

INITIAL STUDY & NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

CITY OF LAKE FOREST SPORTS PARK AND COMMUNITY CENTER

PREPARED FOR:

City of Lake Forest
25550 Commercentre Drive
Lake Forest, CA
Contact: Cheryl Kuta
949-461-3479

PREPARED BY:

ICF Jones & Stokes
1 Ada, Suite 100
Irvine, CA 92618
Contact: Chad Beckstrom
949-333-6625

June 2009

ICF Jones & Stokes. 2009. Initial Study & Notice of Preparation of an Environmental Impact Report. June. (ICF J&S 270.09.) Irvine, CA. Prepared for: City of Lake Forest, Lake Forest, CA.

NOTICE OF PREPARATION

TO:	State Clearing House, Office of Planning and Research, Orange County Clerk, Responsible and Trustee Agencies, and Interested Parties	FROM:	Cheryl Kuta, Planning Manager City of Lake Forest, Community Services Department 25550 Commercentre Drive Lake Forest, CA 92630
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SUBJECT: Notice of Preparation of a Draft Environmental Impact Report.

The City of Forest will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project. The Project description, location, and the probable environmental effects are contained in the attached materials.

<input checked="" type="checkbox"/>	A copy of the Initial Study IS attached.
<input type="checkbox"/>	A copy of the Initial Study IS NOT attached.
<input checked="" type="checkbox"/>	The proposed project IS considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project IS NOT considered a project of statewide, regional or areawide significance.
<input type="checkbox"/>	The proposed project WILL affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	The proposed project WILL NOT affect highways or other facilities under the jurisdiction of the State Department of Transportation.
<input checked="" type="checkbox"/>	A scoping meeting WILL be held by the lead agency.
<input type="checkbox"/>	A scoping meeting WILL NOT be held by the lead agency.

If the project meets the criteria requiring the scoping meeting, or if the agency voluntarily elects to hold such a meeting, the date, time and location of the scoping meeting are as follows:

Date: Tuesday, June 23, 2009	Time: 5:30 – 8:30 pm	Location: Community Room A-B, City Hall 25550 Commercentre Drive Lake Forest, CA 92630
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Your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. The public review period will start on June 3, 2009 and will end on July 6, 2009. Comments on the scope of the EIR must be received by 5:00 p.m. on July 6, 2009 to be considered in the EIR.

Please send your response to Cheryl Kuta, Planning Manager at the address shown above. We will need the name of a contact person in your agency.

Project Title:	City of Lake Forest Sports Park and Community Center
Project Location – Specific: Identify street address and cross street or attach a map showing project site (preferably a USGS 15’ or 7 ½’ topographical map identified by quadrangle name):	The project site is located in the northwest portion of the City of Lake Forest, north of El Toro Road, west of Portola Parkway, and south of SR-241 (Section 7, T. 6 S, R. 7 W. and a non-numbered section, T. 6 S., R. 8 W. of the U.S. Geological Survey 7.5-minute El Toro, California quadrangle map). See attached project description for additional details.
Project Description:	The project involves the acquisition of property from the County of Orange and private landowners, and the phased development of a sports park with athletic fields, hard courts, play grounds, trail connections, and a community center. See attached project description for additional details.
Project Applicant (if any):	City of Lake Forest
California Environmental Protection Agency Hazardous Waste List (if applicable):	Not Applicable

Date: 6/2/09	Signature:	
	Title:	Planning Manager
	Telephone:	(949) 461-3479

Consulting firm retained to prepare draft EIR (if applicable):

Name:	ICF Jones & Stokes
Address:	1 Ada, Suite 100
City/State/Zip:	Irvine, CA 92618
Contact Person:	Chad Beckstrom, AICP, Principal

Table of Contents

Chapter 1 Introduction.....	1-1
Introduction and Overview	1-1
Contact Person	1-1
Chapter 2 Project Description.....	2-1
Introduction and Overview	2-1
Project Background	2-1
Project Area and Existing Conditions	2-2
Regional Location.....	2-2
Local Vicinity	2-2
Existing Site Characteristics	2-2
Surrounding Land Uses	2-3
General Plan and Zoning.....	2-3
Proposed Project	2-3
Project Objectives	2-3
Description of the Proposed Project.....	2-4
Discretionary Actions and Approvals.....	2-6
Incorporation by Reference.....	2-7
Chapter 3 Environmental Checklist.....	3-1
I. Aesthetics.....	3-4
II. Agriculture Resources	3-5
III. Air Quality	3-6
IV. Biological Resources.....	3-8
V. Cultural Resources	3-10
VI. Geology and Soils.....	3-11
VII. Hazards and Hazardous Materials	3-13
VIII. Hydrology and Water Quality	3-16
IX. Land Use and Planning.....	3-21
X. Mineral Resources	3-22
XI. Noise	3-23
XII. Population and Housing.....	3-24
XIII. Public Services.....	3-25
XIV. Recreation	3-27
XV. Transportation / Traffic.....	3-28
XVI. Utilities and Service Systems	3-29

XVII. Mandatory Findings of Significance 3-32

Figures

Figures	Page
2-1 Regional Location Map	2-8
2-2 Project Vicinity Map.....	2-8
2-3 Project Site and Surrounding Land Uses.....	2-8
2-4 Project Site Map.....	2-8

Acroynms

ADT	average daily traffic
APN	Assessor Parcel Number
AQMP	Air Quality Management Plan
Basin	South Coast Air Basin
BMPs	best management practices
CEQA	California Environmental Quality Act
CIP	Capital Improvement Program
City	City of Lake Forest
Corps	U.S. Army Corps of Engineers
County	County of Orange
dba	decibels
DFG	California Department of Fish & Game
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
HCP	Habitat Conservation Plan
I-405	Interstate 405
I-5	Interstate 5
IRWD	Irvine Ranch Water District
IS	Initial Study
MND	Mitigated Negative Declaration
MPAH	Master Plan of Arterial Highways
MRZ-2	Mineral Resource Zone Overlay
NCCP	Natural Community Conservation Plan
ND	Negative Declaration
NPDES	National Pollutant Discharge Elimination System
OCFA	Orange County Fire Authority

OSA	Opportunity Study Area
PEIR	Program Environmental Impact Report
proposed project	City of Lake Forest Sports Park and Community Center Project
RWQCBs	Regional Water Quality Control Boards
SCAQMD	South Coast Air Quality Management District
SMARA	Surface Mining and Reclamation Act
SR-241	State Route 241
SWPPP	Stormwater Pollution Prevention Plan

Chapter 1
Introduction

Introduction and Overview

The City of Lake Forest (City) is proposing to develop a new sports park in the northeastern portion of the City.

In accordance with the California Environmental Quality Act (CEQA) and CEQA Guidelines, this Initial Study (IS) has been prepared as a preliminary environmental analysis and documentation for the proposed City of Lake Forest Sports Park and Community Center Project (proposed project). This IS includes a description of the proposed project; an environmental checklist form identifying four categories of project impact (Potentially Significant Impact, Less Than Significant With Mitigation Incorporated, Less Than Significant Impact, and No Impact); and a response to and analysis of each checklist question. The City is the Lead Agency under CEQA for the proposed project and is responsible for approval of the environmental documentation prior to approval of the proposed project.

This IS has been prepared to determine whether a Negative Declaration (ND), Mitigated Negative Declaration (MND), or Environmental Impact Report (EIR) would be the appropriate documentation in compliance with CEQA for the proposed project. The City has determined, based on the analysis contained in the IS, that an EIR should be prepared to satisfy the requirements of CEQA for the proposed project.

Contact Person

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

Cheryl Kuta, Planning Manager
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, California 92630
(949) 461-3479
ckuta@ci.lake-forest.ca.us

Chapter 2
Project Description

Introduction and Overview

The City is proposing to develop a new sports park in the northeastern portion of the City. This chapter describes the project background, the project location, the existing conditions of the project site and surrounding areas, and detailed project components.

Project Background

The proposed project was included as part of the Opportunities Study Area (OSA) General Plan Amendment and Zone Change that was approved by the City in July 2008. The OSA included up to a 45-acre sports park and community/civic center complex that were to be funded through park in-lieu fees and land dedication from development that was proposed as part of the OSA. Alternative 7 within the final program environmental impact report (PEIR) for the OSA was adopted by the City Council as the preferred project. Alternative 7 of the PEIR identified the 50-acre Baker Ranch property (Site 4) and the 13-acre Rados property (Site 9) to be developed with an active sports park. Subsequent to approval of the OSA General Plan Amendment and Zone Change and certification of the PEIR, the City identified additional property which could be utilized for development of the desired 45-acre sports park. This property, known as the Glass Creek Property and further described later in this section, is adjacent to the Baker Ranch and Rados properties.

Following the certification of the final PEIR and the adoption of the OSA General Plan Amendment and Zone Change, the City entered into development agreements with four landowners within the OSA in July and August 2008. Of the four OSA landowner agreements executed to date, the dedicated land for a community sports park and civic center totals 20 acres. A fifth development agreement with an OSA landowner could potentially add 18 acres of public facilities land, for a total of 38 acres. The provisions for dedicated community-wide public facilities in the executed and potential development agreements in the OSA are as follows:

- **Rados Property:** 12 gross acres of land located at the eastern terminus of Vista Terrace. The development agreement with Portola Center provides for either: 1) the purchase and dedication to the City of the Rados property, or 2) an onsite alternative totaling 13 contiguous acres or an offsite alternative acceptable to the City. Portola Center must elect either the purchase and dedication of the Rados property or an onsite alternative prior to the recordation of the first final map for the project.
- **Baker Ranch Property:** 18 acres of land contiguous to the Rados property bounded by the future extension of Rancho Parkway to the north and Portola Parkway to the west. This property dedication is subject to a negotiation with a fifth property owner in the OSA, so the final terms are not available.
- **Irvine Ranch Water District (IRWD) Property:** 9 net acres of land located at the southern terminus of Indian Ocean Drive west of Serrano Creek. This property is not located near the Rados property and others proposed for a sports park and community center. The 9-acre IRWD

property is intended for use as a civic center. This site is not part of the proposed project subject to this EIR.

Independent of the OSA landowner development agreements, the City has entered into an agreement to exchange open space lands with the County in order to add 34 net acres (58.6 gross acres) of public facilities land contiguous to the Rados and Baker Ranch properties. This land is known as the Glass Creek property. The terms of the land exchange agreement provide for 20.6 acres to be encumbered with a permanent open space/trail easement in favor of the County and the remaining 38 acres unencumbered for the intended use as an active use sports park.

Project Area and Existing Conditions

Regional Location

The project site is located in the northeastern portion of Lake Forest. The City is generally surrounded by Laguna Hills and Laguna Woods to the southwest, Irvine to the northwest, and Mission Viejo to the southeast. Lake Forest encompasses an area of 16.6 square miles located in the heart of south Orange County and Saddleback Valley, between the coastal floodplain and the Santa Ana Mountains. Regional access to the project site is provided by State Route 241 (SR-241) (Foothill Transportation Corridor), located to the north of the project site, and Interstates 5 and 405 (I-5 and I-405, respectively), located to the south of the project site. Figure 2-1 presents the regional location.

Local Vicinity

The project site encompasses approximately 90 gross acres located southwest of the intersection of Portola Parkway and El Toro Road and south of SR-241. Figure 2-2 shows the local vicinity of the project site. The project site includes:

- the 58.6-acre Glass Creek property to be received from County, of which 38 acres will be available for active use and 20.6 acres will be placed in a passive use easement;
- the Rados property (identified as Site 9 in the Opportunities Study PEIR), which includes approximately 13 acres of land within the central portion of the project site; and
- the 18-acre portion of the Baker Ranch property (identified as Site 4 in the Opportunities Study PEIR), lying immediately north and adjacent to the Rados and Glass Creek properties and south of the future extension of Rancho Parkway.

Existing Site Characteristics

The Glass Creek site is currently part of County open space and is undeveloped. The Rados property is also vacant and undeveloped land. Both of these sites have varying topography with native and nonnative vegetation. The Baker Ranch property currently has an active sand mining operation and commercial nursery and is highly disturbed.

Surrounding Land Uses

The surrounding land uses consist of a mix of residential, commercial, and light industrial uses. Light industrial complexes are located to the west, SR-241 is located to the north, Saddleback Church and commercial uses are located east, and residential uses are primarily to the south. Figure 2-3 shows the existing surrounding land uses.

General Plan and Zoning

Site	General Plan	Zoning
Glass Creek	Regional Park/Open Space	Open Space in Rancho De Los Alisos Planned Community
Rados	Business Park with Mineral Resources and Public Facilities Overlay	Urban Activity in Baker Ranch Planned Community
Baker	Commercial with Mineral Resources and Public Facilities Overlay	Urban Activity in Baker Ranch Planned Community

The Mineral Resources Overlay applies to areas classified as an important Mineral Resource (MRZ-2) by the State Department of Conservation—Division of Mines and Geology. This overlay provides for the management and utilization of mineral resources on an interim basis. The Public Facilities Overlay includes land designated for Commercial, Business Park, and Residential uses. The Public Facilities Overlay is placed on properties with General Plan Land Use designations that would allow public facilities and parks. The intent of this overlay is to indicate potential sites for future public facilities, government buildings, and community parks.

Proposed Project

Project Objectives

The State CEQA Guidelines (Section 15124[b]) require that the project description contain a statement of objectives that includes the underlying purpose of the project. The City is proposing to develop a new sports park to serve the existing and future recreational needs of Lake Forest's residents. The major project objectives are to:

- provide active sports recreation facilities to benefit the entire community of Lake Forest;
- provide adequate public open space and other public amenities, including a civic/community center, for the entire City;
- provide recreational opportunities to accommodate the recreational needs associated with the land uses proposed under the OSA General Plan and Zone Change;
- facilitate completion of the City's circulation system, including the completion of Rancho Parkway;
- provide linkages between existing segments of the City through master planned trail systems and strategically located public amenities;

- allow for the continuation and expansion of onsite mining activities as an interim land use and ensure that ultimate transition to open space uses occurs in an orderly and safe manner; and
- preserve the sensitive riparian areas of the site and provide viewing and interpretive opportunities in these areas as part of the overall park plan.

Description of the Proposed Project

The City is proposing to develop a number of active and passive park facilities on the project site, and construct Rancho Parkway between Portola Parkway and Lake Forest Drive. Existing access is available, and new access locations may be provided along with the necessary infrastructure. The park would be developed in phases based on the acquisition of parcels associated with the overall site. Additional details regarding construction, operation, and proposed park facilities are provided below.

Proposed Park Facilities

The detailed design for the proposed sports park is being developed through a series of community workshops and design efforts by the City's master plan consultant; therefore, the project features have not been defined and a conceptual site plan is not yet available. A more defined master plan will be available as part of the Draft EIR. Based on initial constraints and opportunities the City has identified, the proposed sports park could include the following active and passive recreational amenities should all of the properties be available for full buildout:

- up to six baseball/softball fields;
- up to five soccer fields;
- up to seven hard courts for basketball and tennis;
- up to two playgrounds including tot lots with sand and play structures;
- a 30,000-square foot community center, which would include a gymnasium as well as multipurpose/meeting rooms;
- surface parking lots provided at a rate of roughly 50 spaces per field and 120 spaces for the community center at buildout;
- seating for baseball fields that may be terraced into the areas between infields;
- restrooms and concession areas;
- trail connections to local and regional trails; and
- lighting for sports fields and walkways to be determined.
- The park is envisioned to be open 7 days per week from 7:00 a.m. to 10:00 p.m.

The Draft EIR will evaluate a maximum development envelope and active facilities as well as alternatives for less development.

Proposed Access Locations

A number of potential access locations are currently under consideration and will depend on timing of property acquisition and phasing of the proposed project (phasing discussed below). Figure 2-4 shows potential access locations.

The initial potential access location may include an existing access easement to/from Portola Parkway (1A). Vista Terrace is another potential access location; it would involve an access easement or property acquisition to create the necessary access road (1B). Potential access from the future extension of Rancho Parkway could occur (2). The preferred access to the site at full buildout would be at the approximate midpoint between the existing terminus of Rancho Parkway and the future intersection with Portola Parkway, via a signalized intersection (3).

The proposed project includes the construction of Rancho Parkway between Portola Parkway and its current terminus 200 feet south of Hermana Circle. Rancho Parkway will be a four-lane divided highway with a 100-foot right-of-way; it is identified as a Primary Arterial in both the County's Master Plan of Arterial Highways (MPAH) and the Lake Forest General Plan Circulation Element (expected average daily traffic [ADT] of 36,000 vehicles). This project is currently in Lake Forest's Five-Year Capital Improvement Program (CIP) and anticipated to begin design during the 2009–2010 fiscal year and construction during the 2010–2011 fiscal year. The impacts of construction of this portion of Rancho Parkway will be evaluated in the EIR.

Project Phasing

The proposed project is anticipated to occur in two to three phases as property is acquired. For the purposes of this EIR, full buildout of the site is anticipated and is assumed to be the proposed project (Phases 1 through 3). Phase 1 involves development of the Glass Creek property only. Phase 2 includes development on the Rados property, and Phase 3 is development of the Baker property. Phase 1 is to be developed first beginning as early as 2010, while the other phases would occur later, should the property become available to the City for such development. The expected number and type of facilities for each phase are described below. These facilities may change based on the results of the master plan and design processes.

- **Phase 1** would occur on the Glass Creek property and is envisioned to have up to four baseball fields, up to four overlay soccer fields, three dedicated soccer fields, restrooms, concessions, one playground, trail connections, and parking facilities. Access to this phase is anticipated to occur via an existing access easement from Portola Parkway (1A) with a potential secondary access from Vista Terrace (1B).
- **Phase 2** would occur on the Rados property and is envisioned to include the development of the 30,000-squarefoot community center. This phase may include development of up to two additional soccer fields and up to three hard courts, along with the associated parking for these facilities.
- **Phase 3** would occur on approximately 18 acres of the Baker Ranch property located south of the Rancho Parkway extension. This phase may include the development of up to three additional soccer fields, up to four additional hard courts, an additional playground, and development of parking associated with the additional facilities. This phase would likely include development of access to Rancho Parkway (2 and/or 3).

Infrastructure and Utilities

Development of the proposed sports park would require the extension of utilities to the site, including water, reclaimed water (if available), sewer, electric, gas, and communications. The required utilities are available in surrounding streets such as Portola Parkway, Vista Terrace, and Rancho Parkway and would include simple laterals to connect to existing facilities. No new offsite infrastructure is required to be installed or expanded.

A 16-inch water pipeline owned and operated by IRWD currently crosses the site from east to west, extending from approximately the location of the 7.5-million-gallon reservoir west of the site to the southern portion of the commercial development to the immediate east of the site at the corner of Portola Parkway and El Toro Road. The City has entered into discussions with IRWD regarding the potential need to relocate or realign this pipeline in connection with development of the site.

Continued and Potential New Mining Operations

Both the Baker Ranch and Rados parcels have a mineral resources overlay in the Lake Forest General Plan. The Baker Ranch parcel currently contains a mining operation that is permitted under the Surface Mining and Reclamation Act (SMARA). The mine has an approved closure plan in place. At the time of the preparation of the OSA PEIR, it was anticipated that the mining operation would be completed and reclaimed during 2006. However, the mine is still operating today. It is still anticipated that all of the mineral resources would be depleted prior to any future development of the site. The Rados property contains the same mineral resources as the Baker Ranch property, but mining operations have not historically occurred nor are currently occurring on site. Depending upon the acquisition of the parcels and phasing of the grading for the Sports Park, the City may mine and/or grade and stockpile the sand and gravel mineral resources that exist within the Glass Creek and Rados properties for future sale.

Discretionary Actions and Approvals

Under CEQA, the City has the primary discretionary authority over the approval of the proposed project. The anticipated discretionary approvals required for the City to implement the proposed project include the following:

- certification of the EIR,
- adoption of the CEQA findings of fact,
- adoption of a statement of overriding considerations (as necessary),
- adoption of a mitigation monitoring and reporting program, and
- approval of design of the proposed project.

The City entities involved in the entitlement and/or EIR process include, but are not limited to, the following:

- Planning Commission
- Parks & Recreation Commission
- City Council

Other public agencies may also have discretionary authority over the proposed project, or aspects of the proposed project, and are considered responsible agencies. The EIR can be used by the responsible agencies to comply with CEQA in connection with permitting or approval authority over the proposed project. The City will prepare the EIR to address all state, regional, and local government approvals needed for construction and/or operation of the proposed project, whether or not such actions are known or are explicitly listed in the EIR. Examples of the anticipated approvals required to implement the proposed project include the following:

- Santa Ana and San Diego Regional Water Quality Control Boards (RWQCBs):
 - National Pollutant Discharge Elimination System (NPDES) general construction permit (for individual construction projects of a particular size or projects that result in point source discharges)
- South Coast Air Quality Management District (SCAQMD):
 - permits to operate for mining activities
- California Department of Fish & Game (DFG):
 - incidental take permit
- U.S. Army Corps of Engineers (Corps):
 - Clean Water Act (CWA) Section 404 approval for all jurisdictional waterways and wetlands that are not isolated (e.g., all Section 404 areas)
- U.S. Environmental Protection Agency (EPA):
 - under CWA Section 404(c), review of Section 404 permits
- County of Orange:
 - compliance with applicable natural community conservation plan(s)

Incorporation by Reference

The proposed project includes a number of features that were previously approved by the City and adequately analyzed as part of the OSA PEIR, which was certified by the City in July 2008. Therefore, the EIR for the proposed project will incorporate by reference the OSA final PEIR where appropriate to reduce repetitive discussions and analysis and will provide the required information and citation accordingly. Section 15150 of the State CEQA Guidelines, "Incorporation by Reference," provides the following language:

- (a) An EIR or Negative Declaration may incorporate by reference all or portions of another document which is a matter of public record or is generally available to the public. Where all or part of another document is incorporated by reference, the incorporated language shall be considered to be set forth in full as part of the text of the EIR or Negative Declaration.
- (b) Where part of another document is incorporated by reference, such other document shall be made available to the public for inspection at a public place or public building. The EIR or Negative Declaration shall state where the incorporated documents will be available for inspection. At a minimum, the incorporated document shall be made available to the public in an office of the Lead Agency in the county where the project would be carried out or in one or more

- public buildings such as county offices or public libraries if the Lead Agency does not have an office in the county.
- (c) Where an EIR or Negative Declaration uses incorporation by reference, the incorporated part of the referenced document shall be briefly summarized where possible or briefly described if the data or information cannot be summarized. The relationship between the incorporated part of the referenced document and the EIR shall be described.
 - (d) Where an agency incorporates information from an EIR that has previously been reviewed through the state review system, the state identification number of the incorporated document should be included in the summary or designation described in subdivision (c).
 - (e) Examples of materials that may be incorporated by reference include but are not limited to:
 - (1) A description of the environmental setting from another EIR.
 - (2) A description of the air pollution problems prepared by an air pollution control agency concerning a process involved in the project.
 - (3) A description of the city or county general plan that applies to the location of the project.
 - (f) Incorporation by reference is most appropriate for including long, descriptive, or technical materials that provide general background but do not contribute directly to the analysis of the problem at hand.

The OSA Final PEIR is available to the public at the following location:

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



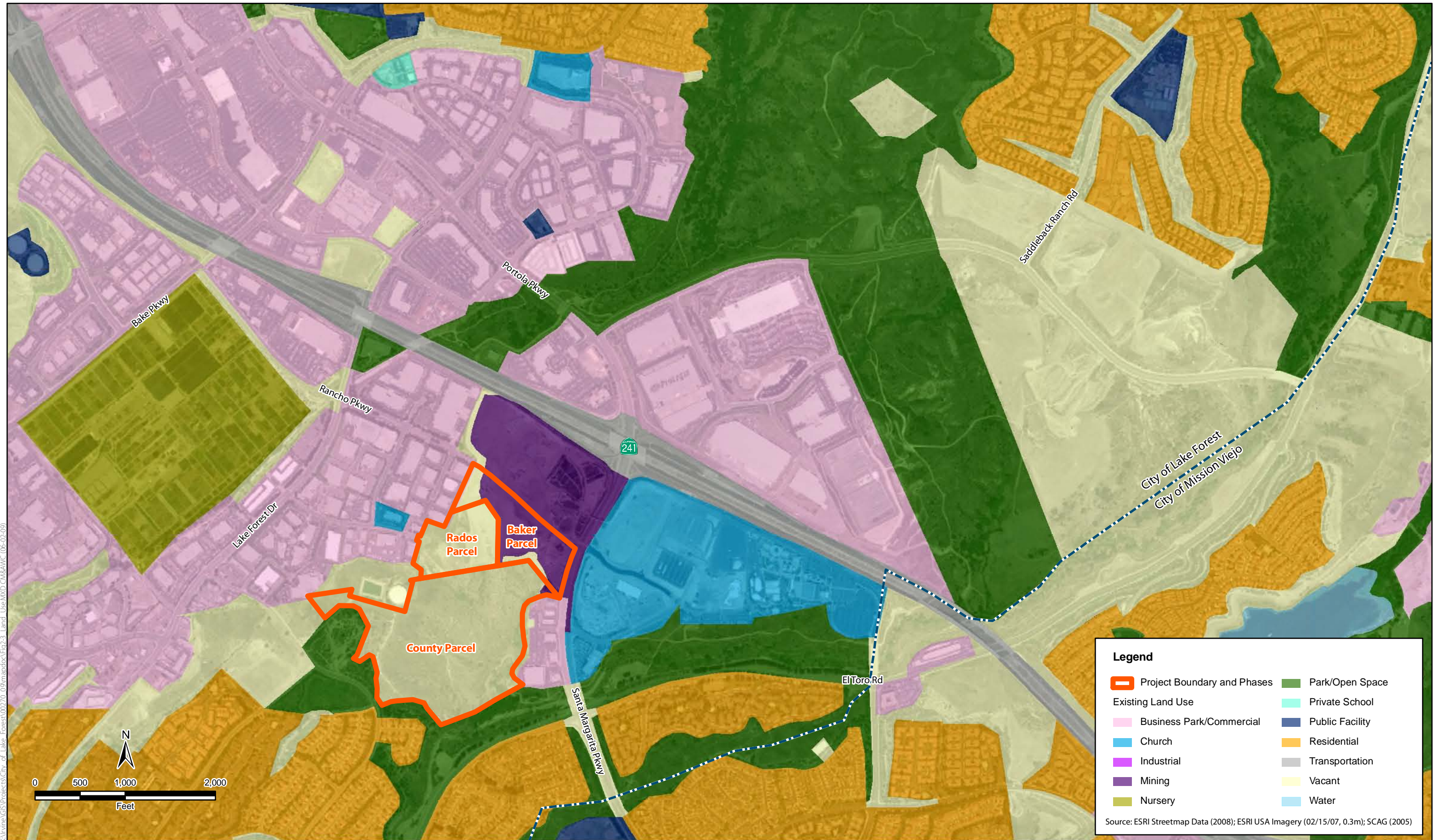
K:\Irvine\GIS\Projects\Civ. of Lake Forest\00270_09\mapdoc\Fig2-1_Regional_Location.MXD.CM (04-29-09)

Figure 2-1
Regional Location Map
City of Lake Forest Sports Park and Community Center



K:\irvine\GIS\Projects\Civ of Lake Forest\00270_09\mapdoc\Fig2-2_Project_Vicinity.MXD C:\M&A\WC (05-27-09)

Figure 2-2
Project Vicinity Map
City of Lake Forest Sports Park and Community Center



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Figure 2-3
Project Site and Surrounding Land Uses
City of Lake Forest Sports Park and Community Center



Figure 2-4
Project Site Map
City of Lake Forest Sports Park and Community Center

Chapter 3
Environmental Checklist Form



ENVIRONMENTAL CHECKLIST FORM

1. Project Title: City of Lake Forest Sports Park and Community Center
2. Lead Agency Name and Address:
City of Lake Forest
25550 Commercentre Drive
Lake Forest, CA 92630
3. Contact Person and Phone Number: Cheryl Kuta, Planning Manager (949) 461-3479
4. Project Location: Located in the northeastern portion of the City of Lake Forest, north of El Toro Road, west of Portola Parkway, and south of SR-241. See Section 2, Project Description for additional details.
5. Project Sponsor's Name and Address:
City of Lake Forest, Community Services Department
25550 Commercentre Drive
Lake Forest, CA 92630
6. General Plan Designation: Community Park/Open Space, Regional Park/Open Space, Open Space, Commercial, Business Park (See attached Section 2, Project Description)
7. Zoning: Open Space, Urban Activity, Business Park
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheet(s) if necessary.)
The project involves the phased development of a sports park with athletic fields, hard courts, play grounds, trail connections, and a community center. See attached Section 2, Project Description.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings.)
The project site is largely vacant and undisturbed. The proposed development site is surrounded by mining operations to the north, industrial business park development to the west and northwest, commercial development to the east, and residential development to the south.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):
See Section 2, Project Description.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

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

DETERMINATION (To be completed by the Lead Agency):

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" 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.

Signature

Date

Printed Name

For

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 is 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 Section XVII, "Earlier Analyses," may be cross-referenced).
- 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:
 - a) Earlier Analyses Used. Identify and state where they are available for review.
 - b) 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.
 - c) 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 significance.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) Less Than Significant Impact. The City General Plan does not identify any scenic vistas in the City (City of Lake Forest 2008a). There are existing policies in the General Plan Recreation and Resources Element that support high quality design and visual compatibility; however, they do not afford specific protection of existing viewsheds or identify any scenic vistas (EIP Associates 2008). Consequently, the proposed project is expected to have a less than significant impact on a scenic vista.

b) Less Than Significant Impact. The City's General Plan Circulation Element does not identify any state scenic highways within the City (City of Lake Forest 2008b). Consequently, the proposed project is expected to have a less than significant impact on a State scenic highway.

c) Potentially Significant Impact. The majority of the project site is vacant land with rolling hills, native vegetation, and riparian areas; mining activities are located on a portion of the project site. The project site is surrounded by mining operations to the north, industrial development to the west and northwest, commercial development to the east, and residential and open space to the south and southwest. The proposed project would remove native vegetation, modify the existing topography of the site, and would include light fixtures for the new sports fields and parking areas. The proposed project would result in substantial changes to the character of the project site for area residents and other receptors that may be sensitive to the site modifications. The physical changes and nighttime lighting would result in potentially significant impacts on the visual character or quality of the site and surroundings. The potential of the proposed project to degrade the existing visual character or

quality of the site and its surroundings will be further analyzed in the EIR.

d) Potentially Significant Impact. The proposed project includes the development of a sports park with lighted fields and parking lots. The proposed project would create a new source of substantial light or glare, which may adversely affect nighttime views in the area. The proposed lighting could result in potential light spill and glare that could significantly affect surrounding residences, motorists on adjacent roadways, and sensitive receptors at various distances that are afforded views of the project site. Potential impacts related to the new sources of light and glare, and mitigation measures, will be addressed in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	
<p>II. AGRICULTURE RESOURCES. 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 Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:</p>					
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) No Impact. The project site is within an area zoned as urban built up land as shown in the Orange County Important Farmland Map (California Department of Conservation 2006), and is not located in an area identified as Prime Farmland or Farmland of Statewide Importance. Additionally, the City of Lake Forest Opportunities Study Program EIR (Figure 3.2-1) shows the project site as an area of urbanization and other

land. Therefore, the proposed project would not result in any impacts on agricultural lands, and this topic will not be further addressed in the EIR.

b) No Impact. The City’s Land Use Element of the General Plan and the City’s Zoning Ordinance designate areas of the project site as Open Space, Commercial, Regional Park, and Business Park. Additionally, there is no agriculture practiced on the project site, nor is there a Williamson Act contract in force on the site. The properties proposed for development are vacant and undeveloped in general, while the Baker Ranch Property to the north of the project site currently is used for sand mining operations. Therefore, no impacts related to agricultural zoning are anticipated to occur as a result of implementation of the proposed project. This topic will not be further addressed in the EIR.

c) No Impact. The project site is not being used as farmland or for agricultural purposes. The project site is designated for open space and commercial uses. Existing uses on the property include vacant land, open space, and commercial mining operation. Additionally, a commercial nursery leases space from the mining operation on the Baker property for the sale and storage of container plants and trees. The proposed project would not directly or indirectly affect or result in the conversion of existing farmland uses to nonagricultural uses; therefore, no impacts are anticipated to occur as a result of implementation of the proposed project. This topic will not be further addressed in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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III. 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. Would the project:

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| 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 nonattainment 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"/> |

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|----|--|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a) Potentially Significant Impact. The proposed project is located in the South Coast Air Basin (Basin). Air quality in the Basin is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD has prepared an Air Quality Management Plan (AQMP) to achieve the goal of reducing pollutant levels to meet state and federal air quality standards. An AQMP describes air pollution control strategies to be taken by a city, county, or region classified as a nonattainment area. The main purpose of an AQMP is to bring the area into compliance with the requirements of federal and state air quality standards. CEQA requires that certain proposed projects be analyzed for consistency with the AQMP. For a project to be consistent with the AQMP, the pollutants emitted from the project should not exceed the SCAQMD daily threshold or cause a significant impact on air quality. The AQMP uses the assumptions and projections of local planning agencies to determine control strategies for regional compliance status. Since the AQMP is based on local General Plans, projects that are deemed consistent with the General Plan are usually found to be consistent with the AQMP.

Because the proposed project would be consistent with the approved General Plan, the proposed project is considered to be consistent with the AQMP. However, in order to fully assess air quality impacts, an air quality analysis for the proposed project will be conducted to conclusively determine whether the proposed project would conflict with any applicable air quality plans. The air quality analysis will also include the following components: (1) assessment of baseline air quality in the area as documented by nearby air monitoring stations; (2) assessment of construction impacts, including construction traffic and site preparation; (3) assessment of operational impacts; and (4) preparation of mitigation measures consistent with SCAQMD guidelines. Potential air quality impacts, and mitigation measures, if necessary, will be addressed in the EIR.

b) Potentially Significant Impact. See discussion in response III (a) above. The air quality analysis will determine if the proposed project would generate emissions exceeding SCAQMD's construction or operational thresholds. The proposed project could also increase greenhouse gasses which contribute to global climate change. Potential impacts related to air quality standards, and mitigation measures if necessary, will be addressed in the EIR.

c) Potentially Significant Impact. See discussion in response III (a) above. The air quality analysis will determine if the proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under applicable federal and state ambient air quality standards. Potential cumulative air quality impacts, and mitigation measures if necessary, will be addressed in the EIR. Additionally, the project's contribution to greenhouse gasses and cumulative effects on climate change will be addressed in the EIR.

d) Potentially Significant Impact. Some population groups, such as children, elderly, and acutely or chronically ill persons, are considered more sensitive to air pollution than others. Nearby sensitive receptors are residences located to the south of the project site, east and west of the El Toro Road, approximately 300 feet from the project site boundary. The air quality analysis will determine if the proposed project would expose sensitive receptors to substantial pollutant concentrations. Potential adverse impacts related to sensitive receptors and mitigation measures, if necessary, will be addressed in the EIR.

e) Potentially Significant Impact. During construction, diesel-operated machinery would be used in grading and building activities that may result in short-term exposure of adjacent residences to diesel odors.

These odors would be transient and would not result in a substantial nuisance. Potential impacts related to objectionable odors will be fully analyzed in the EIR. The EIR will include mitigation, as necessary, to reduce potential impacts to a less-than-significant level.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES. 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, 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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| e) | Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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"/> |

Discussion:

a) Potentially Significant Impact. The project site is dominated by mixed scrub, including southern cactus scrub (coast prickly pear succulent scrub), arroyo willow riparian scrub (southern arroyo willow riparian), and sycamore riparian woodland (California sycamore), which were observed sporadically throughout the site. The arroyo willow riparian scrub and the sycamore riparian woodland both occur in areas along the tributary of Aliso Creek, the arroyo willow riparian scrub all occurs at the base of the slope in the southeastern portion of the project site. Because of these habitat communities, several sensitive plant species have the potential to occur onsite, including, but not limited to intermediate mariposa lily (*calochortus weedii* var. *intermedius*), many-stemmed dudleya (*dudleya multicaulis*), Robinson’s peppergrass (*lepidium verginicum* var. *robinsonii*), mud nama (*nama stenocarpus*), chaparral nolina (*nolina cismontane*), and San Miguel savory (*satureja chandleri*). Additionally, there are multiple sensitive wildlife species that may potentially occur on site, including but not limited to Cooper’s hawk (*accipiter cooperi*), sharp-shinned hawk (*accipiter striatus*), southern California rufous-crowned sparrow (*aimophila ruficeps conescens*), golden eagle (*Aquila chrysaetos*), Southwestern willow flycatcher (*empidonax traillii extimus*), American peregrine falcon (*falco peregrines anatum*), coastal California gnatcatcher (*polioptila californica californica*), and least bell’s vireo (*Vireo bellii pusillus*). The project site also has the potential to support both raptor and songbird nests because of the presence of trees, shrubs, and other ground cover. The least Bell’s vireo, southwestern willow flycatcher, and the American peregrine falcon are listed as state and federally endangered wildlife species. The least Bell’s vireo has a moderate potential to occur, and the southwestern willow flycatcher has a low potential to occur on site. The American peregrine falcon would only use the project site by passing through and would not nest on site. The proposed project would result in the removal of plant and wildlife habitat, and could potentially adversely affect sensitive species. In addition to direct removal of habitat and individual species, the long-term indirect impacts on habitat and sensitive species outside of the direct impact zone could include noise from active recreational activities. The impacts resulting from the proposed project are considered potentially significant, and impacts along with mitigation measures to reduce impacts, will be further discussed in the EIR.

b) Potentially Significant Impact. As discussed above, the project site supports several plant communities that are considered rare by the California DFG. Additionally, these species are protected by the Orange County Natural Community Conservation Plan (NCCP), and are located in an in-lieu fee area. Impacts are considered potentially significant, and impacts along with mitigation measures to reduce impacts, will be further addressed in the EIR.

c) Potentially Significant Impact. The project site includes one jurisdictional drainage, Aliso Creek, three tributaries, and several subtributaries to Aliso Creek (PCR 2007). Additionally, three hydrologically isolated drainage features, and a stormwater detention basin were found on the project site. The proposed project would potentially directly or indirectly affect these drainages. Therefore, impacts are considered potentially significant, and impacts along with mitigation measures to reduce impacts, will be further discussed in the EIR.

d) Less than Significant Impact. Because the majority of the project site is currently undeveloped, it provides a large amount of open space that connects to other areas, especially the open space to the south. Aliso Creek drainages are found along the southwestern side of the project site. The Aliso Creek corridor would be preserved as part of the proposed project; it would be kept as passive use land (not graded). This would allow for the continued movement of animals using the Aliso Creek drainages as corridors. Because of this, the implementation of the proposed project would not substantially interfere with the movement of wildlife or impede the use of native wildlife nursery sites. Therefore, the impact of the proposed project on wildlife movement is considered less than significant.

e) Less-than-Significant Impact. Two eucalyptus groves occupy approximately 2 acres of the project site. The City regulates the maintenance or removal of eucalyptus trees more than 8 feet tall or with a trunk diameter of 2 inches or more measured at least 3 feet above ground level (City of Lake Forest 2006). Pruning, removal, or transport of a eucalyptus or its logs, branches, or trunk are restricted by the City from April 1 through October 31 of each year. From November 1 through March 31, the pruning, cutting, removal, or transportation of eucalyptus trees would not be restricted. The project proposes to avoid these sensitive trees. However, if these trees cannot be avoided, trees will be removed or pruned outside of the restricted season, or a permit would be obtained from the City. Impacts would be less than significant.

f) Potentially Significant Impact. The project site is located within the NCCP Central Subregion, and within an in-lieu fee area. City projects within the in-lieu fee area may pay a fee to mitigate for the loss of occupied coastal California gnatcatcher habitat, least Bell's vireo, or southwestern willow flycatcher habitat that provides long-term conservation value. Impacts on intermediate mariposa lily can also be mitigated through payment of a fee and may require a mitigation plan. Impacts are considered potentially significant, and impacts, along with mitigation measures to reduce impacts, will be further analyzed in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

Discussion:

a) No Impact. According to the City’s General Plan, no historical resources or landmarks have been identified on the project site (City of Lake Forest 2008a). Additionally, no structures are located on the project site that could constitute a historic resource. Consequently, no impacts on historic resources would occur, and this topic will not be further analyzed in the EIR.

b) Potentially Significant Impact. The City’s General Plan Recreation and Resources Element indicates that the project site is located in an area of potential archaeological sensitivity (City of Lake Forest 2008a). Therefore, impacts from development of the project site are considered potentially significant, and potential impacts related to archaeological resources will be further addressed in the EIR.

c) Potentially Significant Impact. The City’s General Plan Recreation and Resources Element indicates that the proposed project site is located in an area of potentially sensitive paleontological resources (City of Lake Forest 2008a). Therefore, impacts from development of the project site are considered potentially significant, and potential impacts related to paleontological resources will be further addressed in the EIR.

d) Potentially Significant Impact. Most of the project site is vacant and undeveloped. No formal cemeteries are known to have occupied the site, so any human remains encountered would likely come from archaeological or historic archaeological contexts. Additional materials, including human burial remains, may potentially occur. While unlikely, because the potential exists for such resources to be present and to be disturbed by construction activities, this impact is considered potentially significant and will be addressed in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Discussion:

a) (i) No Impact. The City’s General Plan, Safety and Noise Element states that there are no known active faults identified within the City (City of Lake Forest 2001). Additionally, according to the Department of Conservation’s California Geological Survey and the Lake Forest General Plan of 1994, no Alquist-Priolo Special Study Zone has been established by the state for the project site (Department of Conservation 2007). The nearest significant fault zone is the Chino-Central Avenue (Elsinore) Fault Zone, which is located approximately 24.6 miles to the north of the project site. Because fault rupture hazards are generally limited to the immediate area surrounding a fault, impacts are considered to be less than significant, and therefore this issue will not be further addressed in the EIR.

a) (ii) Potentially Significant Impact. While the project site is not located within an Alquist-Priolo Earthquake Fault Zone, and no active faults have been identified in the City, the project site is located in the seismically active region of Southern California. Slight to intense ground shaking is possible at the project site if an earthquake occurs in the region. Impacts are considered potentially significant, and therefore this issue will be further addressed in the EIR.

a) (iii) Potentially Significant Impact. The site is located within a potential liquefaction hazard zone according to the State of California Seismic Hazards Zones Map, El Toro Quadrangle (U.S. Geological Survey 2001). However, the valleys of the creeks and washes in the project vicinity have relatively shallow groundwater tables and contain fine-grained soils, which are not necessarily subject to liquefaction, but in which pockets of liquefiable materials commonly occur. Because of uncertainty regarding the exact locations of these pockets, The California Geological Survey has identified the valleys as being in state-designated Seismic Hazard Zones for Liquefaction, in which site-specific investigations of liquefaction potential are required (CGS 2001). Therefore, impacts are considered potentially significant, and will be analyzed further in the EIR.

a) (iv) Potentially Significant Impact. The project site contains rolling slopes, generally located in the north and west of the site. The grading plan may result in modification of the topography, but would not exceed 2:1 slopes at finished grade. The site is located within a potential seismically-induced landslide hazard zone according to the State of California Seismic Hazards Zones Map, El Toro Quadrangle (U.S. Geological Survey 2001). The proposed project could potentially result in exposure of people or structures to risks from seismically-induced landslides; therefore, impacts and mitigation measures related to this topic will be addressed in the EIR.

b) Potentially Significant Impact. The project site is currently vacant and undeveloped. The proposed project would require cuts, fills, and trenching to create the finished grade. Implementation of the proposed project would require adherence to applicable grading and building permit requirements, as detailed in Chapter 8.30 (Grading and Excavation Code) of the City’s Municipal Code, and adherence to the City’s standard conditions for grading and construction. Potential impacts related to erosion or the loss of topsoil will be further addressed in the EIR.

c) Potentially Significant Impact. The proposed project would require cuts, fills, and trenching to create the finished grade. Implementation of the proposed project would require adherence to applicable grading and building regulations, as detailed in Chapter 8.30 (Grading and Excavation Code) of the City’s Municipal Code, and adherence to the City’s standard conditions for grading and construction. As discussed above, the site potentially contains unstable soils that may result in significant geologic impacts (CGS 2001); therefore, potential impacts related to unstable geologic units or soils will be further addressed in the EIR.

d) Potentially Significant Impact. The project site contains soils that have the potential for expansion (CGS 2001). Implementation of the proposed project would require adherence to applicable grading and building regulations, as detailed in Chapter 8.30 (Grading and Excavation Code) of the City’s Municipal Code, and adherence to the City’s standard conditions for grading and construction. Potential impacts related to expansive soils are considered potentially significant and will be further addressed in the EIR.

e) No Impact. The proposed project would include restrooms, concession facilities, and a community center that would require sewer services. The proposed project would connect to the existing sewer system that is located in nearby streets. No septic tanks or alternative wastewater disposal systems are proposed. Therefore, no impacts would occur related to this issue, and this topic will not be further addressed in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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VII. HAZARDS AND HAZARDOUS MATERIALS. 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

into the environment?

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| 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a) Less Than Significant Impact. The proposed project would not involve the transport or storage of hazardous materials on site. Construction activities may include the temporary use of some hazardous agents such as paints, oils, solvents, and cleansers, as well as temporary storage of these materials and fuel on site. However, the amount of chemical agents typically used during construction would be limited, and would be in compliance with the City's Municipal Code, Chapter 6.16.040, Hazardous Materials Disclosure. Therefore, impacts related to this issue are anticipated to be less than significant.

b) Less Than Significant Impact. Refer to response VII (a). Construction of the proposed project may require the temporary use and storage of some hazardous materials, such as paints, oils, solvents, and cleansers. However, the amounts of such materials would be limited to quantities necessary for construction of the proposed project. The recreational uses proposed are not anticipated to create hazards related to the release of hazardous materials. Adherence to the regulations contained in the City's Municipal Code (Chapter 15.12.030) related to the handling of hazardous materials would ensure that potential impacts related to the accidental release of hazardous materials would be less than significant.

c) No Impact. There are no existing school sites within 0.25 mile of the project site. Therefore, no impacts would occur, and this issue will not be further addressed in the EIR.

d) No Impact. The project site is not a hazardous materials site and is not on a list compiled pursuant to Government Code Section 65962.5 (Dudek 2008). Therefore, no impacts would occur, and this issue will not be further addressed in the EIR.

e) No Impact. The project site is not within an airport land use plan or within 2 miles of an operating public airport. Therefore, no impacts would occur, and this topic will not be further addressed in the EIR.

f) No Impact. The project site is not within the vicinity of a private airstrip. Therefore, no impacts would occur, and this topic will not be further addressed in the EIR.

g) Less Than Significant Impact. The proposed project would add additional traffic trips, including truck trips during construction, to the project site. However, a number of potential access locations to the site are currently being studied, and the additional traffic trips would not obstruct or affect any major transportation routes that could be used for emergency evacuations out of the area. While the project site would be subject to emergency response and evacuation, appropriate emergency access to and around the site would be maintained at all times. Therefore, impacts associated with this issue are considered less than significant.

h) Less Than Significant Impact. The project site is located in an area that is subject to wildland fires. However, much of the vegetation on site would be removed and replaced with athletic fields and open turf areas that would not be vulnerable to wildland fires. The site is isolated and would not be exposed to wildland fire hazards in other areas to the north with larger expanses of dense vegetation. Therefore, impacts are expected to be less than significant.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
a) During project construction, substantially impair the water quality of receiving waters? In considering water quality, factors such as water temperature, dissolved oxygen levels, and turbidity should be considered.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Following project construction, substantially impair the water quality of receiving waters? In considering water quality, factors such as water temperature, dissolved oxygen levels, and turbidity should be considered.	<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 that would result in flooding- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) 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 that would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise result in substantial increased erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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| g) | Change runoff flow rates or volumes in a manner that substantially alters the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, and results in a significant adverse environmental impact? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| h) | Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| i) | Increase impervious surfaces and runoff in a manner that substantially impairs water quality or causes other significant adverse environmental impacts? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| j) | Provide substantial additional sources of polluted runoff or increase the discharges of pollutants such as heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| k) | For projects that are tributary to water bodies that are listed as impaired on the Clean Water Act section 303(d) list, result in an increase of any pollutant for which the water body is listed as impaired? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| l) | Substantially degrade or impair an environmentally sensitive area? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| m) | Substantially degrade or impair surface water quality of marine, fresh, or wetland waters? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| n) | Substantially degrade or impair groundwater quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| o) | Substantially degrade aquatic, wetland, or riparian habitat? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

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| p) | Otherwise substantially degrade water quality? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| q) | Cause or contribute to an exceedance of applicable surface water or groundwater receiving water quality objectives or degradation of beneficial uses? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| r) | Violate any other water quality standards or waste discharge requirements? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| s) | 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 (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"/> |
| t) | 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 delineation map? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| u) | Place within a 100-year flood hazard area structures that would impede or redirect flows? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| v) | 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"/> |
| w) | Expose people or structures to a significant risk of inundation by seiche, tsunami, or mudflow? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Discussion:

a) Potentially Significant Impact. The proposed project has the potential to adversely affect water quality during construction. Construction of the proposed project would require compliance with the State General Construction Activity NPDES Permit, and with applicable City ordinances that implement the requirements of the municipal County of Orange NPDES permit. The construction activity permit requires preparation of a Stormwater Pollution Prevention Plan (SWPPP) and implementation of best management practices (BMPs) to prevent erosion and polluted runoff from leaving the site during storms and contaminating waterways. BMPs, City construction ordinances, and construction methods used to control site storm water runoff, including the permits listed above, will be addressed in the EIR as measures to reduce water quality impacts where appropriate.

b) Potentially Significant Impact. The proposed project has the potential to adversely affect water quality during operation. A water quality management plan and hydrology analysis describing stormwater drainage and flows, pollutants of concern, and BMPs will be prepared and summarized in the EIR.

c) Potentially Significant Impact. The majority of the project site is currently vacant and undeveloped. Additionally, a tributary to Aliso Creek (Glass Creek) is located to the east of the project site. The proposed project includes a buffer from Glass Creek, which would not be altered by grading, and would remain in a natural condition along the east side of the project site. Potential indirect impacts on the creek during construction and operation, along with any necessary mitigation measures, will be further addressed in the EIR.

d) Potentially Significant Impact. The majority of the surfaces of the project site would be pervious following construction. However, the inclusion of hard courts, pedestrian pathways, hardscape, and parking lots would significantly increase impervious surfaces over existing conditions. The impervious surfaces of the project site could result in increased runoff and flooding. The proposed project would incorporate bioswales and other treatment control measures to minimize stormwater and urban runoff from the project site. This issue will be further addressed in the EIR.

e) Potentially Significant Impact. Glass Creek located to the east of the project site would not be altered and would remain in a natural condition along the east side of the site. Potential indirect impacts on the creek related to on- or off-site erosion or siltation during construction and operation will be addressed in the EIR.

f) Potentially Significant Impact. Significant grading of the project site would be required to construct the proposed project. Implementation of the proposed project would require adherence to applicable grading and building permit requirements, as detailed in Chapter 8.30 (Grading and Excavation Code) of the City's Municipal Code, and adherence to the City's standard conditions for grading and construction. Impacts are potentially significant and will be further addressed in the EIR.

g) Potentially Significant Impact. Refer to response VIII (d). Stormwater flow runoff rates and volumes after project implementation could be significantly altered compared to the existing stormwater flow. Therefore, the proposed project could change the rate or amount of runoff. This topic will be addressed further in the EIR.

h) Potentially Significant Impact. Refer to response VIII (d). Stormwater flow runoff rates and volumes after project implementation could be significantly altered compared to the existing stormwater flow. Therefore, surface runoff could increase and/or potentially exceed the capacity of existing or planned stormwater drainage systems. Impacts related to this issue are considered potentially significant. This topic will be addressed further in the EIR.

i) Potentially Significant Impact. Refer to response VIII (d). Stormwater flow runoff rates and volumes after project implementation could be significantly altered compared to the existing stormwater flow. Additionally, with the inclusion of hard courts, pedestrian pathways, and parking lots there would be a

significant increase of impervious cover compared to current conditions. Therefore, this impact would be potentially significant, and this issue will be further addressed in the EIR.

j) Potentially Significant Impact. Refer to response VIII (b). The proposed project could provide substantial additional sources of polluted runoff or increase the discharges of pollutants such as heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash. A water quality management plan addressing pollutants of concern and BMPs to control stormwater runoff will be prepared for the proposed project. This issue will be addressed in the EIR.

k) Potentially Significant Impact. Refer to response VIII (a–b). The receiving water that this project site drains to is the San Diego Creek Watershed, Reach 2, which is listed by the Clean Water Act 303(d) as a water quality-limited segment. A water quality management plan addressing pollutants of concern and BMPs to control stormwater runoff will be prepared for the proposed project. This issue will be addressed in the EIR.

l) Potentially Significant Impact. Glass Creek is located on the southeastern border of the project site, and is considered environmentally sensitive. No construction or operations associated with the proposed project would occur within the sensitive area, and a buffer would be provided for the creek and riparian habitat associated with the creek. However, due to its proximity to the proposed recreational facilities, significant indirect impacts on the sensitive area could occur. Therefore, this issue will be discussed further in the EIR.

m) Potentially Significant Impact. Surface water runoff could be discharged to the tributary to Aliso Creek and could potentially degrade or the quality of fresh or wetland waters. Impacts are considered potentially significant, and this topic will be further addressed in the EIR.

n) Potentially Significant Impact. The proposed project could adversely affect groundwater significantly. Grading and trenching would occur on the project site, and a study of existing groundwater at the project site will be conducted during the preparation of the EIR. Impacts will be discussed in further detail in the EIR.

o) Potentially Significant Impact. The proposed project could degrade aquatic, wetland, or riparian habitats at the project site. Impacts are potentially significant and will be further addressed in the EIR.

p) Potentially Significant Impact. The proposed project could substantially degrade water quality. Impacts on water quality are potentially significant and will be addressed in the EIR.

q) Potentially Significant Impact. The proposed project could impact surface or groundwater quality objectives. Impacts are potentially significant and will be addressed in the EIR.

r) Potentially Significant Impact. The proposed project could impact water quality standards and waste discharge requirements. Impacts are potentially significant and will be addressed in the EIR.

s) Potentially Significant Impact. The proposed project could adversely affect groundwater. Grading and trenching would occur on site and resulting impacts could be significant, and will be discussed in further detail in the EIR.

t) No Impact. The proposed project does not include a housing component. No impacts would occur, and this issue will not be further addressed in the EIR.

u) No Impact. According to the Phase I report conducted by Dudek in April 2008, a small portion (approximately 500 feet across) of the eastern border of the project site is located within the 500-year flood zone (Dudek, 2008). The proposed project would not place structures within a 100-year flood zone, and no impacts are anticipated. This issue will not be further addressed in the EIR.

v) No Impact. Refer to response VIII (t–u). According to the Phase I report conducted by Dudek in April 2008 a small portion (approximately 500 feet across) of the eastern border of the project site is located within the 500-year flood zone (Dudek, 2008). However, this portion is not in the 100-year flood plain and it

is the location of the environmentally sensitive in which no construction or proposed recreational facilities would be developed. Additionally, no dams or levees are present on or near the project site. As such, flooding resulting from a dam or levee failure would not occur. Therefore, no impacts would occur. This issue will not be further addressed in the EIR.

w) No Impact. The project site is not located close to a reservoir, harbor, lake, or ocean capable of creating a seiche, tsunami, or mudflow. Therefore, no impacts are associated with this issue, and this issue will not be further addressed in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) 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, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) No Impact. The proposed project would not physically divide an established community. The Glass Creek site is currently part of County open space and is undeveloped. The Rados property is also vacant and undeveloped land. Both of these sites have varying topography with native and nonnative vegetation. The Baker Ranch property currently has an active sand mining operation and commercial nursery and is highly disturbed. Light industrial complexes are located to the west, SR-241 is located to the north, Saddleback Church and commercial uses are located to the east, and residential uses are primarily to the south and southeast.

b) Less than Significant Impact. The proposed project would not conflict with existing land use plans and regulations. The Glass Creek property is currently designated Regional Park/Open Space under the Lake Forest General Plan, and is zoned Regional Open Space under the Rancho de Los Alisos Planned Community Development Plan. The Baker Ranch property is designated for Commercial use, and the Rados property is designated as Business Park. Pursuant to the OSA General Plan Amendment and Zone Change approved by the City in July 2008, a general plan public facilities overlay was created on these sites. The underlying land use designation represents the planned uses of the land should public facilities not occur at these locations in

whole or in part. The public facilities overlay is placed on properties with general plan land use designations that would allow public facilities and parks. The intent of this overlay is to indicate potential sites for future public facilities, government buildings, schools, and community parks. The public facilities overlay identifies the Baker Ranch property to provide up to 50 acres for a public facilities and the Rados property to provide up to 13 acres.

According to the City's Recreation and Resources Element, the park and open space designations are applied to public and private land that is intended for recreational uses. The designations are also applied to areas with high resource and aesthetic value for preservation purposes. In addition, policy established in the Land Use Element requires City decision makers to minimize the impact of new development on unique topographical, biological, and cultural resources (City of Lake Forest 2008c).

c) Potentially Significant Impact. The project site is within the Central Subregion of the Orange County NCCP/Habitat Conservation Plan (HCP) (EIP Associates 2008). The proposed project would be required to comply with the NCCP/HCP. The project site is located in an in-lieu fee area designated by the NCCP. City projects within the in-lieu fee area may pay a fee to mitigate for the loss of occupied coastal California gnatcatcher habitat, least Bell's vireo or southwestern willow flycatcher habitat that provides long-term conservation value. Should intermediate mariposa lily be observed on-site, this can be mitigated through payment of a fee, or may potentially require a mitigation plan. Impacts are considered potentially significant, and impacts along with any necessary mitigation measures will be further analyzed in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. MINERAL RESOURCES. 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) Potentially Significant Impact. The northern portion of the project site, located on the Baker Ranch Property, currently has an active sand mining operation on site. Additionally, according to the City's General Plan Conservation/Open Space/Recreation Element, the project site is located within a mineral resource area. Therefore, potential loss of a known mineral resource could occur, and this topic will be further addressed in the EIR.

b) Potentially Significant Impact. The northern portion of the project site, located on the Baker Ranch Property, currently has an active sand mining operation on site. Additionally, according to the City's General Plan Conservation/Open Space/Recreation Element, the project site is located within a mineral resource area. Therefore, potential loss of a known mineral resource could occur, and this topic will be further

addressed in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. NOISE. Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<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 expose people residing or working in the project area to excessive noise levels?	<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 expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a) Potentially Significant Impact. The City's General Plan Safety and Noise Element and its Municipal Code, Chapter 11.16 (Noise Ordinance) establish noise standards based on land use compatibility and address noise from specific sources. The Safety and Noise Element addresses noise with respect to general land use

compatibility, while the Noise Ordinance addresses noise from specific sources. The Noise Code established exterior noise standards of 55 A-weighted decibels (dBA) during the daytime hours between 7:00 a.m. and 10:00 p.m. and 50 dBA during the nighttime hours between 10:00 p.m. and 7:00 a.m. These noise standards are adjusted further based on the cumulative duration of the noise occurrence, as well as the prevailing ambient noise levels near the project site. The proposed project could result in significant noise impacts that exceed City standards. An acoustical analysis of the proposed project to address potential noise impacts in relation to the City's noise standards will be prepared and presented in the EIR. To fully assess the potential noise impacts of the proposed project, the analysis will include the following components: (1) assessment of baseline noise levels based on onsite noise monitoring; (2) assessment of traffic and construction noise impacts, including demolition and site preparation; (3) assessment of operational noise impacts; and (4) preparation of mitigation measures, if necessary. Noise impacts are considered potentially significant, and mitigation measures, if necessary, will be addressed in the EIR.

b) Potentially Significant Impact. The proposed project could potentially generate groundborne vibrations or groundborne noise levels from trenching and/or mass grading of the site. Therefore, the potential for groundborne noise impacts is considered potentially significant and will be further addressed in the EIR.

c) Potentially Significant Impact. Refer to Response XI (a) above. The proposed project could result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the proposed project. A noise analysis will be prepared for the proposed project and will address any potential permanent increases in ambient noise levels resulting from project operations. Noise impacts are considered potentially significant, and mitigation measures, if necessary, will be addressed in the EIR.

d) Potentially Significant Impact. Refer to Response XI (a) above. The proposed project could result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the proposed project. The noise analysis prepared for the proposed project will address any potential temporary or periodic increases in ambient noise levels resulting from the proposed project. Noise impacts are considered potentially significant, and mitigation measures, if necessary, will be addressed in the EIR.

e) No Impact. The project site is not located within an airport land use plan, nor is it located within 2 miles of a public airport or public use airport. The nearest public use airport to the project site is John Wayne Airport, which is located approximately 13 miles west of the project site. Therefore, the proposed project would not expose people residing or working in the project vicinity to excessive noise levels. This topic will not be further addressed in the EIR.

f) No Impact. The project site is not located within the vicinity of a private airstrip. Therefore, the proposed project would not expose people residing or working in the project vicinity to excessive noise levels. This topic will not be further addressed in the EIR.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. POPULATION AND HOUSING. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

road or other infrastructure)?

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| 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"/> |

Discussion:

a) No Impact. The proposed project would not facilitate direct or indirect future growth in the area. The project site is located on mostly vacant and undeveloped land surrounded by existing development. The proposed project would not involve the development of new housing that would result in a direct addition of population growth to the area. The proposed project is designed to accommodate the existing and projected recreational demands of the existing and future population. Additionally, the proposed project would place land that is currently designated for development into permanent open space adjacent to Whiting Ranch Regional Park. Therefore, no impacts from the proposed project with respect to inducing growth would occur.

b) No Impact. The proposed project would not displace any housing and would not necessitate the construction of replacement housing elsewhere. No impact would occur.

c) No Impact. The project site does not include any residences. The proposed project would not displace any people, and impacts would not occur.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIII. PUBLIC SERVICES. 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:

a1) Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a2) Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion:

a1) Potentially Significant Impact. The project site is served by the Orange County Fire Authority (OCFA). Three stations are located in the vicinity of the project site, with the nearest station, #54, located just north of project site at 19811 Pauling Avenue. The project site would be used by the Lake Forest community as a gathering place for a variety of active and unprogrammed recreational activities. The project site is located in a high wildfire hazard area; however, the proposed project would largely remove the wildfire hazards from the project site, which would be maintained to reduce the wildfire hazard. Prior to final plan approval, OCFA would verify that the proposed project has been designed to conform to code. However, the development of the project site for a sports park would result in people congregating onsite and using the site for recreational purposes, which is currently not used for any active use. The active use of the site for recreation could potentially increase fire hazards and other emergency incidents that may increase the demand for fire and/or emergency services at the project site from area fire stations. Therefore, impacts are considered to be potentially significant, and this issue will be further addressed in the EIR.

a2) Potentially Significant Impact. Police services for the City of Lake Forest are provided by contract by the Orange County Sheriff's Department. Police services are conducted through the Lake Forest Community Policing Center located at the Lake Forest City Hall at 25550 Commercentre Drive, Suite 100, Lake Forest, CA. The development of the project site for a sports park would result in people congregating onsite and using the site for recreational purposes, which is currently not used for any active use. The active use of the site for recreation could potentially increase crime or other incidents requiring law enforcement or patrolling that may increase the demand on police protection and law enforcement services. Therefore, impacts are considered to be potentially significant, and this issue will be further addressed in the EIR.

a3) No Impact. The proposed project would not result in impacts on schools as it would not result in the construction of new housing or otherwise increase the population. The proposed project may relieve recreational needs that currently occur at existing school campuses. No impacts would occur.

a4) No Impact. The proposed project would develop active and passive recreational use, including multipurpose courts and fields, trails, playgrounds, and a community center. Therefore, the proposed project would be considered a benefit in terms of providing new parkland and recreational space for the local community, and no impacts on parks would occur.

a5) No Impact. Because of the nature and intent of the proposed project, no impacts on libraries, senior centers, or other public facilities are anticipated. The proposed project is intended to benefit members of the Lake Forest community and could be used as a gathering place for activities, including recreation, games, and other social events. Therefore, the proposed project would not increase the demand placed on other public facilities, and no impacts would occur.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XIV. RECREATION. Would the project:

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| a) | 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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities which have an adverse physical effect on the environment? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a) No Impact. The increased demand for or use of existing parks generally is associated with the increase of housing or population in an area. The proposed project would construct a public sports park and recreational amenities and would not include residential uses that could increase the use of existing parks or recreational facilities. The proposed project would likely reduce or relieve the burden on existing community park and recreational facilities in the general vicinity by helping to fill a demand for recreational facilities. Therefore, the proposed project would not result in significant impacts on recreation from demand placed upon existing parking and recreational facilities, which could lead to their physical deterioration. No impacts would occur.

b) Potentially Significant Impact. The proposed project would directly increase the overall accessibility of recreational facilities available to members of the public. Potential adverse impacts associated with the site preparation and construction of the proposed park and recreational facilities, including but not limited to grading and/or trenching, are analyzed and discussed in the pertinent resource sections of this checklist (e.g., biological resources, cultural resources, hazards and hazardous materials, air quality, noise, etc). Operational impacts on aesthetic, noise, and transportation resources are discussed in the pertinent resource sections of this document, and some were found to be potentially significant. Therefore, the proposed project would include the construction of recreational facilities that might have an adverse physical impact on the environment, and impacts would be potentially significant.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION / TRAFFIC. Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in inadequate parking capacity?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion:

a) Potentially Significant Impact. The proposed project would generate new traffic to the project site and could cause a substantial increase in traffic load, affecting the capacity of the street system surrounding the project site. Impacts are considered potentially significant. A traffic study for the proposed project will be

prepared that will include analysis of any potential traffic impacts resulting from the increased use of the project site. The analysis will include a comparison of projected additional traffic in relation to the existing traffic load and capacity of the street system. The EIR will incorporate the analysis, findings, and mitigation measures, if necessary, from the study.

b) Potentially Significant Impact. The proposed project could result in increased traffic that exceeds a level of service standard established by the County congestion management agency for designated roads or highways. Impacts are considered potentially significant. As stated in response XV (a), a traffic study for the proposed project will be prepared. The study will include both individual and cumulative analysis regarding impacts on the level of service. The EIR will incorporate the analysis, findings, and mitigation measures, if necessary, that are included in the traffic study.

c) No Impact. The project site is not in an airport land use plan, within 2 miles of an operating public airport, or in the vicinity of an operating private airstrip. Air traffic patterns would not be affected by the proposed project. This topic will not be further addressed in the EIR.

d) Less Than Significant Impact. The proposed project will be designed to avoid any design features or incompatible uses that would substantially increase hazards. Therefore, impacts related to design feature hazards or emergency access are expected to be less than significant.

e) Less Than Significant Impact. The proposed project will be designed to avoid interfere with emergency operations in the City. The proposed project would add additional traffic trips, including truck trips during construction, to the project site. A number of potential access locations to the site are currently being studied. While the project site would be subject to emergency response and evacuation, appropriate emergency access would be maintained to the site and around the site at all times. Therefore, impacts associated with this issue are considered less than significant.

f) Potentially Significant Impact. The proposed project would provide parking at a rate of roughly 50 spaces for the fields and 120 spaces for the community center buildout. These are expected to provide for the estimated amounts of recreational sports park users. However, the EIR will include a parking study to determine whether or not adequate parking is provided once more detailed designs are available. Impacts are potentially significant, and this topic will be further addressed in the EIR.

g) Less Than Significant Impact. The proposed project would not affect any alternative transportation facilities such as bicycle racks or bus turnouts; however, it would potentially increase demand for such facilities. Bike racks will be provided at the project site. Additionally, trails would be extended and connected with existing local and regional trails providing alternative means of transportation. Therefore, impacts are expected to be less than significant related to adopted plans and policies for alternative transportation.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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XVI. UTILITIES AND SERVICE SYSTEMS.
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"/>
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|----|---|-------------------------------------|--------------------------|-------------------------------------|--------------------------|
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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? In making this determination, the City shall consider whether the project is subject to the water supply assessment requirements of Water Code Section 10910, et. seq. (SB 610), and the requirements of Government Code Section 664737 (SB 221). | <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| g) | Comply with federal, state, and local statutes and regulations related to solid waste? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Discussion:

a) Less Than Significant Impact. The project site is currently vacant and does not generate any wastewater. Implementation of the sports park, including restroom facilities and a 30,000-square-foot community center would generate domestic wastewater from day-to-day operations. The wastewater facilities would discharge into existing wastewater/sewer lines and would not exceed wastewater treatment

requirements specified by the Regional Water Quality Control Board.

b) Less Than Significant Impact. The proposed project would include the construction and operation of a 30,000-square-foot community center, restrooms, concessions, and drinking fountains. These elements would require potable water and would generate wastewater from the project site. However, these facilities would generate minimal demand for potable water, and generate small amounts of wastewater discharge, the demands of which are expected to be accommodated by existing water and wastewater treatment facilities. Therefore, impacts are expected to be less than significant.

c) Potentially Significant Impact. The proposed project would result in the construction hard courts, parking lots, roadways, a 30,000-square-foot community center, and other hardscape that would result in increased impermeable surfaces. The majority of increased runoff from rain events would be absorbed into the surrounding grass areas, with the remainder flowing off site. However, as the total amount of impervious cover is unknown at this time, the amount of potential storm water runoff could be significant. While the City proposes to mitigate stormwater runoff from the site, potential impacts could be significant, and this issue will be addressed further in the EIR.

d) Potentially Significant Impact. The project site would increase the demand for potable water needed to serve the community center, restroom, and concession facilities. Additionally, substantial water would be required to irrigate turf grass on the playing fields and other landscape areas in the park. Reclaimed water pipes are located onsite; however, it is currently unknown whether recycled water is available to the project site for irrigation. Impacts would be considered potentially significant and will be discussed further in the EIR.

e) Less Than Significant Impact. As discussed above, the proposed project would generate small amounts of wastewater. This small increase is expected to be accommodated by existing treatment facilities. Impacts would be less than significant

f) Less-than-Significant Impact. Because the project site is currently vacant, no solid waste is generated from the site. The proposed project would result in an increase in domestic municipal solid waste generation. The proposed project would comply with Assembly Bill 939, which requires cities to divert 50% of solid waste to recycling programs and away from landfills. The proposed project would be served by one of the many county landfills with remaining capacity. Because the proposed project's contribution would be negligible in terms of the remaining capacity of available landfills, and the City currently exceeds the 50% diversion requirements, impacts would be less than significant.

g) Less Than Significant Impact. The proposed project would comply with all regulations related to solid waste, such as the California Integrated Waste Management Act and City recycling programs; therefore, impacts are expected to be less than significant.

Issues:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. MANDATORY FINDINGS OF SIGNIFICANCE				
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, 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 project, 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"/>

Discussion

a) Potentially Significant Impact. The proposed project has the potential to result in significant impacts on plant and/or wildlife species, or to cultural resources. Potential impacts on plant and wildlife species and

to cultural resources will be further analyzed and discussed in the EIR to confirm whether significant impacts would occur.

b) Potentially Significant Impact. Implementation of the proposed project would result in the conversion of open space and mining into a park and community center. Development of the proposed project would constitute a long-term commitment to urban use. It is unlikely that circumstances would arise that would justify the return of the land to its original condition. A variety of resources (including land, energy, water, construction materials, and human resources) would be irretrievably committed for the proposed project's initial construction, infrastructure, installation and connection to existing utilities, ongoing buildout, and continued maintenance.

Construction of the proposed project would require the commitment of a variety of other nonrenewable or slowly renewable natural resources such as lumber and other forest products, sand and gravel, asphalt, petrochemicals, and metals. Additionally, a variety of resources would be committed to ongoing maintenance for the life of the proposed project. An increase in the intensity of land use on the project site would result in an increase in regional energy consumption, including electricity and gasoline associated with initial project construction and the transport of people. In addition, the construction of new roadway would generally commit future generations to similar uses of fossil fuels by constructing roadways and utility infrastructure in a previously undeveloped area. This issue will be further analyzed in the EIR.

c) Potentially Significant Impact. The proposed project could result in cumulatively considerable impacts. Other approved, planned, and reasonably foreseeable projects in the area will be discussed and the proposed project's contribution to the cumulative impact, if any, will be evaluated in the EIR.

d) Potentially Significant Impact. The proposed project could potentially cause substantial adverse impacts on human beings, such as through short-term air quality impacts and increased noise levels. These impacts are potentially significant and will be further evaluated in the EIR.

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