drainage facilities and will evaluate the need for Project mitigation measures and additional BMPs and drainage facilities to ensure adequate conveyance of storm flows. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to the capacity of storm water drainage facilities.**

<sup>1</sup> California Emergency Management Agency, California Geological Survey, and University of Southern California. Tsunami Inundation Map for Emergency Planning, Orange County. Website: [http://www.conservation.ca.gov/cgs/geologic\\_hazards/Tsunami/Inundation\\_Maps/Orange](http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Orange), accessed May 1, 2018.



- m) **Potentially Significant Impact.** Refer to Response 4.9(b) above. The potential for groundwater dewatering during construction cannot be ruled out at this time. However, Project operation is not anticipated to require on-site groundwater extraction. The effect the Project could have on groundwater supplies and GWR will be analyzed in the EIR. The depth to groundwater and the proposed depth of excavation for the Project will be evaluated in the EIR to determine whether groundwater dewatering during construction is required. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to groundwater.**
- n) **Potentially Significant Impact.** As discussed in Responses 4.9(b) and (m) above, the Project Site is underlain by the Coastal Plain of Orange County Groundwater Basin. The groundwater basin is managed by the Orange County Water District (OCWD). The current management plan for the groundwater basin is the *Orange County Groundwater Management Plan 2015 Update* (OCWD 2015). The potential for groundwater dewatering during construction cannot be ruled out at this time. However, Project operation is not anticipated to require on-site groundwater extraction. The effect the Project could have on groundwater and consistency with groundwater management plans will be analyzed in the EIR. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to consistency with groundwater management plans.**
- o) **Potentially Significant Impact.** Refer to Response 4.9(a) above. The EIR will evaluate the Project's potential for pollutants of concern in storm water runoff to degrade receiving water quality. Compliance with the applicable permits and the proposed BMPs will be considered in the evaluation of potential water quality impacts in the EIR. In addition, a WQMP will be prepared for the Project and will detail the Low Impact Development features and treatment control BMPs to be included in the Project to reduce pollutants of concern in storm water runoff. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to receiving water quality.**
- p) **Potentially Significant Impact.** Refer to Responses 4.9(a) and (e) above. The EIR will consider Project compliance with regulatory requirements and proposed BMPs and drainage facilities and will evaluate the need for Project mitigation measures and additional BMPs to ensure adequate treatment of storm flows. In addition, a WQMP will be prepared for the Project. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to generation of substantial additional sources of polluted runoff.**
- q) **Potentially Significant Impact.** The Santa Ana Regional Water Quality Control Board (RWQCB) Water Quality Control Plan (January 1995, updated February 2016) lists the intermittent beneficial uses of Serrano Creek as GWR, water contact recreation (REC1), non-contact water recreation (REC2), warm freshwater habitat (WARM), and wildlife habitat (WILD). As discussed in Response 4.9(a) above, the Project has the potential to contribute pollutants of concern to downstream receiving waters (i.e., Serrano Creek). The EIR will evaluate the Project's potential



for pollutants of concern in storm water runoff to degrade receiving water quality and affect beneficial uses. Compliance with the applicable permits and the proposed BMPs will be considered in the evaluation of potential water quality impacts in the EIR. In addition, a WQMP will be prepared for the Project. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to receiving water quality and beneficial uses.**

- r) **Potentially Significant Impact.** Serrano Creek, which is the receiving water for runoff from the Project Site, is listed as impaired for unionized ammonia on the 2014 and 2016 California Integrated Report (Clean Water Act Section 303[d] list and 305[b] report). According to the County of Orange's *Technical Guidance Document for the Preparation of Conceptual/Preliminary and/or Project Water Quality Management Plans (WQMPs)* (2013), nutrients are an expected pollutant for the proposed residential development and associated roadway system. Therefore, the Project has the potential to contribute additional pollutants to a receiving water body that is listed as impaired on the Clean Water Act Section 303(d) list. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse project air quality effects on sensitive receptors.**



## 4.10 LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially conflict with existing on-site or adjacent land use due to project-related significant unavoidable indirect effects (i.e. noise, aesthetics, etc.) that preclude use of the land as it was intended by the General Plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, planned community, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Conflict with the Central and Coastal Natural Communities Conservation Program/Habitat Conservation Plan (NCCP/HCP) of which the City of Lake Forest is a participant.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- a) No Impact.** The Project Site is currently developed with existing structures and buildings related to agricultural operations, and there are no public roads through the 122 ac site. Implementation of the Project would result in the demolition of existing structures and buildings on the Project Site, as well as construction of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. The area around the Project Site consists of a mix of land uses, including commercial, office, open space, industrial, and residential. The Project Site is bounded on the northwest by Bake Parkway, on the northeast by Rancho Parkway, on the southeast by Serrano Creek Trail, and on the southwest by commercial, industrial, and office uses with Dimension Drive beyond. Residential uses exist to the northwest, northeast, and south of the Project Site and consist of single-family and multifamily developments. The proposed circulation system would provide new public roads traversing the Project Site and allow access where none currently exists; however, the proposed development would not divide or separate any existing land uses or neighborhoods. The Project would also include pedestrian and bicycle access throughout the Project Site via sidewalks along the proposed roads. As a result, the Project would not result in physical divisions in any established community. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**
- b) Potentially Significant Impact.** The Project Site is located in an urbanized portion of the City and is surrounded by existing urban and suburban land uses. The Land Use Element (1994, revised 2016) of the City's General Plan designates the Project Site as Business Park and includes the Project Site in the BDO. As part of the Project, a GPA would change the land use designation to Residential and Institutional. The EIR will include analysis of potential conflicts that the Project



may have with existing on-site or adjacent land use due to Project-related significant unavoidable indirect effects (e.g., effects from noise, aesthetics, and other factors). If necessary, mitigation measures will be included to reduce potential impacts. The EIR will also contain a General Plan consistency analysis as required by CEQA. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant unavoidable indirect effects as a result of the Project and how they conflict with existing on-site and adjacent land uses.**

- c) **Potentially Significant Impact.** Locally adopted land use plans, policies, or regulations that would be applicable to the Project include the City's General Plan and Zoning Code. As stated previously, the Land Use Element of the City's General Plan designates the Project Site as Business Park and part of the BDO. The Project Site is zoned general Agriculture (A-1). The Project proposes a GPA to change the designation to Residential and Institutional, as well as a zone change to Planned Community District. The EIR will include analysis of potential conflicts the Project may have with applicable land use plans, policies, and regulations. The Project's compatibility with existing and planned surrounding land uses, existing land use patterns, and the existing character of the area will also be analyzed in the EIR. If necessary, mitigation measures will be included to reduce potential impacts. The EIR will also contain a General Plan consistency analysis as required by CEQA. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to consistency with applicable land use plans, policies, or regulations.**
- d) **Potentially Significant Impact.** The City is a signatory jurisdiction to the Orange County Central and Coastal Natural Communities Conservation Program/Habitat Conservation Plan (NCCP/HCP); however, the Project Site's owner and the Applicant are not participating landowners. The Project Site is located within the Orange County Central and Coastal NCCP/HCP planning area but outside the boundaries of the NCCP/HCP Reserve System. The Reserve System boundary is located approximately 4,000 ft northeast of the Project Site; however, the Project Site is in an area designated for development.

As discussed in 2.0 Project Description, the Project includes restoration of native riparian habitat within Serrano Creek. The intention is to contribute to the existing riparian canopy, improve Serrano Creek as a regional wildlife movement corridor, and provide live-in and breeding habitat for many wildlife species. The Project proposes to remove approximately 0.25 acre of degraded coastal sage scrub (CSS). Although the CSS habitat is included in NCCP/HCP, the isolated patch of degraded CSS is located in an area identified for development and is not within the boundaries of the NCCP/HCP Reserve System. However, the removal of the patch of CSS will be addressed in the EIR. Therefore, development of the Project may result in the removal of sensitive habitat species identified in the Orange County Central and Coastal NCCP/HCP, and the proposed Project may conflict with the adopted NCCP/HCP. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse impacts as a result of any potential conflicts with the adopted NCCP/HCP.**



## 4.11 MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

a) **No Impact.** In 1975, the California Legislature enacted the Surface Mining and Reclamation Act, which, among other things, provided guidelines for the classification and designation of mineral lands. Areas are classified on the basis of geologic factors into four categories of Mineral Resource Zones (MRZs) regardless of existing land use and land ownership:

- **MRZ-1:** An area where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence
- **MRZ-2:** An area where adequate information indicates that significant mineral deposits are present, or where it is judged that a high likelihood exists for their presence
- **MRZ-3:** An area containing mineral deposits for which the significance cannot be determined from available data
- **MRZ-4:** An area where available information is inadequate for assignment to any other MRZ zone

Of the four categories, lands classified as MRZ-2 are of the greatest importance. Those areas are underlain by demonstrated mineral resources or are located where geologic data indicate significant measured or indicated resources are present. MRZ-2 areas are designated by the Mining and Geology Board as being “regionally significant.” Such designations require that a Lead Agency’s land use decisions involving designated areas are made in accordance with its mineral resource management policies and that Lead Agencies consider the importance of the mineral resource to the region or the State as a whole, not just to the Lead Agency’s jurisdiction.

The California Department of Mines and Geology classifies the Project Site as MRZ-3, indicating the Project Site is located in an area containing mineral deposits for which the significance cannot be determined using available data. Though the Project Site is in MRZ-3, no known mineral resources are located on the Project Site, and the Project Site is not designated or zoned for the extraction of mineral deposits.



The Project would not result in the loss of a known commercially valuable mineral resource. No impacts to known mineral resources would occur as a result of the Project. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- b) No Impact.** Refer to Response 4.11(a) above. The Project would not result in the loss of a known locally important mineral resource. No impacts to known mineral resources would occur as a result of the Project. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



## 4.12 NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. A proposed project would normally have a significant offsite traffic noise impact if both of the following criteria are met:				
i. Project traffic will cause a noise level increase of 3 dB or more on a roadway segment adjacent to a noise sensitive land use. Noise sensitive land uses include the following: residential (single-family, multi-family, mobile home); hotels; motels; nursing homes; hospitals; parks, playgrounds and recreation areas; and schools.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. The resulting "future with project" noise level exceeds the noise standard for sensitive land uses as identified in the City of Lake Forest General Plan.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Exceed the stationary source noise criteria for the City of Lake Forest as specified by the Exterior noise standards set forth in the Noise Control Chapter of the Lake Forest Municipal Code?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

a)(i) **Potentially Significant Impact.** The area around the Project Site consists of a mix of land uses, including commercial, office, open space, industrial, and residential. Noise sensitive land uses are in the Project vicinity. The Serrano Creek Trail is adjacent to the Project Site along the southeastern boundary. In addition, Nature Park is located adjacent to the southwest boundary of the Project Site. Residential uses exist to the northwest, northeast, and south of the Project Site and consist of single-family and multifamily developments. A hotel development exists across the street from the Project Site along Bake Parkway.

Two types of short-term noise impacts could occur during construction of the Project. First, the construction crew commutes and the transport of construction equipment and materials to the Project Site for the Project would incrementally increase noise levels on access roads leading to the Project Site. The second type of short-term noise impact is related to noise generated during excavation, grading, and construction of the Project, and is considered a stationary noise impact. Long-term noise impacts from the Project would be primarily from Project-related traffic on roadways adjacent to the Project Site. The EIR will incorporate and address the results of a Noise and Vibration Assessment, which would determine whether Project traffic will cause a noise level increase of 3 dB or more on a roadway segment adjacent to a noise sensitive land use. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to increased noise as a result of Project traffic.**



- a)(ii) Potentially Significant Impact.** Refer to Response 4. 12(a)(i) above for noise sensitive land uses in the Project vicinity and discussion of types of short-term and long-term noise impacts. The EIR will incorporate and address the results of a Noise and Vibration Assessment, which would determine whether the “future with project” noise levels would exceed the noise standard for sensitive land uses as identified in the City’s General Plan. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to increased noise as a result of Project operation.**
- b) Potentially Significant Impact.** Refer to Response 4.12(a)(i) above for a discussion of types of short-term and long-term noise impacts. The City’s Noise Ordinance is designed to protect people from non-transportation (stationary) noise. The City’s Noise Ordinance sets limits on the level and duration of time a stationary noise source may impact a residential use. Ordinance limits generally apply to stationary sources (e.g., mechanical equipment or vehicles operating on private property). The City’s Noise Ordinance limits are stated in terms of a 30-minute limit with allowable deviations from the 50th percentile standard. The louder the noise, the shorter the time it is allowed to occur. The EIR will incorporate and address the results of a Noise and Vibration Assessment, which would determine whether the Project would exceed the stationary source noise as specified by the exterior noise standards set forth in the Noise Control Chapter of the City’s Municipal Code. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects as a result of the Project exceeding the City’s stationary source noise requirements.**



### 4.13 POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

#### Impact Analysis

- a) **Potentially Significant Impact.** The Project proposes up to 675 single-family residential units and up to 101 affordable housing units for seniors, which may substantially increase the residential population in the City. In addition, an elementary school is proposed that would result in an increase in employment opportunities in the City. The Project would also include construction of new roads and infrastructure to support the proposed development, thereby expanding infrastructure in the Project vicinity. As such, the Project could induce population growth. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to an increase in population and jobs and expansion of infrastructure in the Project vicinity.**
- b) **No Impact.** The Project would not displace any existing housing, and there are no existing residential uses on the Project Site. Therefore, there would be no impacts related to the displacement of substantial numbers of housing, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**
- c) **No Impact.** There are no residential populations on the Project Site. The Project would not displace housing or substantial numbers of people, thereby necessitating the construction of replacement housing elsewhere. Therefore, there would be no impacts related to the displacement of substantial numbers of people, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



## 4.14 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- a)(i) Potentially Significant Impact.** OCFA is responsible for providing fire protection and suppression, inspection services, paramedic emergency medical services, and hazardous material response to citizens and visitors to Lake Forest. The Project would result in the demolition of existing structures and buildings used for agricultural operations, and construction of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system on the Project Site. The Project may result in increased demand for fire services on the Project Site compared to existing conditions. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to increased demand for fire protection.**
- a)(ii) Potentially Significant Impact.** Police Services for the City of Lake Forest are provided by contract with the Orange County Sheriff's Department. Similar to Response 4.14(a) above, the Project may result in increased demand for police protection services. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to increased demand for police protection.**
- a)(iii) Potentially Significant Impact.** The Project is located within the Saddleback Valley Unified School District (SVUSD). The Project would result in the demolition of existing structures and buildings used for agricultural operations, and construction of up to 675 single-family residential units which would increase demand for school. Although the Project includes the construction of an elementary school with capacity for 800 to 1,000 students, potential impacts to middle school and high schools in the SVUSD could result from Project implementation. **This topic will**



**be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to increased demand for schools.**

- a)(iv) Potentially Significant Impact.** The Orange County Public Library (OCPL) has a network of 33 libraries throughout Orange County, and two OCPL branches are located in Lake Forest. The Foothill Ranch Library is located at 27002 Cabriole Way, approximately 1.0 mi northeast of the Project Site. The El Toro Library is located at 24672 Raymond Way, approximately 4.5 mi southwest of the Project Site. Operation of the Project may result in increased demand for other public facilities, including libraries. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to increased demand for other public facilities, including libraries.**



## 4.15 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- a) **Potentially Significant Impact.** The City maintains and operates 27 public parks, consisting of approximately 200 ac of parklands and recreational facilities. In addition, Limestone/Whiting Wilderness Park encompasses 1,101 ac of natural land in Lake Forest. Private parks are also distributed throughout Lake Forest in various Planned Communities. The additional residents generated by development of the Project could incrementally increase usage of City parks and recreational facilities. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to increased use of parks and other recreational facilities.**
- b) **Potentially Significant Impact.** The Project includes over 28 ac of parks, open space, and habitat restoration area as part of the Project. Therefore, the Project includes recreational facilities that might have an adverse physical effect on the environment, and mitigation may be required. **This topic will be analyzed in the EIR, and mitigation will be developed and included in the EIR, if necessary, to address potentially significant adverse Project effects related to the construction of recreational facilities as part of the Project.**



## 4.16 CIRCULATION AND PARKING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
The project would normally have a significant impact if the following criteria are met:				
a. ICU (intersection capacity utilization) values at intersections, with the proposed project, exceed the City of Lake Forest performance criteria as specified in Table C-3 of the General Plan Circulation Element?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. The proposed project includes design features or uses that may cause traffic hazards such as sharp curves, tight turning radii from streets, limited roadway visibility, short merging lanes, uneven road grades, or any other conditions determined by the City traffic engineer to be a hazard.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. The project provides less parking than required, applying the standards found in the City of Lake Forest Municipal Code.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### Impact Analysis

- a) **Potentially Significant Impact.** The Project proposes redevelopment of the Project Site to accommodate a planned community, including up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, recreation amenities, and an internal circulation system. Due to the intensification in land use from agriculture to planned community, the Project would likely result in an increase in traffic trips. Therefore, a Traffic Study and Queuing Access Study will be prepared for the EIR to analyze traffic impacts as a result of the Project. Intersection capacity utilization (ICU) values at intersections will be analyzed to determine if they would exceed the performance criteria specified in Table C-3 of the City's General Plan Circulation Element. **This topic will be analyzed in the EIR, and mitigation will be developed, if necessary, and included in the EIR to address potentially significant adverse effects related to ICU values exceeding the City's performance criteria.**
- b) **Potentially Significant Impact.** Refer to Response 4.16(a) above. The Project would involve the development of an internal circulation system that consists of collector streets and neighborhood streets. Therefore, the Project could include design features or uses that may cause traffic hazards (e.g., sharp curves, tight turning radii from streets, limited roadway visibility, short merging lanes, uneven road grades, or any other conditions determined by the City traffic engineer to be a hazard). **This topic will be analyzed in the EIR, and mitigation will be developed, if necessary, and included in the EIR to address potentially significant adverse impacts related to traffic hazards.**
- c) **No Impact.** Refer to Section 2.2.1.5, Parking, in Chapter 2.0, Project Description, for the breakdown of the City's minimum parking requirements compared to parking proposed as part of the Project. The Project Site would provide approximately 3,019 to 3,584 total parking spaces



(residential uses would include 2,750 to 3,275 spaces, the school site would include 180 to 220 spaces, and Central Park would include 89 spaces). In the event the Project is fully built out to the maximum number of residential units proposed, the City's Municipal Code would require a minimum of 2,260 parking spaces. Therefore, the Project would satisfy the requirements of the City's Municipal Code, and there would be no adverse impacts related to parking. No mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**



## 4.17 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

a)(i) **Potentially Significant Impact.** Chapter 532, Statutes of 2014 (i.e., AB 52), requires that Lead Agencies evaluate a project’s potential to impact “tribal cultural resources.” Such resources include sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are eligible for inclusion in the California Register or included in a local register of historical resources (PRC, Section 21074). AB 52 also gives Lead Agencies the discretion to determine, supported by substantial evidence, whether a resource falling outside the definition stated above nonetheless qualifies as a “tribal cultural resource.”

Also per AB 52 (specifically PRC Section 21080.3.1), as Lead Agency, Lake Forest must consult with California Native American tribes that are traditionally and culturally affiliated with the geographic area of the Project and have previously requested that the Lead Agency provide the tribe with notice of such projects.

In compliance with AB 52, letters have been distributed to local Native American tribes who have previously requested to be notified of future projects proposed by the City. The letters have provided each tribe of the opportunity to request consultation with the City regarding the Project. In compliance with AB 52, tribes have 30 days from the date of receipt of notification to request consultation on the Project. Information provided through tribal consultation will inform the assessment as to whether tribal cultural resources are present, and the significance of any potential impacts to such resources. **This topic will be analyzed in the EIR and, if**



**necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects to tribal historic resources.**

- a)(ii) Potentially Significant Impact.** See Response 4.17(a)(i) above. Tribal consultation is to occur as part of the CEQA process. Information provided through tribal consultation will inform the assessment as to whether tribal cultural resources are present and the significance of any potential impacts to such resources. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects to tribal resources.**



## 4.18 UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- a) **Less Than Significant Impact.** The Project is not an industrial facility and is not subject to the wastewater treatment requirements of the RWQCB.

Local governments and water districts are responsible for complying with federal regulations, both for wastewater plant operation and the collection systems (e.g., sanitary sewers) that convey wastewater to the wastewater treatment facility. Proper operation and maintenance is critical for sewage collection and treatment because impacts from these processes can degrade water resources and affect human health. For these reasons, publicly owned treatment works (POTWs) receive Waste Discharge Requirements (WDRs) to ensure that such wastewater facilities operate in compliance with the water quality regulations set forth by the State. WDRs, issued by the State, establish effluent limits on the kinds and quantities of pollutants that POTWs can discharge. These permits also contain pollutant monitoring, record-keeping, and reporting requirements. Each POTW that intends to discharge into the nation's waters must obtain a WDR prior to initiating its discharge

Implementation of the Project would result in the development of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity



of up to 1,000 students, multiple parks and open space areas, and recreation amenities. Wastewater generated from the Project would be typical of residential wastewater flows in the City. The Project Site is within the sewer service area of the IRWD's Michelson Water Reclamation Plant (MWRP). Because IRWD's MWRP is considered a POTW, operational discharge flows treated at IRWD's MWRP would be required to comply with applicable WDRs issued by the Santa Ana RWQCB. Compliance with conditions or permit requirements established by the City as well as WDRs outlined by the Santa Ana RWQCB would ensure that wastewater discharges coming from the Project Site and treated by the wastewater treatment facility system would not exceed applicable Santa Ana RWQCB wastewater treatment requirements. Therefore, a less than significant impact associated with this issue would occur, and no mitigation is required. **This topic will not be analyzed further in the EIR unless new information identifying it as a potentially significant impact is presented during the scoping process.**

- b) **Potentially Significant Impact.** The Project would involve the operation of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, and recreation amenities, and as such would require water use and would result in the generation of wastewater. Potential Project-related impacts to water/wastewater treatment and collection facilities will be assessed in the EIR. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects related to water/wastewater treatment and collection facilities.**
- c) **Potentially Significant Impact.** Refer to Responses 4.9(d) and (e) in Section 4.9, Hydrology and Water Quality. The EIR will consider Project compliance with regulatory requirements and proposed BMPs and drainage facilities and will evaluate the need for Project mitigation measures and additional BMPs and drainage facilities to ensure adequate conveyance of storm flows. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects related to storm water drainage facilities.**
- d) **Potentially Significant Impact.** The Project would require water use related to the operation of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, and recreation amenities. Potential Project-related impacts to water entitlements and resources will be assessed in the EIR. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects related to water entitlements and resources.**
- e) **Potentially Significant Impact.** Refer to Response 4.18(a) above. Potential Project-related impacts related to wastewater treatment capacity will be assessed in the EIR. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects related to wastewater treatment capacity of local providers.**



- f) **Potentially Significant Impact.** Refer to Response 4.18(a) above. The operation of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, and recreation amenities as part of the Project would result in the generation of solid waste. Potential Project-related impacts to landfill capacity will be assessed in the EIR. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects related to the capacity of regional landfills servicing the site.**
- g) **Potentially Significant Impact.** Refer to Response 4.18(a) above. The operation of up to 675 single-family residential units, up to 101 senior affordable housing units, an elementary school with a capacity of up to 1,000 students, multiple parks and open space areas, and recreation amenities as part of the Project would result in the generation of solid waste. As such, the Project would be required to comply with federal, State, and local statutes and regulations related to solid wastes, and potential Project-related impacts will be assessed in the EIR. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects related to solid waste regulations.**



## 4.19 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### Impact Analysis

- a) **Potentially Significant Impact.** CEQA specifies that certain findings, if found to be affirmative, require that a determination of significant impact be made. As discussed in Section 4.4 Biological Resources, the Project has the potential to degrade the quality of the environment, have a significant impact on habitats of fish or wildlife species or cause a fish or wildlife population to drop below self-sustaining levels, and/or threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. As discussed in Section 4.5, Cultural Resources, the Project may result in significant impacts to archaeological and/or paleontological resources. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects.**
- b) **Potentially Significant Impact.** State CEQA Guidelines Section 15065(a)(2) states that a Lead Agency shall find that a project may have a significant effect on the environment where there is substantial evidence that the project has the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals. As discussed in Section 4.4, Biological Resources, development of the Project may result in significant impacts to sensitive habitat species identified in the Orange County NCCP/HCP. As discussed in Section 4.7, Greenhouse Gas Emissions, the Project may also result in a significant impact related to GHG emissions and would not impede or interfere with achieving the State's emission reduction



objectives in AB 32. Therefore, the Project may achieve short-term environmental goals to the disadvantage of long-term environmental goals. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects.**

- c) **Potentially Significant Impact.** A significant impact may occur if the Project, in conjunction with related projects, would result in impacts that are less than significant when viewed separately but would be significant when viewed together. Due to the potentially significant impact of various sections (including Sections 4.1, Aesthetics; 4.2, Agriculture and Forestry; 4.3, Air Quality; 4.4, Biological Resources; 4.5, Cultural Resources; 4.6, Geology and Soils; 4.7, Greenhouse Gas Emissions; 4.8, Hazards and Hazardous Materials; 4.9, Hydrology and Water Quality; 4.10, Land Use and Planning; 4.12, Noise; 4.13, Population and Housing; 4.14, Public Services; 4.15, Recreation; 4.16, Circulation and Parking; 4.17, Tribal Cultural Resources; and 4.18, Utilities/Service Systems), cumulatively considerable impacts could result from implementation of the Project. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects.**
- d) **Potentially Significant Impact.** A significant impact may occur if environmental effects related to the Project could cause substantial direct or indirect adverse impacts to human beings as described in the checklist responses. Refer to Response 4.19(b) for a reference to all sections contained in this Initial Study that are anticipated to have a potentially significant impact as a result of the Project. **This topic will be analyzed in the EIR and, if necessary, mitigation will be developed and included in the EIR to address potentially significant adverse Project effects.**



## 5.0 REFERENCES

- Airport Land Use Commission. Airport Environs Land Use Plans Notification Area for John Wayne Airport. Website: <http://www.ocair.com/commissions/aluc/docs/jwanotf2008.pdf>, accessed May 1, 2018.
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- \_\_\_\_\_. 1994. Division of Mines and Geology. Generalized Mineral Classification of Orange County. Open-File Report 94-15, Plate 1.
- \_\_\_\_\_. Guidelines for Classification and Designation of Mineral Lands. Website: <http://www.conservation.ca.gov/smgb/Guidelines/Documents/ClassDesig.pdf>, accessed May 1, 2018.
- California Department of Transportation. Scenic Highway Mapping System, Orange County. Website: [http://www.dot.ca.gov/hq/LandArch/16\\_livability/scenic\\_highways/](http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/), accessed April 26, 2018.
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