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**CITY OF LAKE FOREST**  
DEVELOPMENT SERVICES DEPT

July 24, 2012

Mr. Ron Santos, Senior Planner  
City of Lake Forest, Community Services  
25550 Commercentre Drive, Suite 100  
Lake Forest, California 92630

**SUBJECT:** Notice of Preparation of a Draft Subsequent Environmental Impact Report for Portola Center Area Plan located in the City of Lake Forest

Dear Mr. Santos:

The County of Orange has reviewed Notice of Preparation of a Draft Subsequent Environmental Impact Report for Portola Center Area Plan and offers the following comments:

Environmental Resources:

In response to your request for input on the subject project, Environmental Resources has reviewed the document. It is recommended the following be addressed in the EIR, using the most recent sources of data, subsequent to those of the baseline OSA PEIR:

1. Development will be subject to project-level requirements of Section 7, New Development / Significant Redevelopment, of the Orange County Drainage Area Management Plan (DAMP), which should be considered when evaluating the potential surface water quality impacts of the proposed project. Noting that the proposed project lies within two different Regional Water Quality Control Board geographic areas of authority, implementation of post-construction Best Management Practices consistent with both the 2011 Model Water Quality Management Plan for Orange County and Interim Hydromodification Criteria for South Orange County should be required for Priority Projects such as this, which would include preparation of a preliminary project Water Quality Management Plan at this time.
2. Potential water quality impacts of the project should be further evaluated in accordance with the provisions outlined in Section 7 of the DAMP. At a minimum, the following information should be provided:

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- i. Description of project characteristics with respect to water quality issues, such as project site location in a given watershed, site acreage, known ground contamination, known groundwater contamination, and anticipated change in percent impervious surface area.
  - ii. Identification of receiving waters. The EIR should identify all downstream receiving waters that may receive contributory runoff from the project site.
  - iii. Description of the sensitivity of the receiving waters. In particular the EIR should identify Areas of Special Biological Significance, water bodies with Total Maximum Daily Loads (TMDL), and Clean Water Act Sec. 303(d) listed impaired water bodies.
  - iv. Characterization of the potential water quality impacts from the proposed project and identification of the anticipated pollutants to be generated by the project.
  - v. Identification of downstream hydrologic conditions of concern that may be affected by project-related changes in runoff volume and velocity; sediment load, makeup or characteristics; reduced infiltration; and/or increased flow, frequency, duration, and peak(s) of storm runoff.
  - vi. Evaluation of thresholds of significance.
  - vii. Assessment of project impact significance to water quality.
  - viii. If a proposed project has the potential to create a major new stormwater discharge to a water body with an established TMDL, the EIR should consider quantitative analysis of the anticipated pollutant loads in the stormwater discharges to the receiving waters.
  - ix. A reasonable analysis of the cumulative impacts of the proposed project together with past, present and reasonably anticipated future projects (related projects) that could produce cumulative impacts together with the proposed project.
3. Projects that will disturb one or more acres of soil (or disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres), are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity, Order 2009-0009-DWQ, adopted on September 2, 2009.

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

Flood Programs/SAR/Trails:

In response to your request, Flood Programs/SAR/Trails has reviewed the project and offers the following comments:

1. The nearest existing trail to the proposed project bisects it along the north side of Glenn Ranch Road. This route is called the "Aliso-Serrano Regional Riding and Hiking Trail". Trails (like the Aliso-Serrano Trail) are used by pedestrians, walkers, runners, equestrians and mountain bicycle riders. Trail treads are made of decomposed granite or compacted native soil. The Aliso-Serrano Trail was constructed within road right-of-way by OC Parks staff to connect the Aliso Creek

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Regional Riding and Hiking Trail to Limestone/Whiting Ranch Wilderness Park. The Aliso-Serrano Trail actually makes two connections to Limestone/Whiting Wilderness Park; one along Glenn Ranch Road to the staging lot and the other to the southeast part of the park. This latter connection crosses a concrete "V" ditch near Glenn Ranch Road before it ascends away from road right-of-way moving north toward the park.

It is our understanding that future development (and grading) on the northeast side of Glenn Ranch Road would relocate the Aliso-Serrano Trail outside of road right-of-way and into a dedicated riding and trail and hiking trail easement. If the existing slope on the northeast side of Glenn Ranch Road is regraded, and a new space (outside of road right-of-way) is created, the County requests that the trail be relocated into this area, and that the applicant dedicate an easement for recreational trail purposes to the County of Orange or the City of Lake Forest. The relocated trail should be surfaced with stabilized decomposed granite and lined with wood rail fencing. The trail should be designed to direct water quickly off of its tread to reduce erosion. If the trail is not relocated, consider asking the applicant to rehabilitate the route by installing a new stabilized decomposed granite trail surface and possible additional fencing.

2. The Aliso Creek Class I (paved, off-road) Bikeway borders the south part of Portola Center. The existing bikeway extends from the McFadden Ranch House (located northeast of Glenn Ranch Road on the west side El Toro Road) south to the entrance of Aliso and Wood Canyons Wilderness Park. Bikeways mostly serve commuter and recreational cyclists although pedestrians may also use these routes. Although not yet constructed, a portion of the Aliso Creek Regional Riding and Hiking Trail is planned to parallel the Aliso Creek Class I Bikeway between Glenn Ranch Road and the Foothill Transportation Corridor. The project may wish to refer to these two regional routes as part of the discussion pertaining to recreation and non-motorized commuter and recreational cycling.
3. Another nearby trail is the Edison (SCE) Regional Riding and Hiking Trail. The trail was built to connect Limestone-Whiting Ranch Wilderness Park to the Aliso Creek Regional Riding and Hiking Trail. A spur of the Edison Trail extends east and touches the west boundary of the Portola Center project. Please contact Harry Huggins at OC Parks at (949) 923-3749 to discuss a possible connection from this spur trail to the development. It is likely the County does not have a riding and hiking trail easement for the spur trail but instead operates the route via a revocable encroachment permit from SCE.
4. The County of Orange encourages connections to its trails and bikeways as a way to promote and provide non-motorized opportunities for people to travel within and beyond their community.

Please contact Jeff Dickman at (714) 647-3937 if you have any questions regarding the above comments.

Flood Programs:

Per your request dated May 14, 2012, Hydrology Section reviewed the Modified Initial Study for the Portola Center Project done by RBF in June 2012 and offers the following comments for your consideration:

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1. The Portola Center Area Plan project development area covers approximately 195 acres of unimproved land and is proposed to be developed into a residential, commercial, park and open space uses. It appears that in the vicinity of the proposed project there are two Orange County Flood Control District's (OCFCD) facilities: Aliso Creek (J01) and its tributaries. The DEIR should clearly identify all drainage facilities and unimproved, natural watercourses that may be impacted by the project.
2. The increase in runoff resulting from greater imperviousness caused by development has the potential to cause adverse impacts to existing drainage facilities and unimproved watercourses within and downstream of the Portola Center development area. Impacts to these facilities should be analyzed and appropriate mitigation measures proposed to alleviate any adverse impacts. The DEIR should also analyze and discuss impacts, if any, of the proposed development on natural, unimproved channel segments within and downstream of the project area and propose measures that will mitigate increased peak flows, erosion and scour, including downstream, that may result from the proposed development.
3. The impacts on OCFCD facilities may require being analyzed and mitigated using expected value hydrologic analysis for the 2-, 5-, 10-, 25-, 50- and 100-year events, following the example from Orange County Hydrology Workbook.
4. All hydrologic and hydraulic studies must conform to the current guidelines and criteria as specified in the Orange County Hydrology Manual (OCHM), Addendum No. 1 to the OCHM, and the Orange County Flood Control Design Manual.
5. Since the City of Lake Forest (City) is responsible for land use planning and development within its municipal limits, the City should review and approve all local hydrology and hydraulic analyses. The project proponent should ensure that the proposed development is adequately protected from erosion and from flooding in a 100-year storm event.
6. The City, as floodplain administrator, should ensure that floodplains are properly identified and structures within the flood hazard areas will be located outside the 100-year floodplain in conformance with Federal Emergency Management Agency (FEMA) regulations.
7. All work (if any) within OCFCD right-of-way will require encroachment permits from OCPW/Property Permits Section. For information regarding permit application, please visit our web site <http://www.ocplanning.net/>. Technical reviews and approvals for the proposed work will be accomplished within the permit process.

If you have any questions regarding these comments, please contact Anna Brzezicki at (714) 647-3989.

Sincerely,



Michael Balsamo  
Manager, OC Community Development  
OC Public Works/OC Planning  
300 North Flower Street  
Santa Ana, California 92702-4048  
[Michael.Balsamo@ocpw.ocgov.com](mailto:Michael.Balsamo@ocpw.ocgov.com)

Mr. Ron Santos  
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cc: Chris Crompton, Environmental Resources  
Mehdi Sobhani, OC Flood  
Jeff Dickman, OC Flood/SAR/Trails

## Torres, Eddie

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**From:** Ron Santos <rsantos@lakeforestca.gov>  
**Sent:** Thursday, July 05, 2012 2:14 PM  
**To:** Alisha Winterswyk; Torres, Eddie; David Belmer; Dennis Jue; Debra Rose; Gayle Ackerman; Hannah Shin-Heydorn; Marcella Nankervis; Thomas Wheeler  
**Cc:** Cheryl Kuta  
**Subject:** FW: Portola Center Trails Exhibit

Please see e-mail below from OC Public Works regarding the Portola Center project, along with my response.

RON SANTOS

City of Lake Forest

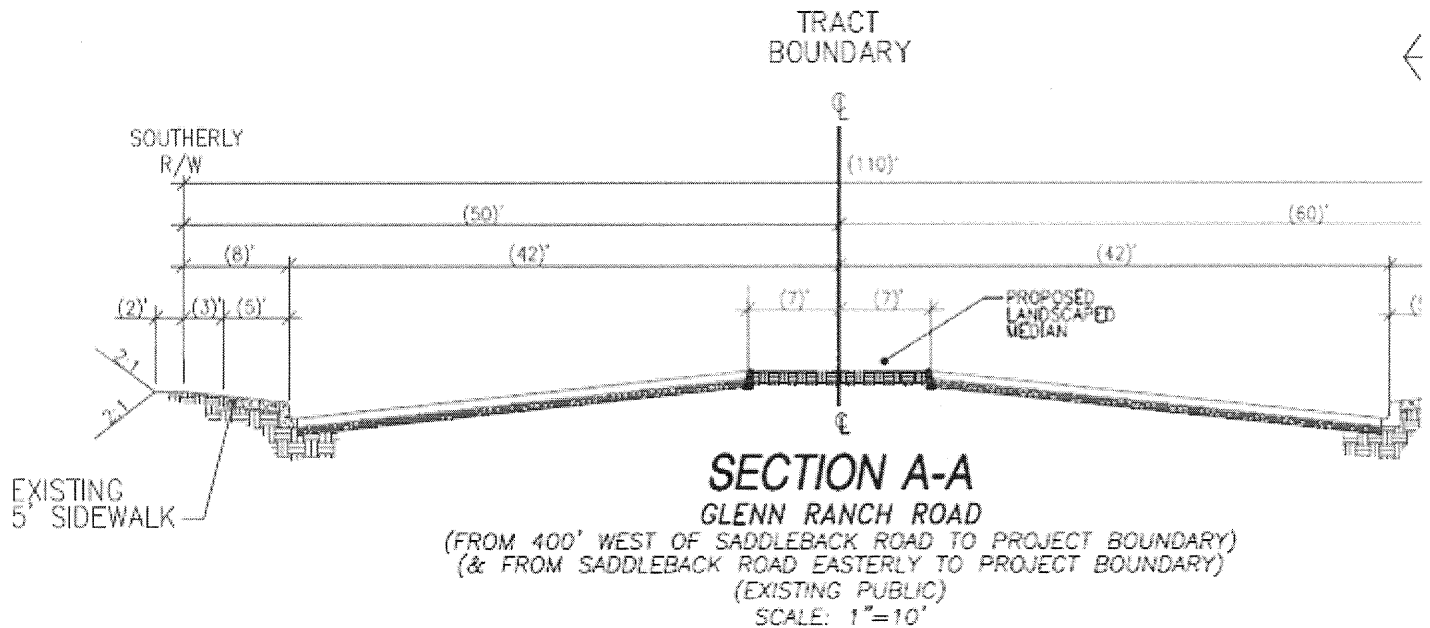
(949) 461-3449

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**From:** Santos, Ron  
**Sent:** Thursday, July 05, 2012 11:10 AM  
**To:** 'Dickman, Jeff'  
**Cc:** Kuta, Cheryl  
**Subject:** RE: Portola Center Trails Exhibit

Hi Jeff,

Thank you very much for the e-mail, map and telephone calls. I will share this information with the Portola Center applicant and coordinate further with you as the project progresses. With respect to your comment #1 below, please note that the applicant is not proposing to relocate the Aliso-Serrano Regional Riding and Hiking Trail outside of the Glenn Ranch Road right-of-way. As proposed, the trail would remain in its current location and configuration. I have excerpted (and inserted below) a section drawing from the applicant's preliminary tentative tract map which depicts the trail and the Glenn Ranch Road right-of-way. The section is representative of those portions of the ROW indicated in parentheses below the drawing title.



RON SANTOS

City of Lake Forest

(949) 461-3449

**From:** Dickman, Jeff [mailto:Jeff.Dickman@ocpw.ocgov.com]  
**Sent:** Thursday, July 05, 2012 9:23 AM  
**To:** Santos, Ron  
**Cc:** Huggins, Harry [OCCR]  
**Subject:** RE: Portola Center Trails Exhibit

Good morning Ron, and thanks for sending along the trail exhibit. Here are some quick thoughts.

1. The trail along the north side of Glenn Ranch Road is called the "Aliso-Serrano Regional Riding and Hiking Trail" and not the "Aliso-Serrano Equestrian / Hiking Trail." The trail was constructed within road right-of-way by OC Parks staff to connect users from the Aliso Creek Regional Riding and Hiking Trail to Limestone/Whiting Ranch Wilderness Park. The trail actually makes 2 connections to Limestone/Whiting Wilderness Park; one along Glenn Ranch Road to the staging lot and the other to the southeast park of the park. This latter trail spur crosses a concrete "V" ditch before its ascends away from road right-of-way moving toward the park in a northwest direction.

It is my understanding that future development (and grading) on the north side of Glenn Ranch Road (east of the park and west of the Glenn Ranch Road bridge) would relocate the trail outside of road right-of-way and into a dedicated riding and trail and hiking

trail easement. The existing Aliso Serrano Trail was originally constructed using decomposed granite as the trail surface (tread). Wood rail fencing was installed along short lengths of the trail to give definition to the route. A pair of horse-height cross-walk buttons were also installed at the corner of Glenn Ranch Road and Ridgeline Road to allow equestrian riders to remain mounted when they activate the cross-walk button. Trails are mostly used by pedestrians, walkers, runners, equestrians and mountain bicycle riders. Trail treads are made of decomposed granite or compacted native soil.

2. The "Aliso Creek Trail" is actually the "Aliso Creek Class I (paved, off-road) Bikeway". The bikeway extends from the McFadden Ranch House (just north of Glenn Ranch Road on the west side El Toro Road) south to Gate #1 of Aliso and Wood Canyons Wilderness Park. The Aliso Creek Class I Bikeway is one of seven (existing and proposed) mountains-to-sea bikeways in Orange County.

3. Although not yet constructed, a portion of the Aliso Creek Regional Riding and Hiking Trail is planned adjacent to the Aliso Creek Class I Bikeway between Glenn Ranch Road and the Foothill Transportation Corridor. When complete, this length of (of what is a much longer) trail will create a local loop trail for Portola Center residents and visitors for the uses noted above.

4. The trail shown from the SCE (Edison) Regional Riding and Hiking Trail to the Aliso Creek Regional Riding and Hiking Trail (that touches Portola Center) is possibly an existing County trail (likely a local spur and not the actual Edison Trail which follows the transmission tower lines). Harry Huggins at OC Parks (949) 923-3749, indicated to me this route may already be open to the public and operated by the County under a revocable license from SCE. It is likely that SCE (along with OC Parks) may want to review the proposed trail connection from the Portola Center.

Ron I've attached a combination map which shows the County's 54 different regional riding and hiking (dirt) trails in red, and key Class I Bikeways (city and county) shown in blue. Bikeways and trails often, but not always, parallel each other as they form a broad web of trails and bikeways that comprise these 2 overlapping networks.

Feel free to call me should you have any questions regarding the comments above, or the attached map. Where possible, the County encourages connections to its riding and hiking trail system. Trails are an inexpensive way to give the public good recreational opportunities, in an urban setting, without the costs associated with turf parks. On average one mile of trail equals a one acre park.

Thanks Ron,

Jeff Dickman, Planner IV/Trail Coordinator

OC Public Works

**From:** Santos, Ron [mailto:rsantos@lakeforestca.gov]

**Sent:** Tuesday, July 03, 2012 11:28 AM

**To:** Dickman, Jeff



**Cc:** Kuta, Cheryl

**Subject:** Portola Center Trails Exhibit

Hi Jeff,

Please see the attachment.

RON SANTOS

Senior Planner

City of Lake Forest

Development Services Dept.

(949) 461-3449