

INITIAL STUDY

FOR THE PROPOSED
GENERAL PLAN AMENDMENT 06-16-4932
PUBLIC FACILITY LAND USE DESIGNATIONS



PREPARED BY:
CITY OF LAKE FOREST
DEVELOPMENT SERVICES DEPARTMENT
PLANNING DIVISION

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TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
INITIAL STUDY CHECKLIST	3
New Significant Environmental Factors Potentially Affected	9
Evaluation of Environmental Impacts	10
REFERENCES	31
 FIGURES	
Figure 1 Regional Map	32
Figure 2 Proposed General Plan Amendment Map	33

SUPPLEMENTAL ENVIRONMENTAL CHECKLIST FORM

1. **Project Title:** General Plan Amendment 06-16-4932 - Public Facility Land Use Designations City-wide

2. **Lead Agency Name and Address:**

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

3. **Contact Person:** Ron Santos - Senior Planner

Phone Number: (949) 461-3449

4. **Project Location:** The proposed General Plan Amendment corresponds to seven non-contiguous sites within the City of Lake Forest, California, as identified on Figure 2 - *Proposed General Plan Amendment Map*.

5. **Project Sponsor's Name and Address:**

City of Lake Forest
25550 Commercentre Drive
Lake Forest, CA 92630

6. **General Plan Designations:**

- Site 1:** Business Park;
- Site 2:** Commercial with Public Facility/Mineral Resource Overlay;
- Site 3:** Business Park and Light Industrial with Public Facility and Mineral Resource Overlays;
- Site 4:** Mixed Use with Public Facility Overlay;
- Site 5:** Low-Medium Density Residential with Public Facility Overlay;
- Site 6:** Medium Density Residential with Public Facility Overlay;
- Site 7:** Public Facility

7. **Zoning:**

- Site 1:** Portola Hills Planned Community - Business Park;
- Site 2:** Baker Ranch Planned Community - Urban Activity/Sand & Gravel/Commercial;
- Site 3:** Baker Ranch Planned Community - Urban Activity/Business Park;
- Site 4:** Baker Ranch Planned Community - Mixed Use;
- Site 5:** Baker Ranch Planned Community - Residential;
- Site 6:** Group Dwelling - Planned Development;
- Site 7:** Community Commercial

8. **Description of Project**

Summary

The proposed General Plan Amendment would amend the General Plan Land Use Element, including Land Use Map (Figure LU-1), and Recreation and Resources Element Fig. RR-3, to reflect changes to the land use designation of 7 sites City-wide for consistency with the location of previously approved public facility sites. The 7 sites and proposed General Plan land use designation changes are depicted in Figure 2.

Background

The development of the Opportunities Study Area was contemplated in General Plan Amendment 2008-02 and analyzed through the Final Program Environmental Impact Report (SCH No. 2004071039) certified by the City in 2008. The Opportunities Study re-designated land within the City for residential and mixed use and placed a Public Facilities Overlay designation over several parcels that could potentially be used for public facilities including a Sports Park, City Hall and Community Center in lieu of the underlying approved land use. After General Plan Amendment 2008-02 was approved, the precise locations for the public facilities (Sports Park, City Hall, and Community Center) were identified and analyzed under later environmental documents.

Description of Project - Detailed

This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. The map changes are described below.

First, the Land Use Designations on Figure LU-1 of the City's General Plan will be amended to reflect the location of the City's Sports Park and Recreation Center, which was analyzed through the Final Environmental Impact Report (SCH No. 2009061020) certified by the City on April 19, 2011. Second, the Land Use Designations on Figure LU-1 of the City's General Plan will be amended to reflect the already approved location of the City Hall and Community Center site, which was analyzed in the Serrano Summit Final Environmental Impact Report (SCH No. 2011051009), certified by the City on February 7, 2012. Construction of the Sports Park was completed in November of 2014. Construction documents are currently being prepared for the City Hall and Community Center.

Next, the proposed General Plan Amendment will remove the Public Facility Overlay designation from Figure LU-1 of the General Plan from four properties that were studied in 2008 as potential locations for public facilities, re-designate the properties that comprise the Sports Park site as Community Park/Open Space and re-designate the City Hall and Community Center site located within the Serrano Summit Area Plan as Public Facility, and remove the Mineral Resource Overlay from one parcel that is now part of the City's Sports Park. In addition, a small parcel of land designated for Business Park use will be re-designated as Regional Park/Open Space. This parcel was acquired by the City in 2010 and transferred to the County of Orange for inclusion within the Whiting Ranch Regional Wilderness Park. Lastly, an approximately one acre site that is shown on Figure LU-1 as Public Facility will be re-designated as Professional Office. The office building located at this site was once leased by the City for City Hall. No new development is proposed as part of this General Plan Amendment, and the underlying land use changes have already occurred.

The proposed General Plan Amendment will also remove two paragraphs in the Land Use Element that provide narrative about the Public Facilities Overlay (PFO) and the Mineral Resource Overlay (MRZ-2). With the proposed land use designation changes to the Land Use Map, there will no longer be property within the City that is encumbered with these two overlays.

Finally, the proposed General Plan Amendment will amend Recreation and Resource Element Figure RR-3 to reflect: (a) the location of public facilities consistent with their previously approved locations; and (b) changes to the Land Use Element proposed as part of this General Plan Amendment 06-16-4932.

9. Previous Environmental Documents:

❖ Final Program Environmental Impact Report (SCH No. 2004071039) - General Plan Amendment 2008-02 (Opportunities Study)

- **Date Certified by the City:** June 3, 2008
- **Date Project Approved:** June 3, 2008
- **Date NOD Filed with County:** June 4, 2008
- **Evaluated Land Use Change for Sites:** The OSA PEIR evaluated the land use designation changes for the following sites that are the subject of this Initial Study: Site(s) 2, 3, 4, 5 and 6.
- **Summary of Potentially Significant Effects:**

Aesthetics:

- The Project would create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area, where the project would have outdoor illumination of more than 1¼ foot candles from dusk to dawn, where the project will use reflective building materials, or where the project would use neon or similar signage or architectural features.

Agriculture Resources:

- Development under the Project would result in the conversion of Prime Farmland and Unique Farmland to nonagricultural uses.
- Development under the Project would conflict with existing zoning for agricultural use for Sites 3 and 5 and portions of Site 7.
- Development under the Project would involve other changes in the existing environment which, due to their location or nature, could result in the conversion of Farmland to a nonagricultural use.

Air Quality:

- Development under the Project would expose sensitive receptors to substantial pollutant concentrations by causing the emission of identified pollutants in excess of the pounds per day or tons per quarter standards established by SCAQMD.
- Development under the Project could result in a cumulatively considerable net increase of criteria pollutants for which the project region is in nonattainment under an applicable federal or State ambient air quality standard where the incremental effect of the project emissions, considered together with past, present, and reasonably anticipated future project emissions, increase the level of any criteria pollutant above the existing ambient level.

Hydrology and Water Quality:

- The Project would affect water quality of receiving waterbodies and thus would degrade water quality for pesticides only.

Population and Housing:

- Development under the Project would induce substantial population growth.

❖ General Plan Amendment 5-10-1233/Zone Change 5-10-1234, Shea/Baker Ranch

- **Date Certified by City:** July 6, 2010
- **Date Project Approved:** July 6, 2010
- **Date NOD Filed with County:** July 7, 2010
- **Evaluated Land Use Change for Sites:** This project consisted of approval of a Development Agreement, General Plan Amendment and Zoning Changes proposed by Shea-Baker Ranch Associates for the development of residential and commercial land uses within the City of Lake Forest ("Project"). The City had previously conditionally approved a General Plan Amendment (General Plan Amendment 2008-02 – Opportunities Study) and Zoning Changes for the Project site in July 2008, but that approval lapsed prior to completion of a Development Agreement. General Plan Amendment 5-10-1233/Zone Change 5-10-1234 included minor adjustments to the originally approved land use changes; however, as documented in an Addendum, the City determined that the Project falls within the scope of the previously-certified Opportunities Study Final Program Environmental Impact Report (SCH # 2004071039) ("OSA PEIR") and that no supplemental environmental review was required.
- **Summary of Potentially Significant Effects:** As documented in an Addendum, the City determined that no substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project would be undertaken that would require major revisions to the previously certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there was no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR adequately discusses the potential impacts of the project.

❖ Final Environmental Impact Report (SCH No. 2009061020) – City’s Sports Park and Recreation Center (GPA 2-11-1729)

- **Date Certified by City:** April 19, 2011
- **Date Project Approved:** April 19, 2011
- **Date NOD Filed with County:** April 20, 2011
- **Evaluated Land Use Change for Sites:** The Sports Park and Recreation Center EIR evaluated the land use designation change for the following site that is the subject of this Initial Study: Site(s) 2 and 3
- **Summary of Potentially Significant Effects:**

Aesthetics:

- The project would substantially damage scenic resources, including scenic vistas from public parks and views from designated scenic highways or arterial roadways;
- The project would create a new source of substantial night lighting that would result in "sky glow" (i.e., illumination of the night sky in urban areas) or "spill light" (i.e., light that falls outside of the area intended to be lighted) onto adjacent sensitive land uses;
- The project would substantially degrade the existing visual character or quality of the site and its surroundings;

Air Quality:

- The project would violate an air quality standard or contribute substantially to an existing or projected air quality violation;
- The project would expose sensitive receptors to substantial pollutant concentrations.

Greenhouse Gas Emissions:

- The project would generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment.

Mineral Resources:

- Implementation of the project could cause the loss of a known mineral resource of regional or local importance.

❖ Serrano Summit Final Environmental Impact Report (SCH No. 2011051009) (Area Plan 2009-01/ Tentative Tract Map 17331)

- **Date Certified by City:** February 7, 2012
- **Date Project Approved:** February 7, 2012
- **Date NOD Filed with County:** February 8, 2012
- **Evaluated Land Use Change for Sites:** The Serrano Summit EIR evaluated the land use designation change for the following site that is the subject of this Initial Study: Site 6
- **Summary of Potentially Significant Effects:**

Air Quality:

- Significant and unavoidable impacts would result with regard to short-term (construction) related NOX emissions;
- Significant and unavoidable impacts would result with regard to long-term (operational) air emissions;
- Significant and unavoidable cumulative impacts would result with regard to the violation of an air quality standard or the substantial contribution to an existing or projected air quality violation;
- Significant and unavoidable cumulative impacts would result with regard to long-term operations.

- ❖ Negative Declaration (Doc. No. 85000802)(General Plan Amendment 00-01 - Annexation 98-09 and Various Land Use Designation Changes City-wide)
 - **Date Certified by City:** July 17, 2001
 - **Date Project Approved:** July 17, 2001
 - **Date NOD Filed with County:** July 27, 2001
 - **Evaluated Land Use Change for Sites:** The Negative Declaration for GPA 00-01 evaluated the land use designation change for the following sites that are the subject of this Initial Study: Site(s) 1, 7
 - **Summary of Potentially Significant Effects:** The Negative Declaration found that the General Plan Amendment does not create any new environmental impacts.

10. **Description of Previously Approved Projects:** (Describe the previously approved project and the authorized entitlements/ discretionary actions. Describe whether the subsequent discretionary action now proposed was considered in the previously approved CEQA document and describe any differences between the proposed action and the approved project.)

❖ General Plan Amendment 2008-02 (Opportunities Study Area)

The Project focuses on seven properties consisting of approximately 838 acres of vacant land located in the City of Lake Forest, Orange County, north and south of State Route 241 (SR-241), also known as the Foothill Transportation Corridor, and adjacent to the former MCAS El Toro. While there were 13 total vacant properties within the opportunities study area, ranging in size from 13 acres to 387 acres, with ten properties located south of SR-241 and three north of the Corridor, for the purposes of the EIR the “Project Area” referenced only the seven vacant properties consisting of approximately 838 acres. The Project Area is part of the larger Opportunities Study Area, which was the land formerly encumbered by the 65 dBA Community Noise Equivalent Level (CNEL) contour as a result of its proximity to the El Toro MCAS and therefore determined not to be suitable for residential development. Further, some of the properties were located within the “crash zone” of MCAS El Toro (also called the APZ 2), which also made these properties unsuitable for residential development. The majority of the properties are not contiguous. The Project analyzed in the EIR included a General Plan Amendment (GPA) and Zone Change of a total of 838 acres of vacant lands in the Project Area on six parcels (793 acres total) plus approval of one public facilities overlay on a seventh parcel (45 acres). The GPA would change the allowed land uses from industrial and commercial land uses to residential, mixed uses, and open space. The GPA and Zone Change considered development of 5,415 residential units and a public facilities overlay on the Nakase property. Over 50 acres of neighborhood parks, 45 acres of sports park and Community/Civic Center, and up to approximately 650,000 square feet of commercial development was analyzed in the environmental document.

Seven alternatives were also analyzed in the Draft PEIR. The City ultimately selected one of the alternatives identified in the PEIR: Alternative 7: HYBRID ALTERNATIVE – DEVELOPMENT ON SITES 1 THROUGH 6 WITH NO DEVELOPMENT ON SITE 7 AND PUBLIC FACILITIES OVERLAY ON SITE 9. This alternative depicted development on sites 1 through 6 with no public facilities on the Nakase property. Public Facility overlays were included on the following properties: Shea/Baker Ranch: 10 acres; IRWD: 10 acres; Baker Ranch: 50 acres; Rados: 13 acres. The intent of the overlay was to indicate the potential sites for future public facilities, government buildings, schools and community parks. Alternative 7 allowed up to 4,738 residential units, 360,000 sq.-ft. of commercial uses and 73 acres of public facilities overlaid on the various properties.

The City Council approved General Plan Amendments (GPAs) and Zone Changes (ZCs), and certified the Program Environmental Impact Report (PEIR), for five properties within the Opportunities Study Area (OSA) in 2008. The GPAs and ZCs were contingent upon execution of a Development Agreement within 90 days of the approvals. The GPA and ZC for Site 1, the Shea-Baker Ranch property, of the OSA became null and void when a Development Agreement was not executed during the required time period.

The property owner subsequently worked with the City to reach terms on a proposed Development Agreement, which was approved in 2010 in conjunction with GPA 5-10-1233. GPA 5-10-1233 effectively reinstated the 2008 GPAs and ZCs for the Shea-Baker Ranch property, with minor differences, including changes to the Public Facility Overlay designations.

❖ Sports Park and Recreation Center

The City of Lake Forest developed a new sports park and recreation center on approximately 90 gross acres of land in the northeastern portion of the City, near the intersection of Portola Parkway and El Toro Road. The project opened in November 2014 and consists of the following active and passive recreational uses:

- five baseball/softball fields;
- 2 Synthetic Turf Soccer Fields with spectator seating areas
- 2 Outdoor Basketball Courts
- 2 Playgrounds/Tot Lots with a mix of engineered wood chips and resilient rubber surfaces and play equipment
- a 27,000-square-foot recreation center/gymnasium with multipurpose/meeting rooms;
- 3-Acre Common Lawns
- a small amphitheater adjoining the recreation center;
- surface parking lots with over 500 parking spaces;
- 8 Gazebo Picnic Structures;
- 2 restrooms and concession buildings;
- trail connections to local and regional trails; and
- security lighting and lighting for all sports fields.

The project also included the extension of Rancho Parkway between Portola Parkway and Lake Forest Drive pursuant to the County's Master Plan of Arterial Highways and the Lake Forest General Plan Circulation Element, and the associated widening of Portola Parkway along the eastern boundary of the Baker Ranch property. Development of the proposed sports park required the extension of utilities to the site, including water, reclaimed water, sewer, electric, gas, and communications. Except for the extension of new utilities within Rancho Parkway, no new offsite infrastructure was required to be installed or expanded.

The project also included a General Plan Amendment (GPA) to re-designate portions of the property to reflect the active and passive areas of the proposed Sports Park. The majority of the property was previously designated for Regional Park/Open Space in the City of Lake Forest General Plan. The GPA modified the land use designations on the site to reduce the 51.1 acres of Regional Park/Open Space to 20.6 acres, and increase the 7.5 acres of Community Park/Open Space to 38.0 acres.

❖ Serrano Summit Area Plan 2009-01 and Tentative Tract Map No. 17331

This project site was part of the Lake Forest Opportunities Study Area (OSA), which changed the land use designations of several properties to allow for residential development. Among them, the project site was re-designated from Agricultural to Medium Density Residential (General Plan Amendment 2008-02C) and established with a zoning of Multi-Family Dwellings (R2) with a Planned Development overlay district (R2-PD) (Zone Change 2008-03). A Program Environmental Impact Report (PEIR) analyzing the impacts of the OSA general plan amendment and zone changes, including the project site, was certified in June of 2008.

The Serrano Summit Area Plan 2009-01 and Tentative Tract Map No. 17331 encompass approximately 98.9 acres, generally situated to the east of Bake Parkway, south of Commercentre Drive, and west of Serrano Creek, in the City of Lake Forest, California. The project allows for the development of residential, and park and recreation uses, a Civic Center, and existing and future Irvine Ranch Water District public facilities.

A focused Supplemental Environmental Impact Report, tiering off of the Lake Forest Opportunities Study Area Program Environmental Impact Report was prepared for this project.

❖ General Plan Amendment 00-01 - Annexation 98-09

- Updated the City's General Plan to include Annexation 99-01, 99-02A and 99-02B, changing the City boundary, statistical tables and exhibits.
- Added the Foothill/Trabuco Specific Plan and changes the land use designation for three parcels located in Foothill/Trabuco Specific Plan within the annexation area; one parcel from Public Facility to Regional Park/Open Space; a second parcel from Open Space to Residential; and the third parcel from Open Space to Commercial.
- Changed the land use designation of one parcel from Open Space to Community Park/Open Space in the Portola Hills Planned Community within the annexation area to reflect the pending construction of Concourse Park.
- Changed the land use designation of two parcels from Community Park/Open Space to Open Space in the Foothill Ranch Planned Community to reflect the current ownership status.
- Changed the Land Use and Recreation and Resources Element to include the new park sites accepted by the City. It also revised the land use designation of the following sites: 1) Concourse Park, from Open Space to Community Park/Open Space; 2) Etnies Skate Park, from Regional Park/Open Space to Community Park/Open Space; 3) Sundowners Park, from Low Density Residential to Community Park/Open Space; 4) Nature Park, from Light Industrial to Regional Park/Open Space; 5) Cavanaugh Gowdy Park, from Open Space to Community Park/Open Space; and 6) one parcel on Dimension Drive from Regional Park/Open Space to Light Industrial.
- Changed the City's Circulation Element to reflect realignment of Rancho Parkway and added new streets and bikeways approved as part of the Shea/ Baker development.
- Changed the Business Development Overlay to include three sites located in the Foothill Ranch Planned Community.
- Changed the land use designation of five parcels from Low Density Residential to Regional Park/Open Space adjacent to the Portola Hills Planned Community within the annexation area. The County of Orange has acquired these parcels of land for inclusion to the Whiting Ranch Wilderness Park.
- Changed the designation of a single 1.5 acre parcel on Lake Center Drive (Site 7 of proposed GPA 06-16-4932) from Professional Office to Public Facility to reflect the temporary location of Lake Forest City Hall (which has since moved to its current temporary location on Commercentre Drive).

11. **Surrounding Land Uses and Setting:** (Briefly describe the project's surroundings.)

The proposed project is located in the northeastern portion of Lake Forest. The City is bordered by the City of Laguna Hills 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 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 1 presents the regional location.

12. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):** None

NEW SIGNIFICANT ENVIRONMENTAL EFFECTS OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS CEQA DOCUMENT. The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

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

DETERMINATION (Completed by the Lead Agency):

On the basis of this initial evaluation:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or MND or previously certified EIR is adequately discusses the potential impacts of the project without modification.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous approved ND or MND or certified EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND, MND or previously certified EIR adequately discusses the potential impacts of the project; however, minor changes require the preparation of an ADDENDUM.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND, MND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new potentially significant environmental effects or substantial increases in the severity of previously identified significant effects are clearly reduced to below a level of significance through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT MND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However, only minor changes or additions or changes would be necessary to make the previous EIR adequate for the project in the changed situation. Therefore, a SUPPLEMENTAL EIR is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous environmental document due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT EIR is required.

Signature

Date

Ron Santos

City of Lake Forest

Printed Name

For

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A finding of "No New Impact/No Impact" means that the potential impact was fully analyzed and/or mitigated in the prior CEQA document and no new or different impacts will result from the proposed activity. A brief explanation is required for all answers except "No New Impact/No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No New Impact/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 New Impact/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) A finding of "New Mitigation is Required" means that the project have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document and that new mitigation is required to address the impact.
- 3) A finding of "New Potentially Significant Impact" means that the project may have a new potentially significant impact on the environment or a substantially more severe impact than analyzed in the previously approved or certified CEQA document that cannot be mitigated to below a level of significance or be avoided.
- 4) A finding of "Reduced Impact" means that a previously infeasible mitigation measure is now available, or a previously infeasible alternative is now available that will reduce a significant impact identified in the previously prepared environmental document.
- 5) 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.
- 6) 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. 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 proposed action.
 - c) Infeasible Mitigation Measures. Since the previous EIR was certified or previous ND or MND was adopted, discuss any mitigation measures or alternatives previously found not to be feasible that would in fact be feasible or that are considerably different from those previously analyzed and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measures or alternatives.
 - d) Changes in Circumstances. Since the previous EIR was certified or previous ND or MND was adopted, discuss any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause a change in conclusion regarding one

or more effects discussed in the original document.

- 7) 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.
- 8) Supporting Information Sources. A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 9) 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.
- 10) The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question;
 - b) differences between the proposed activity and the previously approved project described in the approved ND or MND or certified EIR; and
 - c) the previously approved mitigation measure identified, if any, to reduce the impact to less than significance.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced 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 scenic vistas from public parks and views from designated scenic highways or arterial roadways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
<p>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</p> <p>1. Does the project exceed the allowed height or bulk regulations, or exceeds the prevailing height and bulk of existing structures?</p> <p>2. Is the project proposed to have an architectural style or to use building materials that will be in vivid contrast to an adjacent development where that development had been constructed adhering to a common architectural style or theme;</p> <p>3. Is the project located on a visually prominent site and, due to its height, bulk, architecture or signage, will be in vivid contrast to the surrounding development or environment degrading the visual unity of the area?</p> <p>4. Does the project include unscreened outdoor uses or materials?</p> <p>5. Does the project result in the introduction of an architectural feature or building mass that conflicts with the character of the surrounding development?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>e) Will the project create a new source of substantial night light that would result in "sky glow" (i.e. illumination of the night sky in urban areas) or "spill light" (i.e. light that falls outside of the area intended to be lighted) onto adjacent sensitive land uses.</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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a) – e) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different impacts to aesthetics would occur than those previously identified in past environmental documents cited herein.

II. AGRICULTURE AND FOREST 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest protocols adopted by the California Air Resources Board. Would the project:

a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) – e) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different impacts to agriculture and forest resources would occur than those previously identified in past environmental documents cited herein.

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:

a)	Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) – e) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different air quality impacts would occur than those previously identified in past environmental documents cited herein.

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

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) – f) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City's General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different impacts to biological resources would occur than those previously identified in past environmental documents cited herein.

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 checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) – d) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different impacts to cultural resources would occur than those previously identified in past environmental documents cited herein.

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:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 checked="" type="checkbox"/>	<input type="checkbox"/>

a) – e) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different impacts to geology and soils would occur than those previously identified in past environmental documents cited herein.

VII. GREENHOUSE GAS EMISSIONS. Would the project:

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emission of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) – b) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different greenhouse gas emission impacts would occur than those previously identified in past environmental documents cited herein.

VIII. 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"/>
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Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input 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"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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a) – h) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different hazards or hazardous materials impacts would occur than those previously identified in past environmental documents cited herein.

IX. HYDROLOGY AND WATER QUALITY. Would the project:

a)	Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table (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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff above pre-development condition in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e)	Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
f)	Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j)	Cause inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k)	Deposit sediment and debris materials within existing channels obstructing flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l)	Exceed the capacity of a channel and cause overflow during design storm conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m)	Adversely change the rate, direction or flow of groundwater?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n)	Have an impact on groundwater that is inconsistent with a groundwater management plan prepared by the water agencies with the responsibility for groundwater management?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o)	Cause a significant alteration of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
p)	Create or contribute runoff water which would generate substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
q)	Substantially degrade water quality by discharge which affects the beneficial uses (i.e. swimming, fishing, etc.) of the receiving or downstream waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
r)	Increase in any pollutant for which the receiving water body is already impaired as listed on the Clean Water Act Section 303(d) list?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) – r) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different hydrology or water quality impacts would occur than those previously identified in past environmental documents cited herein.

X. LAND USE AND PLANNING. Would the project:

a)	Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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)	Substantially conflict with on-site or adjacent land use due to project-related significant unavoidable indirect effects (e.g., noise, aesthetics, etc.) that preclude use of the land as it was intended by the General Plan.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Conflict with the Central and Coastal Natural Communities Conservation Program/Habitat Conservation Plan (NCCP/HCP) of which the City of Lake Forest is a participant?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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a) – d) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or land use or planning impacts would occur than those previously identified in past environmental documents cited herein.

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

a) – b) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different impacts to mineral resources would occur than those previously identified in past environmental documents cited herein.

XII. 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
d)	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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 checked="" type="checkbox"/>	<input type="checkbox"/>
g)	Project traffic will cause a noise level increase of 3 dB or more on a roadway segment adjacent to a noise sensitive land use. Noise sensitive land uses include the following: residential (single-family, multi-family, mobile home); hotels; motels; nursing homes; hospitals; parks, playgrounds and recreation areas; and schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	The resulting "future with project" noise level exceeds the noise standard for sensitive land uses as identified in the City of Lake Forest General Plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	Exceeds the stationary source noise criteria for the City of Lake Forest as specified by the Exterior noise standards set forth in the Noise Control Chapter of the Lake Forest Municipal Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) – i) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City's General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different noise impacts would occur than those previously identified in past environmental documents cited herein.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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XIII. 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 road or other infrastructure)? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| c) | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a) – c) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different impacts to population or housing would occur than those previously identified in past environmental documents cited herein.

XIV. PUBLIC SERVICES.

- | | | | | | |
|----|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) | Would the project 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: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Fire protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Police protection? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Schools? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| | Parks? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

No New Impact/No Impact: The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different impacts to public services would occur than those previously identified in past environmental documents cited herein.

XV. RECREATION.

- | | | | | |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

a) – b) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different recreation impacts would occur than those previously identified in past environmental documents cited herein.

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
XVI.	TRANSPORTATION/TRAFFIC. Would the project:				
a)	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input 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)	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g)	ICU (intersection capacity utilization) values at intersections, with the proposed project, exceed the City of Lake Forest performance criteria as specified in Table C-3 of the General Plan Circulation Element?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
h)	The proposed project includes design features or uses that may cause traffic hazards such as sharp curves, tight turning radii from streets, limited roadway visibility, short merging lanes, uneven road grades, or any other conditions determined by the City traffic engineer to be a hazard?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	The project provides less parking than required, applying the standards found in the City of Lake Forest Municipal Code?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) – i) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different transportation/traffic impacts would occur than those previously identified in past environmental documents cited herein.

XVII. 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"/>
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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:		New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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 Authority 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>

a) – g) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City's General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different impacts to utilities or service systems would occur than those previously identified in past environmental documents cited herein.

Issues:	New Potentially Significant Impact	New Mitigation is Required	No New Impact/No Impact	Reduced Impact
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XVIII. 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, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

a) –d) **No New Impact/No Impact:** The project consists of a General Plan Amendment to update the Land Use Map (Figure LU-1) and text of the Land Use Element of the City’s General Plan to reflect past actions that the City has taken to implement the Opportunities Study Program and to reflect the current and planned locations of public facility sites. This General Plan Amendment is a housekeeping measure to update the Land Use Map (Figure LU-1) to reflect the locations of the public facilities (Sports Park, City Hall, and Community Center) that have already been approved and to assign appropriate land use designation to the Sports Park site (Community Park/Open Space) and City Hall and Community Center (Public Facility). No new development is proposed as part of this GPA, and the underlying land use changes have already occurred. This General Plan Amendment merely brings the Land Use Map and text into conformance with the assigned land uses on the affected properties. As such, no new or different impacts to utilities or service systems would occur than those previously identified in past environmental documents cited herein.

2. REFERENCES

- Final Program Environmental Impact Report (SCH No. 2004071039) - General Plan Amendment 2008-02 (Opportunities Study)
- Final Environmental Impact Report (SCH No. 2009061020) – City’s Sports Park and Recreation Center
- Serrano Summit Final Environmental Impact Report (SCH No. 2011051009)
- Negative Declaration (Doc. No. 85000802) (General Plan Amendment 00-01 - Annexation 98-09 and Various Land Use Designation Changes City-wide)
- City of Lake Forest General Plan



NOT TO SCALE



FIGURE 1: REGIONAL MAP

Source: City of Lake Forest General Plan

City of Lake Forest General Plan Amendment 06-16-4932 (7 sites)

COUNTY OF ORANGE

Land Use Designations

- 1 Current: Business Park
Proposed: Regional Park/Open Space
Existing Land Use: Open Space/ Whiting Ranch Wilderness Park
- 2 Current: Commercial with Public Facility/ Mineral Resource Overlay
Proposed: Community Park/Open Space
Existing Land Use: Lake Forest Sports Park
- 3 Current: Business Park/Light Industrial with Public Facility/ Mineral Resource Overlay
Proposed: Community Park/Open Space
Existing Land Use: Lake Forest Sports Park
- 4 Current: Mixed-Use with Public Facility Overlay
Proposed: Mixed-Use
Existing Land Use: Commercial/Residential
- 5 Current: Low-Medium Density Residential with Public Facility Overlay
Proposed: Low-Medium Density Residential
Existing Land Use: Residential
- 6 Current: Medium Density Residential with Public Facility Overlay
Proposed: Public Facility
Existing Land Use: Undeveloped/Future Civic Center
- 7 Current: Public Facility
Proposed: Professional Office
Existing Land Use: Office Commercial

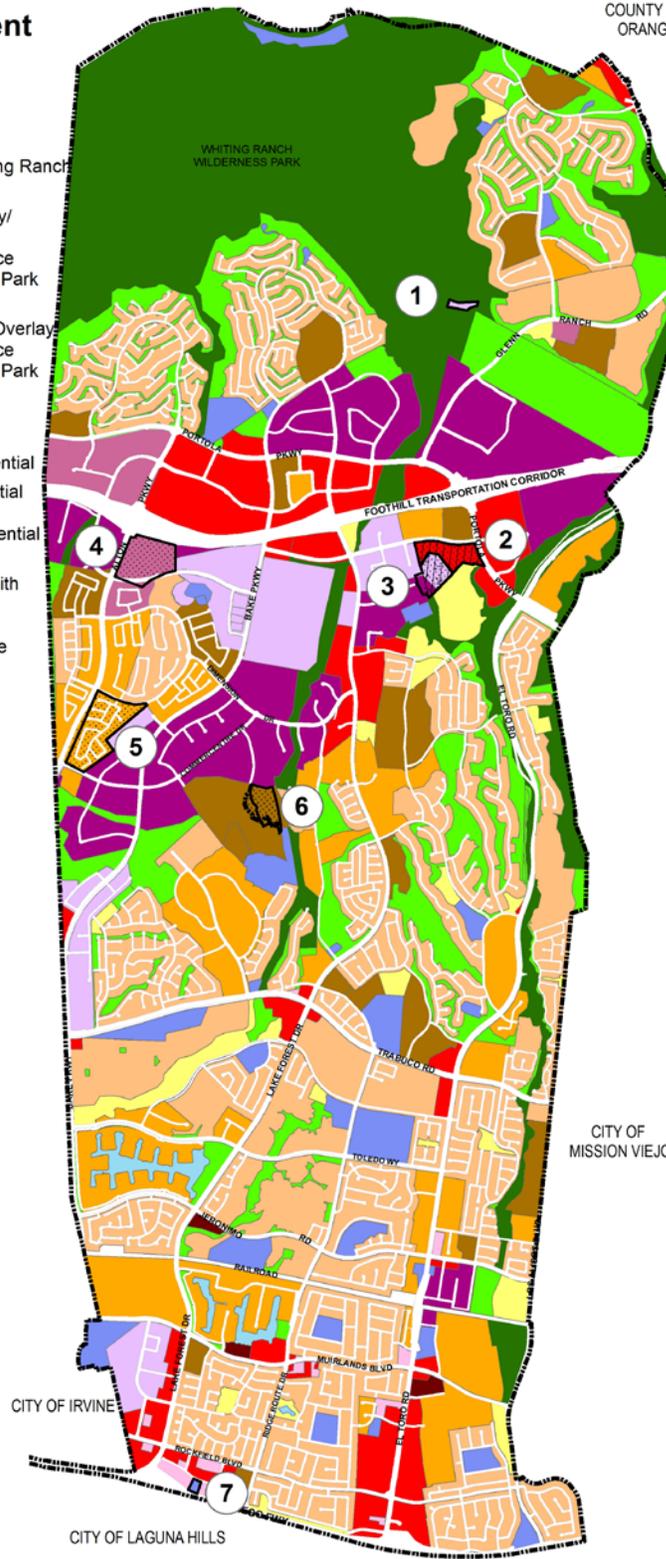
Existing Land Use Designations

Residential Designations

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

Non-Residential Designations

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



Revised 7/19/16 JM 0 2,500 5,000 Feet



FIGURE 2: PROPOSED GENERAL PLAN AMENDMENT MAP