



4.0 Basis of Cumulative Analysis



4.0 BASIS OF CUMULATIVE ANALYSIS

Section 15355 of the *CEQA Guidelines*, as amended, provides the following definition of cumulative impacts:

“Cumulative impacts” refer to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts.

Pursuant to Section 15130(a) of the *CEQA Guidelines*, cumulative impacts of a project shall be discussed when they are “cumulatively considerable,” as defined in Section 15065(a)(3) of the *CEQA Guidelines*. Section 5.1 through Section 5.8 of this SEIR assesses cumulative impacts for each applicable environmental issue, and does so to a degree that reflects each impact’s severity and likelihood of occurrence.

As indicated above, a cumulative impact involves two or more individual effects. Per *CEQA Guidelines* Section 15130(b), the discussion of cumulative impacts shall be guided by the standards of practicality and reasonableness, and should include the following elements in its discussion of significant cumulative impacts:

1. *Either:*
 - a. *A list of past, present and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the Agency, or*
 - b. *A summary of projections contained in an adopted local, regional or statewide plan, or related planning document, that describes or evaluates conditions contributing to the cumulative effect. Such plans may include: a general plan, regional transportation plan, or plans for the reduction of greenhouse gas emissions. A summary of projections may also be contained in an adopted or certified prior environmental document for such a plan. Such projects may be supplemented with additional information such as a regional modeling program. Any such document shall be referenced and made available to the public at a location specified by the lead agency.*

With regard to all resources and environmental issues listed in Section 8.0, *Effects Found Not To Be Significant*, of this SEIR, the City has determined that the cumulative impacts in those areas have been adequately addressed in the OSA PEIR and no further cumulative impact analysis is required for those areas. Specifically, the City determined that, on the basis of the information in the Modified Initial Study, all of the cumulative impacts for areas noted in Section 8.0 of this SEIR have been examined at a sufficient level of detail in the OSA PEIR to enable those effects to be mitigated or avoided by site-specific revisions, the imposition of the conditions or other means in connection with the approval of the proposed project (Section 15130(d) of the *CEQA Guidelines*). With regard to the environmental issues not scoped out of this SEIR, the cumulative impact analyses contained in this SEIR use a combination of both methods A and B, with the General Plan projections approach utilized most often, based on adopted growth forecasts through the project’s buildout year. The General Plan projections include buildout of the adjacent cities’ general plans, such as the Great Park project in the adjacent City of Irvine, in addition to the City of Lake Forest. However, the General Plan projections approach has been supplemented in this SEIR where recent general



plan amendments have been approved since adoption of the most recent growth forecasts. The City of Lake Forest has also developed a socioeconomic-based traffic model, known as the Lake Forest Transportation Analysis Model (“LFTAM”), which includes growth projections within the City of Lake Forest and regionally. Regional growth outside of the City of Lake Forest has accounted for air quality and greenhouse gas impacts through use of LFTAM. The growth projections adopted by the City and surrounding area for LFTAM are used for the cumulative air quality, greenhouse gas, and traffic impact analyses in this SEIR. Table 4-1, *Cumulative Projects List*, provides a list of approved and pending projects within the City of Lake Forest.

**Table 4-1
Cumulative Projects List**

Number	Project Name and Location	Description	Status (as of 3/21/13)
1	The Pinnacle (OSA Site 6/Northerly terminus of Peachwood)	Development of 85 single-family homes on 24.6 gross acres.	Approved; no building permits issued.
2	CNG Station (24201 El Toro Road)	Unmanned compressed natural gas fueling station.	Application submitted and under review.
3	Serrano Summit (OSA Site 3/IRWD Property) (20996 Marin)	Subdivision of 99 acres for residential development, a Civic Center site, and retention of existing water operation facilities.	Approved; no building permits issued.
4	Montessori School (29000 Portola Parkway)	To establish a new school and day care facility by converting a former 6,400 square foot retail garden center and adding a new 3,250 square-foot building (total 9,650 square feet).	Currently under construction.
5	Sports Park (a portion is OSA Site 4/Southwest of the intersection of Portola Parkway and El Toro Road)	Development of a sports park on 90 gross acres that conceptually could consist up to six baseball/softball fields, five soccer/multi-use fields, two playgrounds; a 30,000-square foot community center, small amphitheater next to the center, and associated parking, seating, trail connections, lighting, and restroom facilities.	Currently under construction.
6	Whisler Ranch (OSA Site 5/Northwestern corner of Osterman Road and Regency Lane)	Subdivision of 11.84 acres of undeveloped land for 68 single-family homes.	Currently under construction.
7	Jack in the Box (23812 El Toro Road)	Construction of a 2,588 square feet new Jack in the Box Restaurant to replace existing Jack in the Box Restaurant.	Approved, no building permits issued.
8	Lake Forest Gateway (23592 Rockfield Boulevard)	Façade remodel, demolition of a 7,665 square foot building and construction of two buildings totaling 10,000 square feet.	Approved, partially completed.
9	Village at Foothill Ranch (Southwest corner of Portola/Bake Parkway)	122-room hotel; 25,000 square foot office; 4,195 square foot drive-through fast food; 41,489 square-foot retail on 9 acres. Includes demolition of a former car dealership.	Approved; no permits issued.
10	Shah Property (19121 El Toro Road)	Replacement of existing 2,500 square-foot electronics testing facility with new 7,000 square foot building.	Approved; no permits issued.



**Table 4-1 [continued]
 Cumulative Projects List**

Number	Project Name and Location	Description	Status (as of 3/21/13)
11	Lake Forest Holdings (20 Icon)	An approximately 58,000 square feet expansion and renovation of an existing industrial building.	Approved, no building permits issued.
12	Applied Medical Building (20161/20162 Windrow)	19,339 square-foot expansion of existing building for a medical building.	Approved, no building permits issued
13	Shea-Baker Ranch Associates (OSA Site 1/West of Bake Parkway, south of Rancho Parkway and State Route 241, north of Commercentre Drive, both sides of Alton Parkway)	Development of 2,379 homes, and associated parks, streets, trails, and amenities. Includes a mixed-use site to accommodate up to 25,000 square-feet of commercial development.	Approved, under construction.
14	Trumark Homes (70 Auto Center Drive)	Residential development consisting of 75 single-family detached homes.	Application submitted and under review.
15	Brookfield Residential (61 and 71 Auto Center Drive)	Multifamily residential development consisting of 151 condominiums.	Application submitted and under review.
16	Big Train (25392 Commercentre Drive)	Addition of a 6,258 square feet office mezzanine. There will be no change to the building footprint.	Currently under construction.
17	Sky Ridge (South of the intersection of Live Oak Canyon Road and El Toro Road/Santiago Canyon Road; Glenn Ranch Road and Ridgeline Drive are located south and north of the site, respectively)	The Project site comprises 40.26 acres, which includes the proposed Skyridge neighborhood (28.5 acres) and the proposed inclusion of 11.81 additional acres into the City's sphere of influence, are located in an unincorporated area within southern Orange County. The Skyridge site, which includes development of approximately 28.45 acres with 84 homes.	Approved; no building permits issued.
18	Saddle Crest Homes Project (Santiago Canyon Road, northwest of Cook's Corner)	65 single-family homes and offer to conserve over 50 acres of open space within the Upper Aliso Residential (UAR) District of the Foothill/Trabuco Specific Plan area.	Approved; no building permits issued.
19	James A. Musick Jail Expansion and Operation (13502 Musick Drive)	The proposed project consists of revisions to the already approved expansion and operation of the Musick Jail. The previously approved project included an increase to a maximum of 7,584 inmates from the current population of approximately 1,250. The proposed expansion is anticipated to be phased over time with a variety of inmate population levels occurring over the project buildout. Related support structures will also be constructed. The project also includes booking and release of inmates, the construction of a warehouse, kitchen, laundry and central plant, and parking structures and surface lots. The Southeast Sheriff's station and Interim Care facility are proposed to be located on the site.	Approved; no building permits issued.
20	Saddleback Meadows (Ridgeline Road and El Toro Road)	266 single-family residential units.	Approved; no permits issued.



**Table 4-1 [continued]
 Cumulative Projects List**

Number	Project Name and Location	Description	Status (as of 3/21/13)
21	Saddleback Estates (31252 Mountain View Road)	Area Plan to subdivide and develop six lots within the Foothill Trabuco Specific Plan.	Application Filed
22	Red Rock Chateau (17521 Santiago Canyon Road)	Wedding Venue – 200 guests Use Permit for use of site for special events for a maximum of 20 days per year. Use permit for off-street parking modifications for a proposed unpaved parking lot and to allow for tandem parking during events.	Application in Process
23	St. Michael's Abbey (27977 Silverado Canyon Road)	Site Development Permit for apiaries and grading over 5,000 cubic yards. Use Permit for development of the following: a Monastery/Church/Sanctuary, Convent, Private Boarding School/Dormitories, Gymnasium/Athletic Facilities, Guest Cottages, Chapel/Cemetery, Agricultural Maintenance Buildings, and accessory gift shop. Use Permit is also for the following project elements: alternative materials for all-weather surfaces (Sec 7-9-145.2g), over-height structures and architectural features (Sec. 7-9-129), encroachments into County Rights-of-way, alternative parking requirements (Sec 7-9-145), and temporary uses for security and trailers during pre-construction and construction (7-9-55.5).	Approved; no building permits issued
<p>Notes: This cumulative projects list is current as of May 8, 2013. Information provided by Carrie Tai, AICP, Senior Planner with the City of Lake Forest and Alexander Truong with Orange County Public Works.</p>			