
CHAPTER 1 Introduction

1.1 PROJECT BACKGROUND

The primary purpose of the proposed Lake Forest Opportunities Study (Proposed Project) is to amend the City’s General Plan and zoning for seven properties currently zoned for industrial and commercial uses in the City to facilitate their development for residential and commercial uses. These properties were encumbered by the Marine Corps Air Station El Toro (MCAS El Toro) noise contours, as well as lying within the “crash zone” (APZ 2) for MCAS El Toro, which limited potential uses on those sites to only nonresidential uses. These noise contours and crash zone encumbrances are no longer necessary because MCAS El Toro is not now, nor will in the future be, used for air station or airport uses.

1.2 PURPOSE AND LEGAL AUTHORITY

The Proposed Project requires the discretionary approval of the Lake Forest City Council and may result in a physical change to the environment. Therefore, it is subject to the requirements of the *California Environmental Quality Act*, Public Resources Code, Section 21000 et seq. (CEQA). In accordance with Section 15121 of the State CEQA Guidelines (California Code of Regulations, Title 14, Sections 15000 et seq. (CEQA Guidelines)), the purpose of this EIR is to serve as an informational document that:

... will inform public agency decision-makers and the public generally of the significant environmental effect of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.

This report will serve as an informational document for review by the public and the City of Lake Forest decision-makers. The review process will culminate with a City Council hearing to consider certification of a Final EIR (FEIR) and a decision on whether or not to approve the Proposed Project or any of its analyzed the alternatives.

1.3 TYPE OF EIR

This EIR provides a programmatic analysis of the Proposed Project. As defined by the CEQA Guidelines Section 15168, a program EIR:

... is an EIR, which may be prepared on a series of actions that can be characterized as one large project and are related either:

- (1) Geographically,
- (2) As logical parts in the chain of contemplated actions,
- (3) In connection with rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
- (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects, which can be mitigated in several different ways.

The parcels within the Project Area are geographically related in that they are all located within the City of Lake Forest. Further, specific land use plans for developing most of the Project Area have been submitted to the City, and development of these areas with primarily residential uses is recognized as the logical progression of growth as a result of the decision to utilize the former MCAS El Toro property for non-aviation uses, which removes the restriction for development of only non-noise sensitive uses in the City of Lake Forest in the path of the former aircraft flight patterns. Lastly, all of the participating landowners are subject to a Memorandum of Understanding (MOU) that binds the signatories to the process, obligations, and opportunities associated with developing these lands in a collective fashion.

With respect to specific development projects that will be proposed in the Project Area, Section 15168(c) of the CEQA Guidelines requires subsequent activities to be examined in light of the Program EIR to determine whether additional environmental documentation must be prepared. If a later activity would have significant effects that were not examined in the Program EIR, subsequent environmental documentation must be prepared, consistent with Sections 15162 through 15164 of the CEQA Guidelines. Such subsequent environmental documentation would be “tiered” from the Program EIR. As established by Section 21068.5 of CEQA, tiering refers to coverage of general matters and environmental effects in an environmental impact report prepared for a policy, plan, program, or ordinance followed by narrower or site-specific environmental documents that (1) incorporate, by reference, the discussion in any prior environmental impact report and (2) concentrate on the environmental effects that are capable of being mitigated or were not analyzed as significant effects on the environment in the prior environmental impact report. By using the tiering process in connection with a large-scale planning approval such as the Proposed Project, the development of detailed, site-specific information that is not presently feasible may be deferred until such time as the City, or other lead agency, prepares future environmental documents dealing with more localized implementation of development of the Project Area consistent with the Proposed Project.

If any subsequent development proposal would not result in new environmental effects or the need for new mitigation measures, the subsequent activity could rely on the environmental analysis provided in the Program EIR, and no additional environmental documentation would be required.

1.4 SCOPE OF THE EIR

This EIR addresses the potential environmental effects of the Proposed Project. The scope of the EIR includes environmental issues identified as potentially significant by the Notice of Preparation (NOP), responses to the NOP, and scoping discussions among the public, consulting staff, and the City of Lake Forest. The NOP and comment letters received during the NOP review period are included in Appendix A of this EIR. The NOP identified potentially significant impacts on the following issue areas associated with the construction and/or operation of the Proposed Project, which are discussed in detail in this EIR:

- Aesthetics and Visual Resources
- Agricultural Resources
- Air Quality
- Biological Resources
- Cultural Resources

- Geology/Soils and Mineral Resources
- Hazards and Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities/Service Systems

This EIR addresses the issues referenced above and identifies potentially significant environmental impacts, including site-specific and cumulative effects of the project in accordance with the provisions set forth in the CEQA and the CEQA Guidelines. In addition, the EIR recommends feasible mitigation measures, where possible, that would reduce or eliminate adverse environmental effects of the Proposed Project.

In preparing the EIR, pertinent city policies and guidelines, existing EIRs, and background documents prepared by the City were all evaluated for their applicability to the Proposed Project. All references used are cited at the end of each technical section.

The Alternatives chapter of the EIR was prepared in accordance with Section 15126.6 of the CEQA Guidelines. It identifies the “environmentally superior” alternative among the alternatives assessed. The alternatives analyzed in this EIR include the No Project/Reasonably Foreseeable Alternative; Development on Sites 1 through 6 and Public Facilities Overlay on Site 1; Development on Sites 1 through 6 and Public Facilities Overlay on Sites 1, 3, and 4; Development on Sites 1 through 6 and Public Facilities Overlay on Sites 4 and 9; Landowner Concept Plan; and the Proposed Project plus Public Facilities/Land Use Overlay on Site 7.

1.5 LEAD, RESPONSIBLE, AND TRUSTEE AGENCIES

Per the CEQA Guidelines, this EIR defines lead, responsible, and trustee agencies. The City of Lake Forest is the lead agency for the project because it holds principal responsibility for approving the project. A responsible agency refers to a public agency other than the lead agency that has discretionary approval over the project. Responsible agencies for the Proposed Project include the following: Santa Ana and San Diego Regional Water Quality Control Board/State Water Resources Control Board, Caltrans, the South Coast Air Quality Management District, US Army Corps of Engineers, the County of Orange (as administrator of the Natural Community Conservation Plan [NCCP], a state/federal habitat management and conservation plan), and the Department of Toxic Substances Control. A trustee agency means a State agency having jurisdiction by law over natural resources affected by a project which are held in trust for the people of the state. Trustee agencies for the Proposed Project include the State Office of Historic Preservation and the California Department of Fish & Game.

1.6 ENVIRONMENTAL REVIEW PROCESS

This EIR has been prepared to meet all of the substantive and procedural requirements of CEQA; the CEQA Guidelines; and the rules, regulations and procedures for the implementation of CEQA as adopted by the City of Lake Forest. Accordingly, as discussed above, the City of Lake Forest has been identified as the Lead Agency for the Proposed Project, taking primary responsibility for conducting the environmental review process and approving or denying the project.

The City filed a Notice of Preparation (NOP) with the California Office of Planning and Research indicating that an EIR would be prepared. A complete copy of the NOP, a summary of NOP comments, and copies of the comments received during the comment period can be found in Appendix A of this Draft EIR. In turn, the NOP was distributed to involved public agencies and interested parties for a public review period, which began on July 7, 2004, and ended on August 16, 2004. The purpose of the public review period was to solicit comments on the scope and content of the environmental analysis to be included in the EIR.

During preparation of the EIR, agencies, organizations, and persons who the City believed might have an interest in this project were specifically contacted. Information, data, and observations from these contacts are included in the EIR. Agencies or interested persons who did not respond during the public review period of the NOP will have an opportunity to comment during the public review period for the EIR, as well as at subsequent hearings on the project.

This EIR or a notice of availability of this EIR for public review has been distributed to agencies that have commented on the NOP, surrounding cities, counties, and interested parties for a 45-day public review period in accordance with Section 15087 of the state CEQA Guidelines, which began on January 31, 2006, and ends March 16, 2006. During the 45-day public review period, the EIR is available for review at the following locations.

City of Lake Forest
Development Services Department
25550 Commercentre Drive
Lake Forest, CA 92630
(949) 461-3400
Hours: M–TH 8 A.M.–12 P.M. and 1 P.M.–6 P.M.
Alternate F: 8 A.M.–12 P.M. and 1 P.M.–5 P.M.

El Toro Library
24672 Raymond Way
Lake Forest 92630
(949) 855-8173
Hours: M–TH 10 A.M.– 9 P.M.
F & SA 10 A.M.– 5 P.M.
SU 12 P.M.– 5 P.M.

Aliso Viejo Library
1 Journey
Aliso Viejo, CA 92656
(949) 360-1730
Hours: M–TH 10 A.M.– 9 P.M.
F & SA 10 A.M.–5 P.M.
Closed SU and all major holidays

Foothill Ranch Library
27002 Cabriole Way
Foothill Ranch, CA 92610
(939) 855-8072
Hours: M–TH 10 A.M.–8 P.M.
SA 10 A.M.–5 P.M.
Closed SU and all major holidays

Rancho Santa Margarita Library
30902 La Promesa
Rancho Santa Margarita, CA 92688
(949) 459-6094
Hours: M–TH 10 A.M.– 9 P.M.
F & SA 10 A.M.–5 P.M.
Closed SU

Interested parties may provide comments on the EIR in written form, which must be received in the office listed below no later than **5:00 P.M. on March 16, 2006**. Comments should be addressed to:

Ms. Gayle Ackerman, Development Services Director
City of Lake Forest, Development Services Department
25550 Commercentre Drive
Lake Forest, CA 92630
gackerman@ci.lake-forest.ca.us
Fax: (949) 461-3512

Upon completion of the 45-day public review period, written responses to all comments raised regarding to environmental issues discussed in the EIR will be prepared and incorporated into the Final EIR (FEIR). Furthermore, written responses to comments received from any public agencies will be made available to these agencies at least ten days prior to the public hearing during which the certification of the FEIR will be considered. These comments, and their responses, will be included in the FEIR for consideration by the City Council, as well as any other subsequent public agency decision-makers.

CEQA section 21081 requires the Lead Agency to make specific Findings of Fact (Findings) before approving the FEIR, when the EIR identifies significant environmental impacts that may result from a project. The purpose of the Findings is to establish the link between the contents of the FEIR and the action of the Lead Agency regarding to approval or rejection of the Proposed Project. Prior to approval of a project, one of three findings must be made, as follows:

- Changes or alterations have been required in, or incorporated into, the project that avoid or substantially lessen the significant environmental effect as identified in the FEIR.
- Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
- Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the FEIR.

Additionally, according to PRC Section 21081.6, for projects in which significant impacts will be avoided or reduced by mitigation measures, the Lead Agency must include a mitigation monitoring and reporting program (MMRP). The purpose of the MMRP is to ensure compliance with required mitigation during implementation of the project.

However, it may not be possible to feasibly mitigate environmental impacts to a less-than-significant level. When this occurs, impacts are considered significant and unavoidable. If a public agency approves a project that has significant and unavoidable impacts, the agency shall state in writing the specific reasons for approving the project, based on the FEIR and any other information in the public record. This is termed “Statement of Overriding Considerations” and is used to explain the specific reasons why the benefits of a Proposed Project make its unavoidable environmental effects acceptable. The statement is prepared, if required, after the FEIR has been completed, yet before action by the decision-making body to approve the project has been taken.

1.7 EIR ADEQUACY

The level of detail contained throughout this EIR is consistent with that which is required by law. Specifically, the CEQA Guidelines, Section 15151 states:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information, which enables them to make a decision, which intelligently takes into account of environmental consequences. An evaluation of the environmental effects of a Proposed Project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.

This EIR complies with this standard.

1.8 INTENDED USES OF THE EIR

This EIR has been prepared to analyze potentially significant environmental impacts associated with the construction and operation of the Proposed Project, and also addresses feasible mitigation measures or project alternatives that would minimize or eliminate these impacts. This document is intended to serve as an informational document, and will be the primary source of environmental information for the Lead Agency to consider when exercising any discretionary approval powers directly related to implementation of this project.

This EIR is intended to provide decision-makers and the public with information that enables them to intelligently consider the environmental consequences of the Proposed Project. This EIR identifies significant or potentially significant environmental effects, as well as ways in which those impacts can be feasibly reduced to less-than-significant levels, whether through the imposition of mitigation measures or through the implementation of specific alternatives to the Proposed Project. EIRs provide information that will allow an applicant, concerned citizens, and agency staff to collectively review and evaluate the environmental setting on and around the Proposed Project site and potential project impacts through a process of full disclosure.

To gain the most value from this report, certain key points recommended in the CEQA Guidelines should be kept in mind:

- This report should be used as a tool to give the reader an overview of the possible ramifications of the Proposed Project. It is designed to disclose information as early in the decision making process as possible regarding a proposed project's potential environmental impacts and subsequent effects on the local community's environmental resources.
- A specific environmental impact is not necessarily irreversible or permanent. Most impacts, particularly in urban, more developed areas, can be wholly or partially mitigated by incorporating changes recommended in this report during the design and construction phases of project development.

1.9 DOCUMENT ORGANIZATION

This EIR has been designed for easy use and reference. To help the reader locate information of particular interest, a brief summary of the contents of each section of the EIR is provided. The following chapters are contained within Volume I (Draft Environmental Impact Report) of the EIR:

- **Executive Summary**—This section contains a summary of the Proposed Project, as well as an overview of the scope of the EIR and description of areas of controversy. This section provides a summary of environmental impacts, proposed mitigation, level of significance after mitigation, and unavoidable significant impacts.
- **Chapter 1: Introduction**—This section describes the purpose, intended use, and scope of the EIR, a summary of the environmental and public review process, the availability of the EIR, documents incorporated by reference, and a brief outline of this document's organization.
- **Chapter 2: Project Description**—This section defines the project location, describes the characteristics of the project site, describes the project's background, summarizes the Proposed Project, outlines the project objectives, describes the construction scenario, and identifies the approvals required by the City and other agencies for project implementation.
- **Chapter 3: Environmental Analysis**—This section describes and evaluates the environmental issue areas, including the existing environmental setting and background, applicable environmental thresholds, environmental impacts (both short-term and long-term) resulting from construction and operation of the Proposed Project, policy considerations related to the particular environmental issue area under analysis, mitigation measures capable of minimizing environmental harm, and a discussion of cumulative impacts. Where additional actions must be taken to ensure consistency with environmental policies, recommendations are made, as appropriate. By consolidating environmental impact assessment and site-specific policy directives within each impact area, clear linkages between impact assessment and related policy consistency can be established.
- **Chapter 4: Alternatives to the Proposed Project**—This section analyzes feasible alternatives to the Proposed Project, including the No Project/Reasonably Foreseeable Development Alternative, Development on Sites 1 through 6 and Public Facilities Overlay on Site 1; Development on Sites 1 through 6 and Public Facilities Overlay on Sites 1, 3, and 4; Development on Sites 1 through 6 and Public Facilities Overlay on sites 4 and 9; Landowner Concept Plan; and Proposed Project Plus Public Facilities/Land Use Overlay on Site 7.

The alternatives analysis is generally considered an integral part of an EIR. This EIR is no exception, and one of the alternatives, or a variation thereof that is within the range of alternatives

analyzed by this EIR, may properly be selected by the decision-making body as the approved project.

- **Chapter 5: Other CEQA Considerations**—This section summarizes the significant environmental effects of the Proposed Project, including cumulative impacts, as well as irreversible changes to the natural environment resulting from the Proposed Project, and growth-inducing impacts.
- **Chapter 6: Organizations and Persons Consulted/List of EIR Preparers**—This section identifies all individuals responsible for the preparation of this EIR.

Volume II contains Appendices A through K, as follows:

- **Appendix A**—Notice of Preparation and Comment Letters
- **Appendix B**—Aerial and Site Photographs and Descriptions
- **Appendix C**—Orange County 2000–2002 Land Use Conversions
- **Appendix D**—CO Analysis of the Project Area
- **Appendix E**—Sensitive Species Occurring within the Project Area
- **Appendix F**—One-Mile Radius Environmental Record Search (Hazards)
- **Appendix G**—Irvine Ranch Water District Water Supply Assessment
- **Appendix H**—Noise Monitoring Data—Sound Level Meter Summary
- **Appendix I**—Vacant Land Opportunities Phase III Traffic Study
- **Appendix J**—City of Lake Forest Utility Report
- **Appendix K**—Coastal Sage Scrub and California Gnatcatcher Reports

1.10 CUMULATIVE PROJECTS SCENARIO

Cumulative impacts refer to the combined effect of project impacts with the impacts of other past, present, and reasonably foreseeable future projects. Both CEQA and the CEQA Guidelines require that cumulative impacts be analyzed in an EIR when the resulting impacts are cumulatively considerable, and therefore, potentially significant. The discussion of cumulative impacts must reflect the severity of the impacts, as well as the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of environmental impacts attributable to the project alone. Furthermore, the discussion is intended to be guided by the standards of practicality and reasonableness. According to Section 15355 of the CEQA Guidelines:

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

- (a) The individual effects may be changes resulting from a single project or a number of separate projects.
- (b) The cumulative impact from several projects is the change in the environment, which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.

Furthermore, according to CEQA Guidelines Section 15130(a) (1)–(a) (3):

- (1) As defined in Section 15355, a “cumulative impact” consists of an impact, which is created as a result of the combination of the project evaluated in the EIR together with other projects

causing related impacts. An EIR should not discuss impacts, which do not result in part from the project evaluated in the EIR.

- (2) When the combined cumulative impact associated with the project's incremental effect and the effects of other projects is not significant, the EIR shall briefly indicate why the cumulative impact is not significant and is not discussed in further detail in the EIR. A lead agency shall identify facts and analysis supporting the lead agency's conclusion that the cumulative impact is less than significant.
- (3) An EIR may determine that a project's contribution to a significant cumulative impact will be rendered less than cumulatively considerable and thus is not significant. A project's contribution is less than cumulatively considerable if the project is required to implement or fund its fair share of a mitigation measure or measures designed to alleviate the cumulative impact. The lead agency shall identify facts and analysis supporting its conclusion that the contribution will be rendered less than cumulatively considerable.

In addition, as stated in the CEQA Guidelines, Section 15064(i) (5) it should be noted that:

- (5) The mere existence of significant cumulative impacts caused by other projects alone shall not constitute substantial evidence that the Proposed Project's incremental effects are cumulatively considerable.

Therefore, an EIR's discussion of potential cumulative impacts focuses on whether the impacts of the project under review are cumulatively considerable when combined with the impacts caused by other past, present, or future projects.

The City of Lake Forest is located in Growth Management Area 9 (GMA-9), established by the Orange County General Plan pursuant to Measure M, the revised Traffic Improvement and Growth Management Ordinance. The main purpose of the Orange County Growth Management Plan Element is to ensure that the planning, management, and implementation of traffic improvements and public facilities are adequate to meet the current and projected needs of Orange County. The County is divided into eleven GMAs. Lake Forest is part of GMA-9 with Mission Viejo, Rancho Santa Margarita, San Juan Capistrano, parts of Irvine, and some unincorporated county areas.

Table 1-1 (Growth Management Area No. 9—Cumulative Projects) provides a list of cumulative development projects planned, approved, or under construction in GMA-9. Figure 1-1 (Land Use Coordination Map) illustrates the location of these cumulative projects. Cumulative impact discussions for each issue area are provided in Chapter 5 (Other CEQA Considerations).

The related projects listed in Table 1-1 are described by name, level of entitlement, development type, description, location, and development status. The related projects for adjacent cities not in GMA-9 in Table 1-2 (Related Projects in Adjacent Cities [not in GMA-9]) are listed by type, and square footage is listed if known. For an analysis of the cumulative impacts associated with these cumulative projects and the Proposed Project, the reader is referred to Chapter 5 (Other CEQA Considerations) of this EIR.

Cumulative impacts analyzed in this EIR (impacts from related projects in conjunction with the Proposed Project) would likely represent a "worst-case" scenario for the following reasons:

- Not all of the related projects are expected to be approved and/or built
- Impact projections for related projects would likely be, or have been, subject to unspecified mitigation measures, which would reduce potential impacts

- Many related projects are expressed in terms of gross square footage or are conceptual plans such as master plans that assume complete development. In reality, such projects may be smaller because of the demolition or removal of existing land uses resulting from development of the related project

Table 1-1 Growth Management Area No. 9—Cumulative Projects

| <i>Project No.</i> | <i>Name</i> | <i>Level of Entitlement</i> | <i>Development Type</i> | <i>Description</i> | <i>Location</i> | <i>Development Status</i> |
|--|---------------------------------|---|---|--|--|---|
| PROJECTS APPROVED BUT NOT BUILT | | | | | | |
| County of Orange | | | | | | |
| OR-1 | Coto de Caza | GP amendment, zone change, tract maps, development agreement, area plan | Residential, commercial, and open space | 4.929 gross acres; maximum of 6,268 dwelling units; 2,572 acres residential and 105 acres of commercial | Located south of Rancho Santa Margarita and west of Dove Canyon | 4,822 DU and 74 acres of commercial currently exist |
| OR-2 | Las Flores | EIR 506, GPA, Zone Change | Residential, commercial, office, and open space | 1,005 gross acres; maximum 2,214 DU, 319 acres of residential development and 7 acres of commercial | Located approximately at Oso Parkway and Antonio Parkway | 35,493 sf commercial uses and 1,999 DU as of 12/31/99 (buildout) |
| OR-3 | Santiago Ranch | GPA, zone change | Residential and open space | 120 gross acres, 69 acres of residential, 51 acres open space | Located south of Portola Hills and west of Santiago Canyon Road | Currently undeveloped; project inactive |
| OR-4 | Ladera | GPA, zone change, planned community | Residential, commercial, open space | 2,390 gross acres; maximum 8,400 DU; 1,989 acres residential, 25 acres commercial, and 111 acres urban activity center | Directly east of Mission Viejo, south of Las Flores Planned Community, north of Ortega Hwy | Planned Community approved October 1995; 5,761 residential units and 165,000 sf commercial projected by 2005. |
| City of Irvine | | | | | | |
| IR-1 | Destination Hotels | Master Plan | Resort | 400-room hotel and conference facilities | NEC Irvine Center Drive/Alton | Approved |
| IR-2 | Roy Herbold Jr. Architect | CUP | Commercial | CUP for bank with drive-thru ARM | PA 32-76 Technology Drive | Approved |
| IR-3 | Woodbury Village Apts., Site I | Master Plan | Residential | 390 apartment homes | Jeffrey and Irvine Blvd. | Approved |
| IR-4 | Woodbury Village Apts., Site II | Master Plan | Residential | 420 apartment homes | Townsend and Groveland | Approved |
| IR-5 | PA6 Phase I | Tentative tract map | Residential | TTM for PA6 in Northern Sphere | PA6 | Approved |

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| <i>Project No.</i> | <i>Name</i> | <i>Level of Entitlement</i> | <i>Development Type</i> | <i>Description</i> | <i>Location</i> | <i>Development Status</i> |
|----------------------------|---------------------------------------|---|-------------------------|---|---|--|
| IR-6 | PA6 Phase I Cal Pac | Master Plan | Residential | Master plan for 102 SFD residential units in PA9A and other loop. | PA9A | Approved |
| IR-7 | PA6 Phase I Lennar | Master Plan | Residential | Master plan for 62 SFD units in PA9A outer loop | PA9A | Approved |
| IR-8 | PA9 Woodbury | Master Plan | Residential | Master plan for 9A residential | PA9A | Approved |
| IR-9 | Woodbury Inner Loop West | Tentative Tract Map | Residential | TTM for Planning Area 9A | PA9A | Approved |
| IR-10 | Cal Pac | Master Plan | Residential | Master plan for new detached condos in Woodbury | Groveland, Townsend, and BB Street | Approved |
| IR-11 | PA35 Condo | Tentative Parcel Map | Industrial | TPM for 2 & 4 Hughes in PA35 | 2, 4 Hughes | Approved |
| City of Lake Forest | | | | | | |
| LF-1 | Rados Property | Site development Permit 2000-09 and Parcel Map 2000-164 | Industrial buildings | 6 industrial buildings totaling 165,178 sf and 271 parking spaces | East end of Vista Terrace | Approved December 2001; no building permits pulled |
| LF-6 | Viejo Substation | Site Development Permit 2004-15 | Electrical substation | SCE, unmanned substation on 12.5 acres | Icon and Definition, Foothill Ranch | Under construction |
| LF-8 | Staybridge Hotel | Site Development Permit 2000-22 | Hotel | 83,000 sf, 189 rooms | Rancho Pkwy and Bake Pkwy | Under construction |
| LF-10 | Ascension Cemetery | Use Permit 2000-13 | Cemetery | Expand existing cemetery from 14 to 24 acres with addition of 6 buildings ranging from 2,400 sf office to 17,400 sf mausoleum | 24754 Trabuco Road | Under construction |
| LF-11 | Heritage Hill Shopping Center | Use Permit 2002-05 | Shopping center | Add 7,992 sf to existing retail center and convert 3,500 sf of office to restaurant use | Lake Forest Drive and Trabuco Road | Under construction |
| LF-12 | Saddleback Valley Plaza (The Orchard) | Site Development Permit 2002-05 | Shopping Center | 274,000 sf | El Toro Road between Rockfield and Twin Peaks | Under construction |
| LF-13 | Grace Community Church | Use Permit 2004-03 | School | Add private elementary and high school campus on existing Church | 26052 Trabuco Road | Under construction |

Table 1-1 Growth Management Area No. 9—Cumulative Projects

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|---------------------------------------|---|---|--|---|---|---|
| City of Mission Viejo | | | | | | |
| MV-1 | PA38 Mission Foothill Marketplace | Area Plan 91-6P Vest. Tent. Tract 12632; Development Agreement; Site plan SP95-209P | Commercial | 148,980 sf grocery store/restaurant/retail | North of Los Alisos Blvd between Marguerite Pkwy and SR-241 | Developer only build approximately 60 percent of center due to market conditions |
| MV-2 | PA26 Presbyterian Church of the Maker | Site Plan SP96-242P | Community facility | 64,000 sf church and preschool expansion | NWC of Marguerite Pkwy and Oso Pkwy | Preschool building complete; church expansion in future phase |
| MV-3 | Pacific Medical Buildings | Site Plan | Medical Office | 140,000 sf | Crown Valley/Medical Center | Approved by Planning Commission |
| MV-4 | Makena Great America | Site Plan | Retail/Office | 14,650 sf | SEC of Oso and I-5 northbound off ramp | Under construction |
| MV-5 | CT Realty | Site Plan | General Office | 57,000 sf | Acero/Pala | Under construction |
| MV-6 | Mission Hills Medical | Site Plan | Medical Office | 30,488 sf | Pala/Alambre | Under construction |
| MV-7 | Ayers Hotel | Site Plan | 94-room hotel | 63,054 sf | Los Alisos | Approved by Planning Commission |
| MV-8 | MV Church of Christ | Site Plan | Church addition | 28,564 sf | 26558 Marguerite | Approved by Planning Commission |
| MV-9 | St. Joseph Health System | Site Plan | Medical Office | 35,000 sf | Crown Valley/Los Altos | Under construction |
| MV-10 | Pendragon North America Jaguar/Land Rover | Site Plan | Auto Dealership | 42,300 sf | 28701 Marguerite | Approved by Planning Commission |
| City of Rancho Santa Margarita | | | | | | |
| RSM-1 | Rancho Santa Margarita | GPA; Area Plan; Feature Plan; Tract Map; Site Plan; Development Agreement | Residential, commercial, office, business park, industrial, recreation, and open space | City is approximately 13 square miles (8,280 acres); maximum of 17,608 DU, 1,660 acres of residential development, 67 acres of commercial, 235 acres of industrial and office | East of Mission Viejo, south of O'Neil Regional Park | 16,515 DU as of 2000 Census; 16,734 DU expected by 2020; 2,715,000 sf commercial and 3,886,000 sf industrial/office at buildout |

Table 1-1 Growth Management Area No. 9—Cumulative Projects

| <i>Project No.</i> | <i>Name</i> | <i>Level of Entitlement</i> | <i>Development Type</i> | <i>Description</i> | <i>Location</i> | <i>Development Status</i> |
|------------------------------------|-----------------------------------|-----------------------------|---|---|---|---|
| City of San Juan Capistrano | | | | | | |
| SJC-1 | Capistrano Gateway (Resco/NuWest) | GPA; architectural control | Church (Phase I); commercial office (Phase 2) | 117,000 total gross sf | East side of Rancho Viejo Road and 200 ft south of Via Escolar | Approved; no building permits submitted |
| SJC-2 | Honeyman Ranch-William Lyon | TTM | Residential lots for custom homes | 199 single-family DU | East side of Rancho Viejo Road north of Ortega Hwy | Approved |
| SJC-3 | San Juan Law Center | Architectural Control | Professional office use | 5,963 total sf | North side of Ortega Hwy east of Rancho Viejo Road | Approved |
| SJC-4 | Ortega Animal Hospital | Architectural Control | Veterinary clinic | 7,767 total sf | North side of Ortega Hwy east of Rancho Viejo Road | Approved |
| SJC-5 | Pacifica San Juan (T15609) | TTM | Residential | 416 single-family DU | East side of I-5 between I-5 NB off ramp at Valle Road and Camino Las Ramblas | Approved |
| SJC-6 | Whispering Hills | TTM | Residential | 155 single-family DU | West side of La Pata Ave and south of Ortega Hwy | Approved |
| SJC-7 | J Serra High School | Architectural Control | Private high school | 2,000 students | West of I-5 and south of J Serra Road | Approved |
| SJC-8 | CUSD Ancillary Facility | Architectural Control | Administrative offices | 125,000 gsf | South terminus of Valle Road and east of I-5 | Approved |
| SJC-9 | Mammoth Offices | Architectural Control | Commercial offices | 99,392 gsf | East side of Rancho Viejo Road at the I-5/SJHTC connector | Approved |
| SJC-10 | San Juan Meadows | TTM | Residential | 275 Single-family DU; 165 senior apartments | South of La Novia Avenue and east of I-5 | Approved |

Table 1-1 Growth Management Area No. 9—Cumulative Projects

| <i>Project No.</i> | <i>Name</i> | <i>Level of Entitlement</i> | <i>Development Type</i> | <i>Description</i> | <i>Location</i> | <i>Development Status</i> |
|--------------------------------------|---|--|--|---|---|--|
| PROJECTS CURRENTLY IN PROCESS | | | | | | |
| County of Orange | | | | | | |
| OR-A | Rancho Mission Viejo Development Plan | GPA, zone change, planned community | Residential, commercial, business park, recreation, open space | 22,815 gross acres. Buildout maximum for the PC is 14,000 DU in the year 2025; 770,000 sf urban activity center; 390,000 sf neighborhood center; 3,930,000 sf business park | East and northeast of San Juan Capistrano | DEIR 589 in preparation; Planning Commission hearing in September/October 2004; Board hearing late Fall 2004 |
| City of Irvine | | | | | | |
| IR-A | MCAS El Toro (PA30) | Community Reuse Plan; GPA; zone change | Recreation, residential, commercial, and institutional | 3,700 gross acres | East of I-5, south of ETC east leg, west of SR-241, and north of Alton Pkwy | Ultimate buildout is anticipated by year 2020 |
| IR-B | Government Solutions | CUP | Institutional | CUP for 10,500 sf childcare center on 1.57 acres | PA31 – SW corner Laguna Cyn Road and Marshburn Channel | Under review |
| IR-C | Standard Pacific SFD – Woodbury NW Outer Loop | Master Plan | Residential | Master plan for 58 single-family DU in PA9A | Jeffrey & Irvine | Under review |
| IR-D | John Laing SFD – Woodbury NW Outer Loop | Master Plan | Residential | Master plan for 65 single-family DU in PA9A | Jeffrey & Irvine | Under review |
| IR-E | PA9C | TTM | Residential | TTM for workforce housing | Trabuco and Sand Canyon | Under review |
| IR-F | PA9C | Master Plan | Residential | Master plan for workforce housing | Trabuco and Sand Canyon | Under review |
| IR-G | PA9A SE Outer Loop | TTM | Residential | TTM for new residential in PA9A | NWC of Trabuco and Sand Canyon | Under review; PC-11/4/2004 |
| IR-H | PA9A SE Inner Loop | Master Plan | Residential | Master plan for 288 single- and multi-family DU | SE Quadrant of PA9A | Under review |
| IR-I | PA9A SE Inner Loop | TTM | Residential | TTM for 288 SFR/MFR | SE Quadrant of PA9A | Under review |
| IR-J | Woodbury Affordable – Site 1 – 150 units | Master Plan | Residential | Master plan for development of affordable apartment in Woodbury, PA9A | Woodbury – NE Quadrant | Under review |

Table 1-1 Growth Management Area No. 9—Cumulative Projects

| <i>Project No.</i> | <i>Name</i> | <i>Level of Entitlement</i> | <i>Development Type</i> | <i>Description</i> | <i>Location</i> | <i>Development Status</i> |
|---------------------------------------|---|---------------------------------|---------------------------|--|--|---|
| IR-K | PA9 Affordable Housing – Site II | Master Plan | Residential | Master plan for affordable apartment site in PA9A site II | Woodbury SE Quadrant | Under review |
| IR-L | Spectrum 6 Parcel Map | TPM | | TPM 2004-143 in PA31 | Laguna Canyon and Waterworks | Under review |
| IR-M | Wendy's Restaurant | CUP | Commercial | CUP for Wendy's fast-food restaurant with drive-thru | Technology & Alton | Under review |
| City of Lake Forest | | | | | | |
| LF-A | Silhouette Medical Plaza | Use Permit 2004-07 | Medical Office | New 19,186 sf two-story medical office with reduced parking requirements | Portola Parkway and Glenn Ranch Rd | Tentatively scheduled for PC review September 9, 2004 |
| LF-B | Home Depot | Site Development Permit 2004-18 | Retail | New 120,000 sf Home Depot and inline tenants | NE corner of El Toro Rd and Rockfield Blvd | Application under review |
| LF-C | Portola Hills South | Portola Hills Planned Community | Business park; commercial | Portola Hills Planned Community allows up to 2,271,654 sf Business Park and 554,500 sf of Commercial | Glenn Ranch Road at Saddleback Ranch Road | No project-level entitlement ^b |
| LF-D | Opportunities Study (NOTE: If approved, would replace Shea/Baker and Portola Hills South Entitlement) | N/A | N/A | N/A | N/A | N/A |
| City of Mission Viejo | | | | | | |
| None | | | | | | |
| City of Rancho Santa Margarita | | | | | | |
| None | | | | | | |
| City of San Juan Capistrano | | | | | | |
| SJC-A | Gates Offices | Architectural Control | Commercial offices | 14,800 gsf | West side of Rancho Viejo Road and north of Ortega Hwy | Under review |
| SJC-B | Ortega Ranch | Architectural Control | Commercial offices | 160,000 gsf | West side of Rancho Viejo Road and north of Ortega Hwy | Under review |

Table 1-1 Growth Management Area No. 9—Cumulative Projects

| <i>Project No.</i> | <i>Name</i> | <i>Level of Entitlement</i> | <i>Development Type</i> | <i>Description</i> | <i>Location</i> | <i>Development Status</i> |
|--------------------|-------------|-----------------------------|-------------------------|--------------------|--|---------------------------|
| SJC-C | Valle Ranch | Architectural Control | Commercial offices | 43,000 gsf | South terminus of Valle Road and east of I-5 | Under review |

SOURCE: Measure M Growth Management Area 9 Inter-Jurisdictional Planning Forum, October 29, 2004

- ^a 4,315,000 sf business park uses secured by D.A. Phase I with project-level entitlement of 265,740 sf on 18.38 acres. If the Proposed Project is approved, this development would be removed.
- ^b Portola Hills PC allows up to 2,271,654 sf of Business Park and 554,500 sf of commercial. If the Proposed Project is approved, this project would be removed

Table 1-2 Related Projects in Adjacent Cities (not in GMA-9)

| <i>Development Type</i> |
|--|
| City of Laguna Woods |
| Clubhouse 7 – Leisure World |
| Senior Housing (134 units) at 23522 Paseo de Valencia |
| City of Laguna Hills |
| Urban Village Specific Plan |
| Walgreen’s and façade changes at the DMV shopping center |
| Union 76 at Paseo de Valencia and El Toro converting service bays to convenience store |
| Civic Center slated for completion |
| SOURCE: City of Lake Forest, 2005. |

