



JERRY BROWN
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE of PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



Notice of Preparation

May 5, 2011

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MAY 09 2011

CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

To: Reviewing Agencies

Re: Serrano Summit Area Plan and Tentative Tract Map
SCH# 2011051009

Attached for your review and comment is the Notice of Preparation (NOP) for the Serrano Summit Area Plan and Tentative Tract Map draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Carrie Tai
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2011051009
Project Title Serrano Summit Area Plan and Tentative Tract Map
Lead Agency Lake Forest, City of

Type NOP Notice of Preparation
Description The proposed Serrano Summit Area Plan 2009-01 and Tentative Tract Map No. 17331 encompass ~98.9 acres, generally situated to the east of Bake Parkway, south of Commercentre Drive, and west of Serrano Creek, in the City of Lake Forest, California. The proposed project would allow for the development of residential, and park and recreation uses, a Civic Center, and existing and future Irvine Ranch Water District public facilities. The project alternative that is analyzed would exclude the Civic Center, allowing in its place the development of additional residential uses.

Lead Agency Contact

Name Carrie Tai
Agency City of Lake Forest
Phone (949) 461-3466 **Fax**
email
Address 25550 Commercentre Drive, Suite 100
City Lake Forest **State** CA **Zip** 92630

Project Location

County Orange
City Lake Forest
Region
Cross Streets Commercentre Drive and Biscayne Bay Drive
Lat / Long 33° 39' 35.4" N / 117° 40' 52.2" W
Parcel No. 104-132-36,-65,-84
Township 6S **Range** 8W **Section** **Base** SBB&M

Proximity to:

Highways I-5/I-405
Airports
Railways
Waterways Serrano Creek
Schools Fulbright Montessori Academy
Land Use GPLUD: Medium Density Residential (MDR) with Public Facilities Overlay and Public Facility. The present ZD: Multi-Family Dwelling with a Planned Development Combining District (R2-PD).

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Minerals; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife; Growth Inducing; Landuse; Cumulative Effects; Other Issues

Reviewing Agencies Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Department of Fish and Game, Region 5; Native American Heritage Commission; California Highway Patrol; Department of Housing and Community Development; Caltrans, District 12; Regional Water Quality Control Board, Region 8

Date Received 05/05/2011 **Start of Review** 05/05/2011 **End of Review** 06/03/2011

NOP Distribution List

County: Uriage

SCH#

2017051009
Regional Water Quality Control Board (RWQCB)

- Resources Agency
- Resources Agency
- Dept. of Boating & Waterways
- California Coastal Commission
- Colorado River Board
- Dept. of Conservation
- California Energy Commission
- Cal Fire
- Central Valley Flood Protection Board
- Office of Historic Preservation
- Dept. of Parks & Recreation
- California Department of Resources, Recycling & Recovery
- S.F. Bay Conservation & Dev't. Comm.
- Dept. of Water Resources
- Conservancy
- Fish and Game
- Dept. of Fish & Game
- Fish & Game Region 1
- Fish & Game Region 2
- Fish & Game Region 3
- Fish & Game Region 4
- Fish & Game Region 5
- Fish & Game Region 6
- Fish & Game Region 1E
- Fish & Game Region 2
- Fish & Game Region 3
- Fish & Game Region 4
- Fish & Game Region 5
- Fish & Game Region 6
- Fish & Game Region 6 IM
- Dept. of Fish & Game M
- Other Departments
- Food & Agriculture
- Dept. of Food and Agriculture
- Dept. of General Services
- Dept. of General Services
- Dept. of Public Health
- Dept. of Health/Drinking Water
- Independent Commissions, Boards
- Delta Protection Commission
- Cal EMA (Emergency Management Agency)
- Governor's Office of Planning & Research
- State Clearinghouse
- Native American Heritage Comm.
- Public Utilities Commission
- Santa Monica Bay Restoration
- State Lands Commission
- Tahoe Regional Planning Agency (TRPA)
- Business, Trans & Housing
- Caltrans - Division of Aeronautics
- Caltrans - Planning
- California Highway Patrol
- Housing & Community Development
- Dept. of Transportation
- Caltrans, District 1
- Caltrans, District 2
- Caltrans, District 3
- Caltrans, District 4
- Caltrans, District 5
- Caltrans, District 6
- Caltrans, District 7
- Air Resources Board
- Airport Projects
- Transportation Projects
- Industrial Projects
- State Water Resources Control Board
- Regional Programs Unit
- Division of Financial Assistance
- State Water Resources Control Board
- Student Intern, 401 Water Quality Certification Unit
- Division of Water Quality
- State Water Resources Control Board
- Division of Water Rights
- Dept. of Toxic Substances Control
- Department of Pesticide Regulation
- Caltrans, District 8
- Caltrans, District 9
- Caltrans, District 10
- Caltrans, District 11
- Caltrans, District 12
- Cal EPA
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- Department of Pesticide Regulation
- RWQCB 1
- RWQCB 2
- RWQCB 3
- RWQCB 4
- RWQCB 5S
- RWQCB 5F
- RWQCB 5R
- RWQCB 6
- RWQCB 6V
- RWQCB 7
- RWQCB 8
- RWQCB 9
- Other

Last Updated on 01/10/11



JERRY BROWN
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



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MAY 19 2011

**CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT**

Memorandum

Date: May 13, 2011
To: All Reviewing Agencies
From: Scott Morgan, Director
Re: SCH # 2011051009
Serrano Summit Area Plan and Tentative Tract Map

The Lead Agency has corrected some information regarding the above-mentioned project. Please see the attached materials for more specific information. All other project information remains the same.

cc: Carrie Tai
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

NOP Distribution List

County: Orange

SCH#

- Resources Agency
- Resources Agency
Nadell Gayou
- Dept. of Boating & Waterways
Mike Sotelo
- California Coastal Commission
Elizabeth A. Fuchs
- Colorado River Board
Gerald R. Zimmerman
- Dept. of Conservation
Rebecca Salazar
- California Energy Commission
Eric Knight
- Cal Fire
Allen Robertson
- Central Valley Flood Protection Board
James Herola
- Office of Historic Preservation
Ron Parsons
- Dept of Parks & Recreation
Environmental Stewardship Section
- California Department of Resources, Recycling & Recovery
Sue O'Leary
- S.F. Bay Conservation & Dev't. Comm.
Steve McAdam
- Dept. of Water Resources
Resources Agency
Nadell Gayou
- Conservancy
- Fish and Game
- Dept. of Fish & Game
Scott Flint
Environmental Services Division
- Fish & Game Region 1
Donald Koch
- Fish & Game Region 1E
Laurie Harnsberger
- Fish & Game Region 2
Jeff Drongessen
- Fish & Game Region 3
Charles Armor
- Fish & Game Region 4
Julie Vance
- Fish & Game Region 5
Don Chadwick
Habitat Conservation Program
- Fish & Game Region 6
Gabrina Gatchel
Habitat Conservation Program
- Fish & Game Region 6 U/M
Brad Henderson
Inyo/Mono. Habitat Conservation Program
- Dept. of Fish & Game M
George Isaac
Marine Region
- Other Departments
- Food & Agriculture
Steve Shaffer
Dept. of Food and Agriculture
- Dept. of General Services
Public School Construction
- Dept. of General Services
Anna Garbeff
Environmental Services Section
- Dept. of Public Health
Bridgette Binning
Dept. of Health/Drinking Water
- Independent Commissions/Boards
- Delta Protection Commission
Linda Flack
- Cal EMA (Emergency Management Agency)
Dennis Castriello
- Governor's Office of Planning & Research
State Clearinghouse

- Native American Heritage Comm.
Debbie Treadway
- Public Utilities Commission
Leo Wong
- Santa Monica Bay Restoration
Guangyu Wang
- State Lands Commission
Marina Brand
- Tahoe Regional Planning Agency (TRPA)
Cherry Jacques
- Business, Trans & Housing
- Caltrans - Division of Aeronautics
Philip Crimmins
- Caltrans - Planning
Terri Pencovic
- California Highway Patrol
Scott Loetscher
Office of Special Projects
- Housing & Community Development
CEQA Coordinator
Housing Policy Division
- Dept. of Transportation
- Caltrans, District 1
Rex Jackman
- Caltrans, District 2
Marcelino Gonzalez
- Caltrans, District 3
Bruce de Terra
- Caltrans, District 4
Lisa Carboni
- Caltrans, District 5
David Murray
- Caltrans, District 6
Michael Navarro
- Caltrans, District 7
Elmer Alvarez

- Caltrans, District 8
Dan Kopulsky
- Caltrans, District 9
Gayle Rosander
- Caltrans, District 10
Tom Dumas
- Caltrans, District 11
Jacob Armstrong
- Caltrans, District 12
Chris Herre
- Cal EPA
- Air Resources Board
- Airport Projects
Jim Lerner
- Transportation Projects
Douglas Ito
- Industrial Projects
Mike Tollstrup
- State Water Resources Control Board
Regional Programs Unit
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- State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality
- State Water Resources Control Board
Steven Herrera
Division of Water Rights
- Dept. of Toxic Substances Control
CEQA Tracking Center
- Department of Pesticide Regulation
CEQA Coordinator

- RWQCB 1
Cathleen Hudson
North Coast Region (1)
- RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)
- RWQCB 3
Central Coast Region (3)
- RWQCB 4
Teresa Rodgers
Los Angeles Region (4)
- RWQCB 5S
Central Valley Region (5)
- RWQCB 5F
Central Valley Region (5)
Fresno Branch Office
- RWQCB 5R
Central Valley Region (5)
Redding Branch Office
- RWQCB 6
Lahontan Region (6)
- RWQCB 6V
Lahontan Region (6)
Victorville Branch Office
- RWQCB 7
Colorado River Basin Region (7)
- RWQCB 8
Santa Ana Region (8)
- RWQCB 9
San Diego Region (9)
- Other

2017051009
Regional Water Quality Control Board (RWQCB)



United States Department of the Interior



FISH AND WILDLIFE SERVICE

Ecological Services
Carlsbad Fish and Wildlife Office
6010 Hidden Valley Road, Suite 101
Carlsbad, California 92011

In Reply Refer To:
FWS-OR-11B0258-11CPA0039

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MAY 23 2011

Ms. Carrie Tai, AICP
Senior Planner
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, California 92630

MAY 25 2011
RBF CONSULTING

Subject: Serrano Summit Area Plan 2009-01 and Tentative Tract Map No. 17331 Initial Study/Environmental Checklist, City of Lake Forest, California

Dear Ms. Tai:

The U.S. Fish and Wildlife Service (Service) has reviewed the above-referenced Initial Study/Environmental Checklist (IS/EC) dated April 29, 2011, addressing proposed development in the City of Lake Forest in Orange County, California. The IS/EC concludes that impacts to biological resources will be less than significant with proposed mitigation measures, and, therefore, that impacts to biological resources will not be addressed in a forthcoming Draft Environmental Impact Report (DEIR). However, as described below, we recommend that the DEIR correct information presented in the IS/EC regarding the Central/Coastal Orange County Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP); include results from focused surveys for special status species that may occur on the subject property; and describe mitigation measures that will be implemented to address impacts to biological resources on the property.

We offer the following specific comments and recommendations regarding project-associated biological impacts and consistency with the NCCP/HCP based on our review of the IS/EC, our knowledge of declining habitat types and species within Orange County, and as a permitting agency pursuant to the NCCP/HCP. These comments are provided pursuant to the Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*), and in keeping with our agency's mission to "work with others to conserve, protect, and enhance fish, wildlife, and plants and their habitats for the continuing benefit of the American people."

Covered Habitats under the NCCP/HCP

The IS/EC (pp. 86-87) states that impacts to "Covered Habitats" under the NCCP/HCP, including coastal sage scrub, oak woodlands, and chaparral, have been fully addressed by the NCCP/HCP and, therefore, do not require mitigation. However, this coverage applies only to lands owned by Participating Landowners at the time the NCCP/HCP was completed in 1996

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(e.g., p. ES-18 of the NCCP/HCP). The property proposed for development is owned by the Irvine Ranch Water District (IRWD), which is a Participating Landowner. However, IRWD acquired the property after the NCCP/HCP was completed, and, therefore, impacts to Covered Habitats other than coastal sage scrub are not covered for this project. Because the City of Lake Forest is a participating jurisdiction that is signatory to the NCCP/HCP, the project is eligible to use the in-lieu fee to address impacts to coastal sage scrub occupied by the federally threatened coastal California gnatcatcher (*Poliopitila californica californica*, “gnatcatcher”). Based on the observed distribution of gnatcatchers, all of the coastal sage scrub on the property should be considered occupied by the gnatcatcher.

As described in “Mitigation Measures” below, impacts to chaparral and oak woodland should be addressed in the DEIR through a mitigation plan that includes restoration or conservation of equivalent habitat at a site that is or will be preserved in perpetuity.

Intermediate Mariposa Lily

As described in the IS/EC, the intermediate mariposa lily has the potential to occur in the project footprint, but focused surveys have not been conducted for this species. The intermediate mariposa lily is a “Conditionally Covered” species under the NCCP/HCP. The conditions of coverage are as follows (NCCP/HCP pp. II-264-265):

- Planned Activities affecting populations smaller than 20 individuals are fully authorized.
- Planned Activities affecting populations between 20 and 100 individuals shall be consistent with a mitigation plan that: (1) addresses design modifications or other onsite measures that are consistent with the project’s purposes and avoid and minimize impacts to foothill mariposa lily habitat, (2) provides an evaluation of salvage, restoration/enhancement/management of other conserved mariposa lily, or other mitigation techniques to determine the most appropriate mitigation technique to offset impacts, and implements mitigation consistent with the foregoing evaluation, and (3) provides for monitoring and adaptive management of foothill mariposa lily consistent with Chapter 5 of the NCCP/HCP.
- The mitigation plan will be developed in coordination with the Service, California Department of Fish and Game, and the Nature Reserve of Orange County.

Therefore, the BIO-1 mitigation measure should be adjusted to include intermediate mariposa lily on the list of species for which focused surveys will be conducted. If 20 or more intermediate mariposa lilies are observed, please notify the Service, California Department of Fish and Game, and the Nature Reserve of Orange County (the non-profit corporation responsible for implementing the NCCP/HCP) to coordinate regarding the development of a mitigation plan for this species.

Adequacy of Surveys

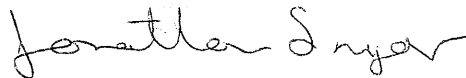
As noted in the IS/EC, there are a variety of special status plants and animals that have the potential to occur on the project site and for which surveys have not been conducted. The IS/EC includes mitigation measures requiring the project proponent to conduct surveys prior to issuance of a grading permit (BIO-1) and develop a mitigation plan if these species are detected (BIO-3). However, it is not possible to evaluate the extent of project-related impacts and the adequacy of proposed mitigation measures if surveys have not yet been conducted. Therefore, we recommend that focused surveys be conducted for special status species with the potential to occur on the property and that the results of these surveys and an analysis of project-related impacts be included in the forthcoming DEIR.

Mitigation Measures

Sufficient detail should be included in the IS/EC to evaluate whether proposed mitigation will offset anticipated impacts to special status species and onsite habitat. Assuming that the project offsets impacts to coastal sage scrub through payment of the in-lieu fee, the DEIR should include mitigation measures for special status species not covered under the NCCP/HCP and for anticipated impacts to native habitat including chaparral, oak woodland, mulefat scrub, willow riparian forest, cottonwood woodland, and Mexican elderberry. Proposed mitigation measures in the DEIR should minimally include details such as the following: (1) where the proposed conservation or restoration will occur, (2) the acreage of conservation or restoration that will be conducted, and (3) when mitigating impacts to trees and rare plants, how many trees/plants will be planted or translocated.

Thank you for the opportunity to comment on the IS/EC. If you have any questions regarding this letter, please contact Jonathan Snyder, Division Chief, at (760) 431-9440, extension 307.

Sincerely,



for Karen A. Goebel
Assistant Field Supervisor

cc:
Matt Chiridon, California Department of Fish and Game
Paul Jones, Irvine Ranch Water District
David Mayer, California Department of Fish and Game
Lyn McAfee, Nature Reserve of Orange County
Eddie Torres, RBF Consulting

DEPARTMENT OF TRANSPORTATION

District 12
3347 Michelson Drive, Suite 100
Irvine, CA 92612-8894
Tel: (949) 724-2241
Fax: (949) 724-2592



*Flex your power!
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FAX & MAIL**June 1, 2011**

Carrie Tai
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, California 92630

File: IGR/CEQA
SCH#: 2011051009
Log #: 2705
I-5, SR-241

Subject: Serrano Summit Area Plan and Tentative Tract Map

Dear Ms. Tai,

Thank you for the opportunity to review and comment on the **Notice of Preparation (NOP) for the Serrano Summit Area Plan and Tentative Tract Map**. The proposed project would allow for the development of up to 833 residential units, and park and recreation uses, a Civic Center, existing and future Irvine Ranch Water District public facilities. The project site is located to the north of the Serrano Highlands residential neighborhood, south of Commercentre Drive, east of Bake Parkway, and west of Serrano Creek in the City of Lake Forest. The nearest State routes to the project site are SR-241, I-5 and I-405.

The Department of Transportation (Department) is a responsible agency on this project and we have the following comments:

1. The Serrano Summit All-Residential Project Alternative Analysis (Traffic Study 2011) was listed as being located in Appendix G of the NOP; however, Appendix G only contains the Serrano Summit (IRWD Site) Traffic Study, dated April 8, 2010. Please provide the latest Traffic Study as part of the Environmental Impact Report (EIR).
2. The Traffic Study 2010 (TIS) located in Appendix G of the NOP does not include an analysis of Interstate 5 and 405. The Department's Traffic Operations Branch requests an analysis of I-5/I-405 on and off-ramps using the method outlined in the latest version of the Highway Capacity Manual (HCM) when analyzing traffic impacts on State Transportation Facilities. The use of HCM is preferred by the Department because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on State Facilities, the Department recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, Traffic Operations may find the Traffic Impact Study based on ICU methodology inadequate resulting in possible delay or denial of a permit by the Department. All input sheets, assumptions and volumes on State Facilities including ramps and intersection analysis should be submitted to the Department for review and approval. The analysis should include appropriate mitigation measures to offset any potential impacts. The traffic impact on the state transportation system should be evaluated based on the Department's Guide for the Preparation of Traffic Impact Studies., which is available at: <http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>.

3. The TIS failed to analyze the ramp intersections of I-5 and I-405 at Bake Parkway, and I-5 at Lake Forest Drive. These intersections should be analyzed to properly determine the impact of the project on these intersections for present and future conditions.
4. A queuing analysis should also be provided in the TIS for I-5/I-405 at Bake Parkway and I-5 at Lake Forest Drive ramps to ensure that adequate storage capacity is provided for any additional traffic generated by this project.
5. The TIS did not address the project's potential for biking and/or pedestrian traffic. The Department supports the recreational use of the bicycle and pedestrian trails. Furthermore, the use of bicycles as an alternative travel mode for transportation is strongly recommended. Wherever possible, we encourage the implementation of Class II bike lanes or at the minimum Class III bike lanes.
6. The Department supports developments that foster efficient land-use patterns that (a) support improved mobility and reduced dependency on single-occupant vehicle trips, (b) accommodates an adequate supply of housing for all incomes, (c) reduce impacts on valuable habitat, productive farmland, and air quality, (d) increase resource use efficiency, and (e) result in safe and vibrant neighborhoods. The Department recognizes that non-motorized travel is a vital element of the transportation system and therefore, encourages communities to make pedestrian and bicycle activity possible, thus expanding transportation options, and creating a streetscape that better serves a range of users: pedestrians, bicyclists, transit riders, and automobiles.
7. The "Future" year used on the TIS is 2030, which is uncommon for projects of this magnitude. Please submit an analysis for the buildout impacts for Year 2035 or 2040 to the Department for review and comment. This analysis will help to determine what future impacts will be long after the project is completed.
8. This project will impact the I-5/I-405 mainline and the Lake Forest Drive/Bake Parkway interchanges, ramps and intersections. Impacts of development causing operating conditions to deteriorate to deficient levels of service, or impacts adding to an existing deficient level of service condition require mitigation.
9. The Department has interest in working cooperatively to establish a Traffic Impact Fee (TIF) program to mitigate such impacts on a "fair share" basis. Local development project applicants would pay their "fair share" to an established fund for future transportation improvements on the state highway system. If there is an existing transportation mitigation program, it can be amended to include mitigation for the state highway system or a new TIF program may be considered. The Department requests the opportunity to participate in the TIF for state highway improvements development process.
10. The Department requests to participate in the process to establish and implement "fair share" mitigation for the aforementioned project impacts. The Department has an established methodology standard used to properly calculate equitable project share contribution. This can be found in Appendix B of the Department's Guide for the Preparation of Traffic Impact Studies which is available at:
<http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf>.

11. The Department, in accordance with Section 130 of the California Streets and Highways Code, may enter into a contract with the lead agency to provide the mitigation measures listed in the EIR. This may include construction of the mitigation measures, the advancement of funds (proportional to the fair-share cost) to pay for mitigation measures, or the acquisition of rights-of-way needed for future improvements to the state highway system.
12. For CEQA purposes, the Department does not consider the Congestion Management Plan (CMP) significance threshold of an increase in v/c more than 1% ramps or 3% for mainline appropriate. For analysis of intersections connecting to State facilities, ramps and freeway mainline, we recommend early coordination occur to discuss level of significance thresholds related to traffic and circulation.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Marlon Regisford at (949) 724-2241.

Sincerely,



Christopher Herre, Branch Chief
Local Development/Intergovernmental Review

C: Terry Roberts, Office of Planning and Research



ORANGE COUNTY FIRE AUTHORITY
P.O. Box 57115, Irvine, CA 92619-7115 • 1 Fire Authority Rd., Irvine, CA 92602

Keith Richter, Fire Chief

(714) 573-6000

January 3, 2011

City of Lake Forest
25550 Commercecentre Dr #100
Lake Forest, CA 92630
Attn: Carrie Tai, Sr Planner

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MAY 19 2011

**City of Lake Forest
Planning**

SUBJECT: Serrano Summit NOP

Dear Ms. Tai

Thank you for the opportunity to review the subject document. The Orange County Fire Authority (OCFA) provides fire protection and emergency medical services response to the project area. We wish to ensure that all Opportunity Study mitigations for Public Services are carried over to the project including the installation of Optical Preemption devices for all traffic signals and gates impacted or installed for the proposed project. The current PUB-1 mitigation is one such mitigation carry-over.

In addition, review of the maps does not give sufficient detail for access. It currently does not depict secondary access to areas designed to hold over 150 residences, although final subdivision maps may include such access. We recommend that the developer meet and review with our Planning and Development staff at their earliest convenience. Also, they may wish to ensure that the fuel modification area is sufficient to meet the OCFA requirements prior to final design. The current depiction does not appear to be wide enough against the creek bed.

In addition, we would like to point out that all standard conditions with regard to development, including water supply, emergency access, road grades and width, access, and the like will be applied to this project. Please contact me at 714-573-6199 if you need further information on this matter.

Sincerely,

Michele Hernandez
Management Analyst
Strategic Services

NATIVE AMERICAN HERITAGE COMMISSION

915 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-6251
Fax (916) 657-5300
Web Site www.nahc.ca.gov
ds_nahc@pacbell.net

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MAY 31 2011

May 27, 2011 CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

Ms. Carrie Tai, AICP, Senior Planner

City of Lake Forest Development Services Department

25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Re: SCH#2011051009; CEQA Notice of Preparation (NOP); draft Environmental Impact Report (DEIR) for the: "Serrano Summit Area Plan and Tentative Tract Map 17331 Project;" located on approximately 98.9-acres in the City of Lake Forest, Orange County, California

Dear Ms. Tai:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources. The NAHC wishes to comment on the above-referenced proposed Project.

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC Sacred Lands File (SLF) search resulted in; **Native American cultural resources were not identified** within the 'area of potential effect (APE), based on the USGS coordinates of the project location provided.. However, there are Native American cultural resources in close proximity to the APE. The NAHC "Sacred Sites,' as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254.10.

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you make contact with the list of Native American Contacts on the attached list of Native American

contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to C" A Public Resources Code § 5097.95, the NAHC requests that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore we recommend, also, that you contact the California Historic Resources Information System (CHRIS) California Office of Historic Preservation for pertinent archaeological data within or near the APE, at (916) 445-7000 for the nearest Information Center in order to learn what archaeological fixtures may have been recorded in the APE.

Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA (42 U.S.C 4321-43351) and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation.

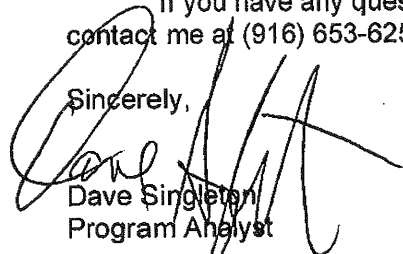
Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for accidentally discovered archeological resources during construction and mandate the processes to be followed in the event of an accidental discovery of any human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

The response to this search for Native American cultural resources is conducted in the NAHC Sacred Lands Inventory, established by the California Legislature (CA Public Resources Code 5097.94(a) and is exempt from the CA Public Records Act (c.f. California Government Code 6254.10) although Native Americans on the attached contact list may wish to reveal the nature of identified cultural resources/historic properties. Confidentiality of "historic properties of religious and cultural significance" may also be protected under Section 304 of he NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places and there may be sites within the APE eligible for listing on the California Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,

A handwritten signature in black ink, appearing to read "Dave Singleton", is written over the typed name and title.

Dave Singleton
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List

Native American Contact List

Orange County
May 27, 2011

Ti'At Society/Inter-Tribal Council of Pimu
Cindi M. Alvitre, Chairwoman-Manisar
6515 E. Seaside Walk, #C Gabrielino
Long Beach , CA 90803
calvitre@yahoo.com
(714) 504-2468 Cell

Gabrielino Tongva Nation
Sam Dunlap, Chairperson
P.O. Box 86908 Gabrielino Tongva
Los Angeles , CA 90086
samdunlap@earthlink.net

(909) 262-9351 - cell

Juaneno Band of Mission Indians Acjachemen Nation
David Belardes, Chairperson
32161 Avenida Los Amigos Juaneno
San Juan Capistrano CA 92675
(949) 493-4933 - home
chiefdavidbelardes@yahoo.
com
(949) 293-8522

Juaneno Band of Mission Indians Acjachemen Nation
Anthony Rivera, Chairman
31411-A La Matanza Street Juaneno
San Juan Capistrano CA 92675-2674
arivera@juaneno.com
(949) 488-3484
(949) 488-3294 - FAX
(530) 354-5876 - cell

Tongva Ancestral Territorial Tribal Nation
John Tommy Rosas, Tribal Admin.
Private Address Gabrielino Tongva
tattnlaw@gmail.com
310-570-6567

Gabrielino Tongva Indians of California Tribal Council
Robert F. Dormae, Tribal Chair/Cultural Resources
P.O. Box 490 Gabrielino Tongva
Bellflower , CA 90707
gtongva@verizon.net
562-761-6417 - voice
562-761-6417- fax

Gabrieleno/Tongva San Gabriel Band of Mission
Anthony Morales, Chairperson
PO Box 693 Gabrielino Tongva
San Gabriel , CA 91778
GTTribalcouncil@aol.com
(626) 286-1632
(626) 286-1758 - Home
(626) 286-1262 -FAX

Juaneno Band of Mission Indians
Alfred Cruz, Cultural Resources Coordinator
P.O. Box 25628 Juaneno
Santa Ana , CA 92799
alfredgcruz@sbcglobal.net
714-998-0721
714-998-0721 - FAX
714-321-1944 - cell

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011051009; CEQA Notice of Preapration (NOP); draft Environmental Impact Report (DEIR) for the Serrano Summit Area Plan and Tentative Tract Map 17331; located in the City of Lake Forest; Orange County, California.

Native American Contact List

Orange County

May 27, 2011

Juaneno Band of Mission Indians
Adolph 'Bud' Sepulveda, Vice Chairperson
P.O. Box 25828 Juaneno
Santa Ana , CA 92799
bssepul@yahoo.net
714-838-3270
714-914-1812 - CELL
bsepul@yahoo.net

Juaneno Band of Mission Indians Acjachemen Nation
Joyce Perry; Representing Tribal Chairperson
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Irvine , CA 92612
949-293-8522

Juaneño Band of Mission Indians
Sonia Johnston, Tribal Chairperson
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sonia.johnston@sbcglobal.
net
(714) 323-8312

Gabrielino-Tongva Tribe
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lcandelaria1@gabrielinoTribe.org
626-676-1184- cell
(310) 587-0170 - FAX
760-904-6533-home

Juaneno Band of Mission Indians
Anita Espinoza
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(714) 779-8832

Gabrielino-Tongva Tribe
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(760) 721-0371-work
(310) 428-7720 - cell
(310) 587-0170 - FAX
bacuna1@gabrieinotribe.org

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources for the proposed SCH#2011051009; CEQA Notice of Preapration (NOP); draft Environmental Impact Report (DEIR) for the Serrano Summit Area Plan and Tentative Tract Map 17331; located in the City of Lake Forest; Orange County, California.



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

May 24, 2011

RECEIVED

MAY 31 2011

**CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT**

Carrie Tai, AICP
City of Lake Forest
Development Services Department
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Notice of Preparation of a CEQA Document for the Serrano Summit Area Plan and Tentative Tract Map Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the draft environmental impact report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion. Note that copies of the Draft EIR that are submitted to the State Clearinghouse are not forwarded to the SCAQMD. Please forward a copy of the Draft EIR directly to SCAQMD at the address in our letterhead. **In addition, please send with the draft EIR all appendices or technical documents related to the air quality and greenhouse gas analyses and electronic versions of all air quality modeling and health risk assessment files. These include original emission calculation spreadsheets and modeling files (not Adobe PDF files). Without all files and supporting air quality documentation, the SCAQMD will be unable to complete its review of the air quality analysis in a timely manner. Any delays in providing all supporting air quality documentation will require additional time for review beyond the end of the comment period.**

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. The lead agency may wish to consider using land use emissions estimating software such as URBEMIS 2007 or the recently released CalEEMod. These models are available on the SCAQMD Website at: <http://www.aqmd.gov/ceqa/models.html>.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction (including demolition, if any) and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis.

The SCAQMD has developed a methodology for calculating PM_{2.5} emissions from construction and operational activities and processes. In connection with developing PM_{2.5} calculation methodologies, the SCAQMD has also developed both regional and localized significance thresholds. The SCAQMD requests that the lead agency quantify PM_{2.5} emissions and compare the results to the recommended PM_{2.5} significance thresholds. Guidance for calculating PM_{2.5} emissions and PM_{2.5} significance thresholds can be found at the following internet address: http://www.aqmd.gov/ceqa/handbook/PM2_5/PM2_5.html.

In addition to analyzing regional air quality impacts the SCAQMD recommends calculating localized air quality impacts and comparing the results to localized significance thresholds (LSTs). LST's can be used in addition to the recommended regional significance thresholds as a second indication of air quality impacts when preparing a CEQA document. Therefore, when preparing the air quality analysis for the proposed project, it is recommended that the lead agency perform a localized significance analysis by either using the LSTs developed by the SCAQMD or performing dispersion modeling as necessary. Guidance for performing a localized air quality analysis can be found at <http://www.aqmd.gov/ceqa/handbook/LST/LST.html>.

In the event that the proposed project generates or attracts vehicular trips, especially heavy-duty diesel-fueled vehicles, it is recommended that the lead agency perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA web pages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/mobile_toxic.html. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additional mitigation measures can be found on the SCAQMD's CEQA web pages at the following internet address: www.aqmd.gov/ceqa/handbook/mitigation/MM_intro.html. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Other measures to reduce air quality impacts from land use projects can be found in the SCAQMD's Guidance Document for Addressing Air Quality Issues in General Plans and Local Planning. This document can be found at the following internet address: <http://www.aqmd.gov/prdas/aqguide/aqguide.html>. In addition, guidance on siting incompatible land uses can be found in the California Air Resources Board's Air Quality and Land Use Handbook: A Community Perspective, which can be found at the following internet address: <http://www.arb.ca.gov/ch/handbook.pdf>. CARB's Land Use Handbook is a general reference guide for evaluating and reducing air pollution impacts associated with new projects that go through the land use decision-making process. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (<http://www.aqmd.gov>).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. If you have any questions regarding this letter, please call Ian MacMillan, Program Supervisor, CEQA Section, at (909) 396-3244.

Sincerely,



Ian MacMillan
Program Supervisor, CEQA Inter-Governmental Review
Planning, Rule Development & Area Sources



Jess A. Carbajal, Director
300 N. Flower Street
Santa Ana, CA
P.O. Box 4048
Santa Ana, CA 92702-4048
Telephone: (714) 834-2300
Fax: (714) 834-5188

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NCL 11-012

JUN 07 2011

CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

June 1, 2011

Ms. Carrie Tai, AICP
Senior Planner
City of Lake Forest, Development Services Department
25550 Commercentre Drive, Suite 100
Lake Forest, California 92630

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report for Serrano Summit – Area Plan 2009-01 and Tentative Tract Map 17331

Dear Ms. Tai:

The County of Orange has reviewed the Notice of Preparation of a Draft Environmental Impact Report for the Serrano Summit located in the City of Lake Forest and offers the following comments:

Flood Programs:

In response to your request dated May 5, 2011, Flood Programs/Hydrology has reviewed the Notice of Preparation of a Draft Environmental Impact Report for Serrano Summit Area Plan 2009-01 and TT Map No. 17331 located in the City of Lake Forest. We offer the following comments for your consideration:

1. The project proposes 19 Planning Areas that include Medium Density Residential land uses of up to 833 dwelling units, public facilities uses and recreational uses for the total area of 98.9 acres. The intensification of land use that might result from the Serrano Summit Area Plan 2009-01 update would increase the overall impervious area and impact local as well as regional drainage facilities downstream of the project. Therefore, hydrologic and hydraulic analyses need to be performed to evaluate and compare quantitatively the runoff volumes, peak flow rate increases, adequacy of existing storm drains and off-site channels that will ultimately carry these discharges. The analyses are needed to ensure that post-project conditions along OC and/or OCFCD drainage facilities,

including Serrano Creek (Facility No. F19) are not worsened as a result of the project and that they support "less than significant impact" statement of page 117 of Initial Study.

2. Natural reaches within Serrano Creek have been proven to be susceptible to erosion. The Draft EIR needs to contain a section that identifies those reaches, discusses the historic erosion and stream stability issues and proposes mitigation for any impacts to the stream sediment transport resulting from the proposed development/Area Plan/TT. The Draft EIR also needs to discuss and propose measures to adequately protect the proposed development areas from excessive erosion of the creek as applicable. Sediment transport analyses performed by a licensed engineer specialized in the field of sediment transport need to be included as appropriate to support the Draft EIR findings.
3. Should the hydrologic and hydraulic and sediment transport analyses indicate that conditions are worsened, appropriate mitigation measures should be proposed in consultation with OC Public Works/Flood Programs.
4. All hydrologic and hydraulic studies must conform to the current guidelines and criteria as specified in the Orange County Hydrology Manual (OCHM), Addendum No. 1 to the OCHM and the Orange County Flood Control Design Manual.
5. FEMA's FIRM map, Panel No.316J shows that the area of the project is within Zone X. City of Lake Forest, as floodplain administrator for areas within its municipal boundaries should ensure that all FEMA regulations and floodplain requirements applicable to this project are met.
6. All work (if any) within OCFCD right-of-way will require encroachment permits from OCPW/Property Permits Section. For information regarding permit application, please visit our web site <http://www.ocplanning.net/> . Technical reviews and approvals for the proposed work will be accomplished within the permit process.

If you have any questions regarding these comments, please contact Anna Brzezicki at 834-5029.

Flood/Santa Ana River/Trails

- The Serrano Creek Regional Riding and Hiking Trail is County master-planned trail.

- The trail is part of an expansive, 350-mile long, network of 53 natural-surface trails designed to connect much of Orange County.
- County Regional trails are categorized as multiple-use trails because they accommodate walkers, joggers, runners, and mountain bicycle and equestrian riders.
- The Serrano Creek Trail begins at the Serrano Creek Equestrian Center in Lake Forest near the intersection of Trabuco Road and Peachwood.
- This 6-mile long trail is complete to Whiting Ranch Wilderness Park and the Santiago Equestrian Center along Santiago Canyon Road.
- The Serrano Creek trail is currently operated by the County of Orange (Orange County Community Resources/OC Parks).
- Trails can serve as an alternative mode of transit besides providing an enjoyable recreation experience.
- Run-off from the project (from the current IRWD site) should be designed to undercross the trail so as not to impact the trail surface.
- The applicant should contact OC Parks directly to discuss the proposed residential development project and its desire to connect with the Serrano Creek Trail.

If you have any questions regarding these comments, please contact Jeff Dickman at 834-2774.

OC Environmental Resources/OC Watershed

In response to your request for input on the subject project, OC Watersheds has reviewed the document. As noted on Page 4 of the Initial Study, the County of Orange would be a Responsible Agency under CEQA for this EIR, since the County would be issuing permits for the project's offsite drainage into Serrano Creek.

1. The decision on Page 129 of the Initial Study (IS) not to address hydrology and water quality issues in the EIR is not appropriate. On Page 128, the IS notes that new Outlet B into Serrano Creek would have a peak discharge of 134 cubic feet per second, far more than is presently discharged in that area. The IS concludes that this outlet's "energy dissipaters, baffles and riprap...would...reduce the erosion potential at this specific location". There is no claim that erosion potential would be completely eliminated. This section of Serrano is currently experiencing significant

hydromodification, and additional discharges have the potential to further destabilize this channel if appropriate mitigation is not provided. Hydromodification management for this project must be addressed by, at the very least, matching the post-project hydrologic condition to the pre-project hydrologic condition at this location.

2. The Preliminary Water Quality Management Plan addresses Hydrologic Concerns on its Pages 13 -14 without making any mention of the significant hydromodification currently taking place within this section of Serrano Creek.
3. If Serrano Creek continues to experience hydromodification of its banks in the direction of Outlet B's energy dissipaters, baffles and riprap, these features could in the long term be undercut. The area between the bottom of the riprap and the low-flow channel may itself erode down in response to discharges of up to 134 cubic feet per second. The EIR needs to address the long-term stability of the outlet and its appurtenances, the potential for hydromodification below the footprint of the outlet and the low-flow channel of Serrano Creek, and within Serrano Creek itself at and below that point, all in the context of a currently unstable creek bed.
4. The Initial Study on Page 121 briefly notes that the San Diego Creek / Newport Bay Watershed (which includes Serrano Creek) is subject to a regulatory sediment TMDL "to reduce the annual average sediment load...50 percent". To the extent peak discharges are closely associated with sediment movement, it is worth noting this project only reduces peak discharges 16.5% (see Page 127 of the Initial Study).
5. The Initial Study does not address whether the new rip rap apron of the outlet, which is of considerable size, is consistent with the aesthetic enjoyment or expectations of recreation users of the Creek area.

If you require any additional information, please contact Grant Sharp at (714) 955-0674.

Sincerely,



for Michael Balsamo
Manager, OC Communities Planning
OC Public Works/OC Planning
300 North Flower Street
Santa Ana, California 92702-4048
Michael.Balsamo@ocpw.ocgov.com

Carrie Tai, AICP
June 1, 2011
Page 5

MB/mmc

cc: Mehdi Sobhani, Flood Programs
Chris Crompton, Environmental Resources
Jeff Dickman, Flood/SAR/Trails



California Regional Water Quality Control Board Santa Ana Region



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Linda S. Adams
Acting Secretary for
Environmental Protection

Edmund G. Brown Jr.
Governor

June 10, 2011

Carrie Tai, Senior Planner
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

INITIAL STUDY AND NOTICE OF PREPARATION FOR DRAFT ENVIRONMENTAL IMPACT REPORT, SERRANO SUMMIT AREA PLAN, TENTATIVE TRACT MAP NO. 17331 – CITY OF LAKE FOREST, SCH# 2011051009

Dear Ms. Tai:

Staff of the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) has reviewed the City of Lake Forest's (City) Initial Study (IS) for the Serrano Summit Area Plan (Project), for which a Draft Environmental Impact Report (DEIR) will be prepared. In accordance with the California Environmental Quality Act (CEQA), the project EIR will tier off the 2008 Opportunities Study (OS) Programmatic EIR adopted by the City. This Project is the first of seven projects within the 838 acre OS EIR project area.

The Project would subdivide a partially graded, 98.9-acre hillside into 37 lots, all located south of Commercentre Drive and the termini of Biscayne Bay and Indian Ocean Drives. A civic center and various residential uses are proposed, with open space dedicated around existing Irvine Ranch Water District facilities and along a portion of Serrano Creek. The eastern border of the tract ("parcel boundary", Exhibit 4.4-1) runs parallel to, and within, the Serrano creekbed.

We request that the following comments be considered when preparing the DEIR, so that the Project protects water quality standards (water quality objectives and beneficial uses) identified in the Water Quality Control Plan for the Santa Ana River Basin, 1995, as amended (Region 8 Basin Plan):

1. Proposed impacts to waters of the state and the United States

It is apparent from IS Exhibits 4.1-6 and -7 (Viewpoints 5 and 6), a comparison of Exhibit 4.4-1 (Jurisdictional Features) and Exhibit 2-8 (Proposed Conceptual Landscape Master Plan), and the text of pages 89-93 (Jurisdictional Waters of the U.S., etc.) that emplaced fill will extend to the regional trail located upon a dike west of Serrano Creek. The fill would bury Drainage A, a natural perennial seep-fed brook, and its ephemeral Tributary A1, both located between the existing hillside and the dike.

- a. At least one Project alternative should evaluate avoidance of Drainage A and Tributary A-1.

b. We understand the combined proposed impact to Drainages A and Tributary A1 will be a total of 1.909 acres of California Department of Fish and Game (CDFG) jurisdictional streambed, including 0.206 acre of "ACOE/RWQCB jurisdictional wetlands." This 0.206 acre area of jurisdictional waters of the U.S. and of the state comprises 0.077 acre of "jurisdictional waters of the U.S./waters of the state" and 0.129 acre of "bordering vegetated wetlands" (p.91; p.89 Table 4.4-4). These are the areas for which in-kind water quality standards compensatory mitigation will be needed to obtain RWQCB approvals

2. Water quality permitting and mitigation

a. IS pg. 91-2, including Mitigation Measure BIO-4, should more directly emphasize that the proposed "disturbance" to Drainages A and Tributary A1 would likely require issuance of a Clean Water Act (CWA) Section 401 Water Quality Standards Certification (Certification) from the Regional Board, rather than waste discharge requirements (WDRs) (p.131-2). Certifications are prerequisite to CWA Section 404 Permits issued by the U.S. Army Corps of Engineers. Certifications and WDRs require in-kind mitigation measures for compensatory mitigation for impacts to water quality standards.

b. If construction of new drainage outlets takes place in areas of ACOE jurisdiction, they may constitute a further "discharge of fill to waters of the U.S." that will be subject to RWQCB CWA Section 401 Certification.

c. The IS states that the acquisition of permits will reduce potential water quality impacts below significant levels and such water quality topics will not be further analyzed in the EIR. We strongly disagree. Merely obtaining permits does not reduce or mitigate water quality impacts. The EIR needs to analyze and identify specific measures that will be taken to reduce impacts, such as avoidance, and/or provide compensatory mitigation for the Project's permanent impacts to water quality standards.

d. EIR analysis and discussions concerning permanent impacts to water quality standards should address compensatory mitigation for all unavoidable impacts. Compensatory mitigation could include the restoration of impaired beneficial uses, such as improving riparian and streambed habitat and function, and implementing measures that correct past hydromodification of Serrano Creek.

3. TMDLs and Hydraulic Conditions of Concern (HCOC)

The Project will include two detention basins to treat site runoff and moderate post-construction runoff flows, although most runoff flow volume will be directed east from the site toward Serrano Creek (IS p.25). Three existing drains that now connect Drainage A to Serrano Creek through an existing levee will be revised into two new outlets directly discharging to the Creek. The second of these outlets will require energy dissipation (IS p.128) to address HCOC.

Excessive discharges of sediment in the watershed that includes the project site have led to development of sediment total maximum daily loads (TMDLs). This Project must be conducted in such away as to contribute to compliance with these TMDLs. We note that that development of the project will result in an increase of sheetflow runoff into Serrano Creek, and possible HCOC. The project's EIR should include an analysis of the potential

HCOC arising from the proposed increase in discharge from Outlet B and from discharges of sheetflow runoff and if necessary, and thoroughly discuss how any HCOC will addressed.

If you have any questions, please contact Glenn Robertson at (951) 782-3259, grobertson@waterboards.ca.gov, or me at (951) 782-3234, or madelson@waterboards.ca.gov

Sincerely,



Mark G. Adelson, Chief
Regional Planning Programs Section

Enclosure: February 19, 2008 RWQCB letter to the City of Lake Forest

Cc w/ encl: State Clearinghouse
U.S. Army Corps of Engineers, Los Angeles –Veronica Chan
California Department of Fish and Game, Los Alamitos – Leslie McNair
Orange County RDMD, Flood Control, Santa Ana - Andy Ngo
Orange County Resources and Development Management Dept., Watersheds - Mary Ann Skorpanich

X:Groberts on Magnolia/Data/CEQA/CEQA Responses/ DEIR/ City of Buena Park - General Plan-MJA.doc



California Regional Water Quality Control Board

Santa Ana Region



Linda S. Adams
Secretary for
Environmental Protection

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Arnold Schwarzenegger
Governor

February 19, 2008

Cheryl Kuta, Senior Planner
City of Lake Forest
Development Services Department
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Chapter 7 and Recirculated Sections of the Draft Program Environmental Impact Report, City of Lake Forest Opportunities Study General Plan Amendment and Zone Change, Orange County, State Clearinghouse No. 2004071039

Dear Ms. Kuta:

Staff of the California Regional Water Quality Control Board, Santa Ana Region (RWQCB) has considered new Chapter 7 and the recirculated portions of the City of Lake Forest (City) Draft Environmental Impact Report (the Recirculated DEIR) for the Opportunities Study Program (Program). Please consider the following comments before finalizing the Recirculated DEIR:

Hydromodification

We do not agree with the Recirculated DEIR's discussion regarding runoff to Borrego Canyon Wash, Serrano Creek, in the Santa Ana Region, and Aliso Creek, in the San Diego Region. As noted in our prior comments, rapid and improperly mitigated urbanization in areas tributary to Serrano Creek and Borrego Canyon Wash has increased the volume and velocity of stormwater runoff to those drainages, resulting in dramatic channel instability, including bed scour, downcutting and bank collapse. This erosion has is causing and threatens to cause loss of beneficial uses of these drainages and violations of their water quality standards, identified in the Water Quality Control Plan for the Santa Ana River Basin (Basin Plan). This erosions leads to the discharge of substantial sediment and contaminant loads that eventually reach Upper Newport Bay, interfering with Upper Newport Bay's beneficial uses and water quality standards. The correction and reduction of this hydromodification is a priority of the RWQCB. Furthermore, we note that this hydromodification also threatens private property and public health and safety.

The Recirculated DEIR still does not adequately analyze the baseline hydrological condition for any of the three watersheds. In our prior comments, we requested that the DEIR adequately discuss the history of development along these three drainages and in their watersheds, and adequately describe the existing condition of the three watersheds. This critical information, necessary to fully understand and evaluate the

California Environmental Protection Agency



Program's potential impacts on hydrology and water quality, and other environmental factors, is absent from the Recirculated DEIR. The Recirculated DEIR does not include any new discussion of the baseline condition of any of the three drainages. Both the Orange County Flood Control District and the RWQCB, among other agencies, have extensive information and literature on the history of these three drainages.

The Recirculated DEIR still does not contain an adequate cumulative impacts analysis. As noted in our prior comments, both Serrano Creek and Borrego Canyon Wash are currently unstable. Any change in the volume, velocity and/or timing of release of stormwater flows from the subject project sites is likely to have a cumulatively significant impact, and the potential to exacerbate the current undesirable conditions in these drainages. The Recirculated DEIR appears to side step engaging in a cumulative impacts analysis by imposing a mitigation measure that each individual project will be required to demonstrate no net increase in peak stormflow rates. However, the Recirculated DEIR does not support this mitigation measure with any analysis discussing how implementing the measure will avoid further significant impacts to these drainages. There is no analysis showing how this mitigation measure will cumulatively effect the hydromodification of the drainages. There is no discussion of the magnitude or duration of peak storm events. There is no discussion of the feasibility of building storm water runoff retention or detention facilities sized to retain peak storm flows on the various parcels that are the subject of the DEIR. There is no discussion of the volume, velocity, timing, duration or other management of the release of the retained /detained storm flows. There is no modeling of the cumulative impacts of the various facilities on the total flows in any of the three drainages.

Total Maximum Daily Loads (TMDLs)

Under section 303(d) of the Clean Water Act, the California Water Code, and related authorities, the RWQCB has adopted TMDLs into the Basin Plan for a number of contaminants for impaired water bodies into which Serrano Creek and Borrego Canyon Wash are tributary, including Lower Newport Bay, Upper Newport Bay, San Diego Creek Reach 1 and San Diego Creek Reach 2. TMDLs adopted by the RWQCB have the force of law. Implementation of the sediment TMDL requires that all dischargers in the watersheds of these impaired waters reduce sediment discharges. Under the TMDL program, the City has significant obligations to reduce excessive sediment discharges from Serrano Creek and Borrego Canyon Wash.

The Recirculated DEIR does not discuss any of the TMDLs, and there is no analysis as to whether the various mitigation measures proposed in the Program are consistent with achieving the TMDLs.

Urban Storm Water Runoff NPDES Permit

Under section 402(p) of the Clean Water Act, the California Water Code, and related authorities, the RWQCB adopted Order No. R8-2002-0010 (NPDES No. CAS618030), Waste Discharge Requirements for the County of Orange, Orange County Flood

Control District and The Incorporated Cities of Orange County Within the Santa Ana Region - Areawide Urban Storm Water Runoff (Orange County), a consolidated a municipal separate storm sewer system (MS4) permit. This MS4 permit expired in 2007 and it has been administratively extended, pending its renewal.

In discussions with City staff on the pending MS4 permit renewal, RWQCB staff has expressed substantial concerns about the effects of urban runoff, municipal storm water flows and other flows covered by the MS4 permit on Serrano Creek and Borrego Canyon Wash.

The Recirculated DEIR fails to discuss the existing MS4 permit, fails to discuss what the likely outcome of the renewed MS4 permit will be with respect to the City's obligations under the MS4 permit, and fails to analyze whether approving the DEIR is consistent with the City's current and likely future MS4 permit obligations.

Conclusion

RWQCB staff believes that a comprehensive plan for the long-term protection and restoration of Serrano Creek and Borrego Canyon Wash (and Aliso Creek) must precede the Program. The Program can provide an opportunity to implement restoration measures identified in such a plan. The City should exercise extreme caution when making major changes in planned land uses within its boundaries, without first developing an understanding of the roles the various parcels might play in contributing to correction of the major water quality problems that are plaguing in the drainages that pass through the City.

The RWQCB looks forward to receiving an extensively revised draft EIR incorporating both these comments and our prior comments, and requests that the revised draft be recirculated for public comment before the City decides whether to certify the EIR for the project. Please contact me at 951-782-3234 or madelson@waterboards.ca.gov, or Glenn S. Robertson of this office, at 951- 782-3259 or grobertson@waterboards.ca.gov with any questions.

Sincerely,



Mark G. Adelson, Chief
Regional Planning Program Section

cc: State Clearinghouse – Scott Morgan
County of Orange Watersheds Program – Mary Anne Skorpanich

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Community Development

www.cityofirvine.org

City of Irvine, One Civic Center Plaza, P.O. Box 19575, Irvine, California 92623-9575

(949) 724-6000

June 13, 2011

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JUN 16 2011

CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPT

Ms. Carrie Tai, AICP
Senior Planner
City of Lake Forest
Development Services Department
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

**Subject: Notice of Preparation and Initial Study/Environmental Checklist
for Serrano Summit Area Plan 2009-01 and Tentative Tract Map
No. 17331**

Dear Ms. Tai:

Thank you for the opportunity to comment on the Notice of Preparation and Initial Study for the proposed Serrano Summit Area Plan 2009-01 and Tentative Tract Map No. 17331, which the City of Irvine received on May 13, 2011. The proposed project encompasses approximately 98.9 acres, generally situated to the east of Bake Parkway, south of Commercentre Drive, and west of Serrano Creek, in the City of Lake Forest, California. The proposed project analyzed would allow for the development of residential, and park and recreation facilities.

The Initial Study package includes the Traffic Study as an appendix. This study analyses 150 single family units, 458 condominium units, a 1,500 sq. ft. community facility and a civic center. A technical memorandum summarizes the alternative project that includes 225 additional apartments and no civic center. Study years include Existing, 2015 and 2030. The analysis assumes a linear growth of traffic and development between existing and 2030 conditions, and a resulting growth of 25 percent is assumed for the year 2015 analysis. The City of Irvine has reviewed the Notice of Preparation and Initial Study package and has the following comments:

1. It is unclear from the Initial Study and the Appendix G Traffic Study what land uses were assumed for the "No Project" scenarios. Identify whether the 2015 No Project scenario assumes existing "ground" conditions, or some growth of the Current (or Alternative 7) General Plan. Identification of

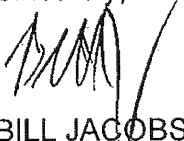
Ms. Carrie Tai
June 13, 2011
Page 2 of 2

impacts within the study area should be based upon the analysis of the difference between ground conditions and the proposed project under interim year 2015 conditions. We recommend re-analysis if this was not the methodology used.

2. A project impact is identified at the intersection of Bake/Irvine/Trabuco in the 2030 condition. Recommended mitigation includes: addition of a second northbound left turn lane, conversion of the third westbound through lane and westbound right-turn lane to a shared fourth westbound through lane/right turn lane, and restriping of the third eastbound through lane to a shared third eastbound through lane/second eastbound right turn lane. These improvements are identified as fully funded in the Lake Forest Transportation Mitigation (LFTM) Program, and a reference is made to potentially utilizing funds from the City of Irvine's North Irvine Transportation Mitigation (NITM) Program. Please ensure that coordination occurs between Lake Forest and Irvine staff related to these improvements, and the use of NITM Program funds.

If you have any questions, please contact me at (949) 724-6521 or by e-mail at bjacobs@ci.irvine.ca.us.

Sincerely,



BILL JACOBS, AICP, CGBP, LEED Green Associate
Principal Planner

cc: Barry Curtis, Community Development Administrator
Kerwin Lau, Project Development Administrator
Sun-Sun Murillo, Supervising Transportation Analyst
Lisa Thai, Senior Transportation Analyst

CCRPA California Cultural Resource Preservation Alliance

P.O. Box 54132
Irvine, CA 92619-4132

An alliance of Native American and scientific communities working for
the preservation of archaeological sites and other cultural resources.

June 3, 2011

Carrie Tai, AICP, Senior Planner
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25550 Commercentre Drive, Suite 100
Lake Forest, California 92630

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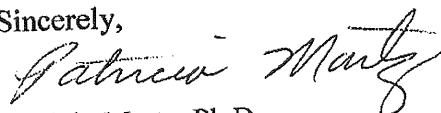
City of Lake Forest
Planning

Dear Ms. Tai:

Thank you for the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report for the proposed Serrano Summit Area project. We concur with the determination by the South Central Coastal Information Center that the project area is culturally sensitive and may contain archaeological sites. As archaeological sites have been recorded within a ½ mile radius of the project area and archaeological investigations have not been conducted, we strongly recommend that Phase I archaeological surveys are conducted within the entire project area.

CEQA guidance states that with respect to archaeological sites, preservation through avoidance is the preferred treatment. Archaeology is a destructive process and mitigation through data recovery excavations not only results in the destruction of an important part of our cultural patrimony, but it is labor intensive and expensive. The discovery of archaeological sites early in the planning process will allow archaeological sites to be preserved through avoidance and incorporation into open space areas. We look forward to the results of the archaeological investigations and to further participation in the environmental process.

Sincerely,



Patricia Martz, Ph.D.
President