

## 4.15 RECREATION

This section describes the parks and other recreational facilities near the Nakase property (Project site) and evaluates the potential impacts of the proposed Nakase Nursery/Toll Brothers Project (proposed Project) on those facilities. This section also discusses the existing setting of recreational facilities within and near Lake Forest and sets forth the relevant regulatory requirements that apply to the analysis of the proposed Project's impact on recreational facilities. This section is based, in part, on information provided in the Recreation and Resources Element of the City of Lake Forest (City) General Plan and applicable provisions of the City's Municipal Code.

### 4.15.1 Scoping Process

The City received 28 comment letters during the public review period of the Initial Study/Notice of Preparation (IS/NOP). For copies of the IS/NOP comment letters, refer to Appendix A of this Environmental Impact Report (EIR). Two comment letters included comments related to Recreation.

The letter from Sue Nath (July 30, 2018) suggested evaluating the development of a park or garden on the Nakase site. The letter from Judy Esposito (August 6, 2018) suggested making the nursery site into community gardens or a forest.

### 4.15.2 Existing Environmental Setting

#### 4.15.2.1 Existing Project Site

The Project site is located in the north-central portion of Lake Forest. The approximately 122-acre (ac) Project site is currently operating as the Nakase Brothers Wholesale Nurseries, an agricultural wholesale plant nursery. Historically, the main portion of the Project site has been used primarily for agricultural production. The Project site is bounded on the northwest by Bake Parkway, on the northeast by Rancho Parkway, on the southeast by the Serrano Creek Trail, and on the southwest by commercial, industrial, and office uses, with Dimension Drive beyond. Manufactured landscape slopes, chain-link fences, and block walls enclose the Project site. In addition, several mature trees line the northeastern and southeastern boundaries of the Project site.

Serrano Creek Trail is a 7.2-mile (mi) moderately trafficked out-and-back trail that roughly follows the path of Serrano Creek. A portion of the trail is located adjacent to the Project site. Serrano Creek Trail offers a number of activity options and is accessible year-round. Dogs and horses are also able to use this trail. The southern end of Serrano Creek Trail starts at Serrano Creek Park, while the northern end, which is part of Limestone/Whiting Ranch Wilderness Park, merges with another trail in Limestone/Whiting Ranch Wilderness Park.

Nature Park is a 4.5 ac neighborhood park located immediately adjacent to the southern boundaries of the proposed Project. The park features mature oak trees, grass areas, walking paths, and a picnic area.

The City's General Plan designates the Project site as Business Park and Business Development Overlay (BDO). The Project site currently has a zoning designation of A1–Agricultural District, which

is intended to provide for agriculture, outdoor recreational uses, and other low-intensity uses requiring open space.

#### 4.15.2.2 Existing Recreational Facilities within the City

The City provides a variety of recreational opportunities, including nature parks, a skate park, a sports park, and a recreation center. There are 32 public parks in Lake Forest, which range in size from the approximately 0.2 ac Cavanaugh Park to the 86 ac Lake Forest Sports Park. The City classifies parks as community, neighborhood, or mini-parks based on size and characteristics:

- **Community Parks:** Community parks serve neighborhoods and are intended to have a service radius of approximately 2 to 3 mi. These parks are generally over 10 ac in size and include a variety of facilities, such as active recreational facilities (e.g., athletic fields and group picnic areas). In addition, these large parks often include community centers. Baker Ranch Community Park is located approximately 0.4 mi from the northwest boundaries of the Project site. The 86 ac Lake Forest Sports Park/Recreation Center is located approximately 0.45 mi from the eastern boundaries of the Project site and is one of the largest sports parks in Orange County, with 57 ac devoted to sports fields and a multifunctional recreation center. Other community parks in Lake Forest include Borrego Park, El Toro Park, Foothill Ranch Community Park, Heroes Park, Pittsford Park, Serrano Creek Park, and Tamarisk Park.
- **Neighborhood Parks:** Neighborhood parks are smaller than community parks but are typically at least 3 ac. Neighborhood parks are often adjacent to schools, greenbelts, open space linkages, or other community open space or recreational facilities to facilitate an integrated open space system and normally include tot lots, picnic facilities, and a multiuse court. Lake Forest contains numerous neighborhood parks, including Regency Park, which is approximately 0.41 mi from the southeast boundaries of the Project site, and the Etnies Skatepark, which is approximately 0.13 mi from the eastern borders of the Project site. Other neighborhood parks in Lake Forest include Alton Park, Borrego Canyon Overlook Park, Cherry Park, Concourse Park, Darrin Park, Lake Forest Park, Montbury Park, Mountain View Park, Nature Park, Peachwood Park, Pebble Creek Park, Portola Hills, Rancho Serrano Park, Ranchwood Park, Rimgate Park, Village Pond Park, and Vintage Park.
- **Mini-Parks:** Mini-parks are generally less than 1 ac in size and are usually established in higher-density areas as a substitute for backyards. The City's mini-parks serve various age groups depending on characteristics of the neighborhood. The Barker Ranch Dog Park is a mini-park located approximately 0.5 mi from the western boundaries of the Project site. Other mini-parks in Lake Forest include Cavanaugh Park and Sundowner Park.

Figure 4.15.1 provides the locations of existing recreational facilities near the Project site.

Table 4.15.A provides the acreages and amenities offered by existing City park and recreational facilities. In total, the existing park and recreational facilities listed in this table total 239.15 ac, making up the majority of the City's parkland inventory.

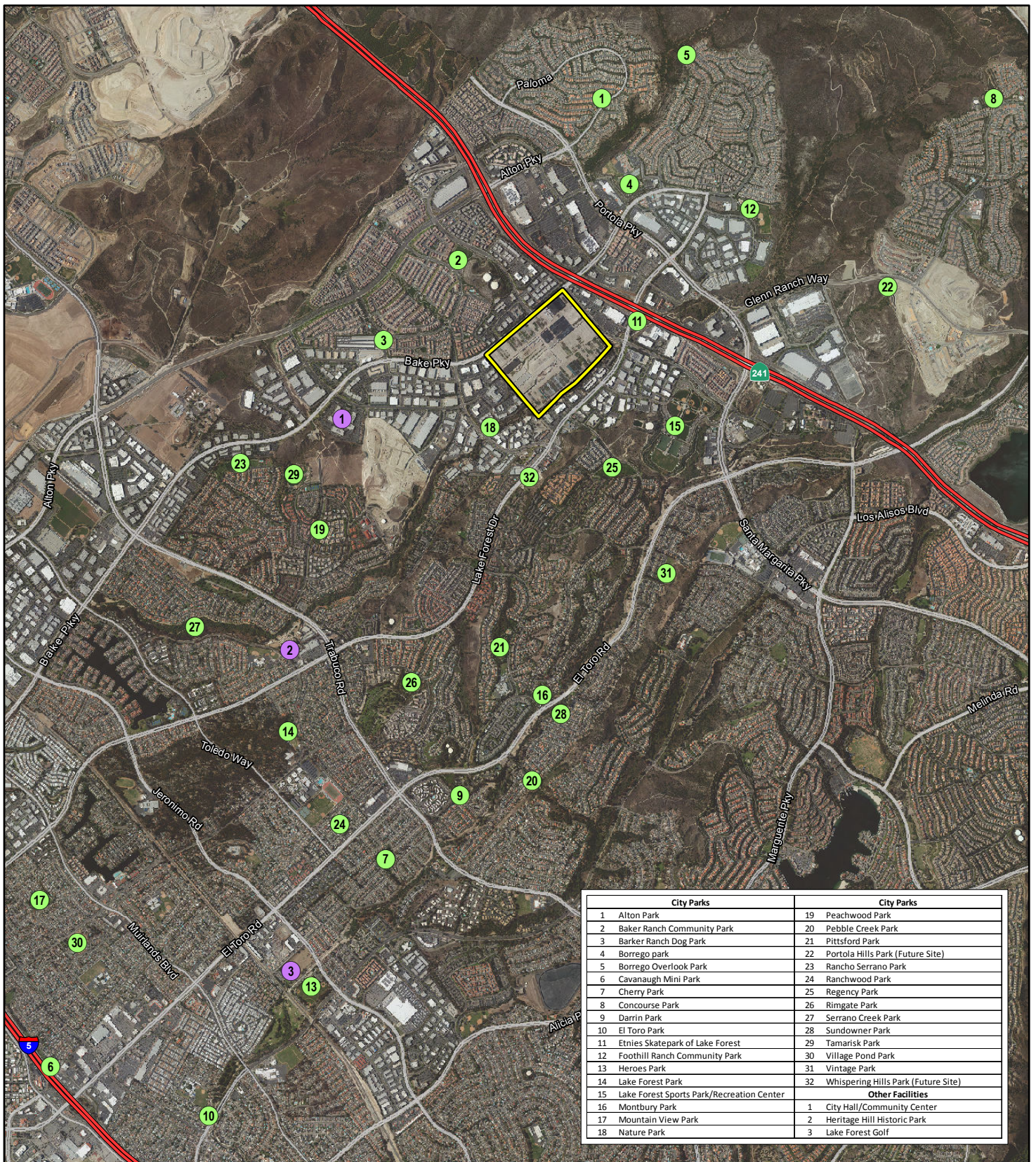


FIGURE 4.15.1



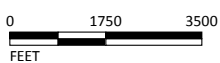
LEGEND

Project Location

Existing Recreational Facilities

City Parks

Other Facilities



SOURCE: Google Maps (2018); City of Lake Forest (2019)

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Nakase Nursery/Toll Brothers  
Existing Recreational Facilities

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**Table 4.15.A: Existing City Parks and Recreation Facilities**

<b>Name</b>	<b>Location</b>	<b>Acreage</b>	<b>Facilities</b>
Alton Park	Alton Parkway between Bonita Vista and Mallorca	2.3	Tot lot, half-court basketball
Baker Ranch Community Park	26380 Rancho Parkway South	8	Soccer field with overlay
Barker Ranch Dog Park	26500 Baffin Bay Drive	0.5	Perimeter fencing for large and small dog areas, dog water stations
Borrego Canyon Overlook Park	Viaggio Lane near Tessera Avenue	1.6	Tot lot, picnic area, gazebo
Borrego Park	Bake Parkway near Burbank	11	Baseball field, basketball court, play area, restrooms
Cavanaugh Park	23782 Cavanaugh Road	0.2	Play apparatus and half-court basketball
Cherry Park	22651 Cherry Avenue	4.5	Play apparatus, half-court basketball, open play area, picnic shelter, individual and group picnic tables, barbecue grills
Concourse Park	Saddleback Ranch Road near Ranchwood Way	7.0	Basketball court, tot lots, picnic areas
Darrin Park	22461 Cherry Avenue	3.1	Play apparatus, half-court basketball, open play area, individual picnic tables, barbecue grills
El Toro Park	23701 Los Alisos Boulevard	10	Volleyball courts, handball courts (outdoor), and lighted tennis courts
Heroes Park	25420 Jeronimo Road	12.4	Lighted Little League fields, lighted soccer fields, and restrooms
Etnies Skate Park	Lake Forest Drive near Rancho Parkway	5.3	Skate area for all ages, restrooms, picnic tables.
Foothill Ranch Community Park	Pauling near Lake Forest Drive	15.5	Tennis courts, volleyball court, baseball field
Heritage Hill Historical Park (County of Orange Facility)	25151 Serrano Road	4.12 <sup>1</sup>	Open space, historic buildings, educational programs, picnic tables, restrooms, maintenance structure
Lake Forest Park	24000 Serrano Road	2.3	Picnic tables, hiking trail, passive open space
Lake Forest Sports Park and Recreation Center	28000 Rancho Parkway	86	Multipurpose facility, lighted ball fields/soccer fields, multipurpose court, group picnic areas, restrooms, active play areas
Mountain View Park	4061 Dylan Street	5.3	Softball field, half-court basketball, play apparatus, volleyball courts, handball courts, lighted tennis courts, open play area, picnic table, barbecue
Montbury Park	21962 Montbury Drive	3.5	Passive open space
Nature Park	26251 Dimension Drive	4.5	Walking trail, picnic tables, gazebo picnic area
Peachwood Park	Peachwood near Palmwood	2.7	Open space, tot lot, picnic area
Pebble Creek Park	26441 Pebble Creek Road	1.9	Play apparatus, passive open space
Pittsford Park	21701 Pittsford Drive	10	Play apparatus, picnic tables, picnic shelter, tennis courts, restrooms
Rancho Serrano Park	20842 Paseo Sombra	5.1	Picnic tables, passive open space
Ranchwood Park	22500 Killy Street	1.9	Half-court basketball, play apparatus, volleyball court, open space
Regency Park	21478 Regency Lane	5.0	Large, flat turf area; soccer field overlay. City holding bond for future improvements
Rimgate Park	29772 Rimgate Drive	5.0	Half-court basketball courts, play apparatus, grass volleyball court, tennis court, picnic tables, picnic shelter, passive open space
Serrano Park (Tamarisk Park)	Tamarisk at Peachwood	11.2	Baseball fields, soccer field, open play, basketball court, picnic tables
Serrano Creek Park	25101 Serrano Road	44	Play apparatus, walking trail, picnic tables, restrooms
Sundowner Park	22041 Sundowner Lane	0.8	Play apparatus, picnic tables, passive open space
Village Pond Park	23102 Ridge Route Drive	4.7	Picnic tables, pond, passive open space

**Table 4.15.A: Existing City Parks and Recreation Facilities**

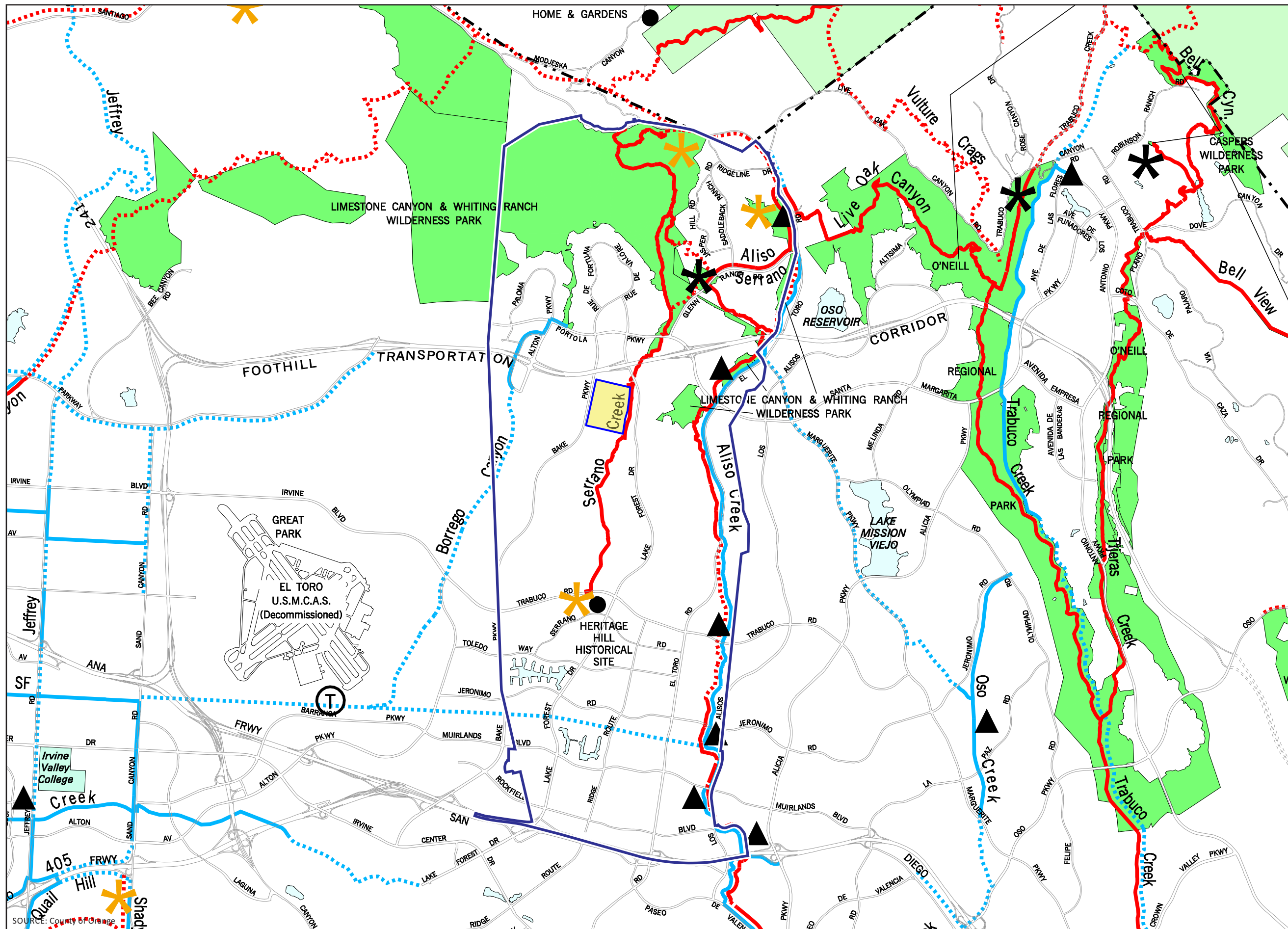
Name	Location	Acreage	Facilities
Vintage Park	21000 Vintage Street	4.8	Basketball courts, play apparatus, parcourse, open play area, picnic tables, barbecues
Portola Park	28040 Glenn Ranch Road	5	Dog park, pickleball courts, restrooms
<b>Total Acres</b>		<b>285.1</b>	

Source: Table RR-2, City of Lake Forest General Plan Recreation and Resources Element (City of Lake Forest 2016c).

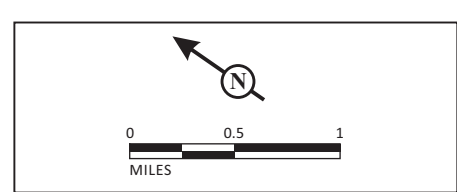
<sup>1</sup> Acreage is not included in the total acreage calculation because it is a County of Orange facility.

In addition to the existing City parks and recreation facilities, residents of the City are able to utilize various regional recreation amenities, including:

- Regional Parks:** The County of Orange (County) owns and maintains regional recreational parks within and near Lake Forest. Local County parks include Limestone/Whiting Ranch Wilderness Park, Heritage Hill Historical Park, and O’Neill Regional Park. These regional parks offer additional recreational opportunities to residents of Lake Forest. According to the City Recreation and Resources Element (City of Lake Forest 2015a), Limestone/Whiting Ranch Wilderness Park encompasses 1,101 ac of land in Lake Forest. In total, Limestone/Whiting Ranch Wilderness Park is approximately 2,500 ac of riparian and oak woodland canyons, rolling grassland hills, and steep slopes of coastal shrub and chaparral. Park amenities include bike trails, an equestrian center, equestrian trails, and hiking trails.
- Cleveland National Forest:** The Cleveland National Forest is the southernmost National Forest in California. Consisting of 460,000 ac, the forest offers a wide variety of terrains and recreational opportunities. It is administered by the United States Forest Service, a government agency within the United States Department of Agriculture. The Cleveland National Forest is located approximately 2.5 mi from the Project site.
- Trails and Bikeways:** Lake Forest’s trail system includes pedestrian and bike trails within open space corridors and along regional trails. The County maintains a coordinated system of trails, including bikeways, equestrian trails, and hiking trails, within Lake Forest. There are a number of proposed improvements, including an off-street bike trail connecting Aliso Creek Trail with Serrano Creek in the northern portion of Lake Forest and the Foothill Transportation Corridor, a riding and hiking trail that would follow the Borrego Wash, a connection between Aliso Creek Trail and Serrano Creek Trail, and a realignment of portions of Aliso Creek Riding and Hiking Trail. The locations of the hiking trails, equestrian trails, and bicycle paths are shown on Figure 4.15.2.



- Riding and Hiking Trails**
- Existing (Solid red line)
  - Proposed (Dotted red line)
- Off-Road Paved Bikeways**
- Existing (Solid blue line)
  - Proposed (Dotted blue line)
- Open Space Categories**
- County Regional Park (Light green fill)
  - National Forest & Federal Land (Medium green fill)
  - State Park or Local Reserve (Dark green fill)
- Additional Features**
- Historical Sites (Black dot)
  - Rest Areas (Black triangle)
  - Existing Staging Areas (Black asterisk)
  - Proposed Staging Areas (Orange star)
  - Train Stations (Black circle with 'T')
  - Colleges (Light blue fill)
  - Points of Interest (Pink fill)
  - Lake Forest City Boundary (Blue outline)
  - Project Site (Yellow fill)



LSA FIGURE 4.15.2

Nakase Nursery/Toll Brothers  
Trails and Bikeways

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- Schools:** City residents also enjoy access to open space and recreational facilities at public schools. Public school playgrounds, under the jurisdiction of the Saddleback Valley Unified School District (SVUSD), are open to the public after school hours. Organized sports leagues (e.g., baseball, soccer, and football) utilize ball fields through a permit process with the SVUSD. According to the Recreation and Resources Element, the City utilizes some school recreational facilities to meet the park goal of 5 ac per 1,000 persons. Up to 50 percent of the school facilities can be used, provided the school facilities are open to the public. At this time, the City does not intend to pursue a joint-use agreement with the SVUSD for school recreational facilities proposed as part of the proposed Project.

Schools under the jurisdiction of the SVUSD that are located in Lake Forest include Foothill Ranch Elementary School, Portola Hills Elementary School, Gates Elementary School, Lake Forest Elementary School, La Madera Elementary School, Olivewood Elementary School, Rancho Canada Elementary School, Santiago STEAM Magnet Elementary School, Serrano Intermediate School, and El Toro High School.

- Community Facilities:** The City has a number of community facilities that host many of its recreation and cultural programs. These facilities include City Hall, the Community Center, and the Senior Center. In addition, both the El Toro Library and Foothill Ranch Libraries include a Community Room and a Friends of the Library space, which serve as gathering places for the community.
- Private Recreational Facilities:** Private facilities in Lake Forest also offer recreational amenities to the residents in the community. In addition to parks and trails, Lake Forest has many private recreational facilities. The privately owned facilities shown in Table 4.15.B are open to the public unless otherwise noted and partially count toward the City’s parkland inventory.

**Table 4.15.B: Existing Privately Owned Parks and Recreation Facilities  
(Open to the Public Unless Otherwise Noted)**

Name	Location	Acreage	Facilities
The Grove <sup>1</sup>	101 Mariposa	2.62	Pool, Recreation Building
Passage Park	101 Wild Rose	0.8	Tot Lot, BBQ/Picnic Area, Shade Structure, Half-Court Basketball
Odyssey Park	100 Clover	0.93	Tot Lot, BBQ/Picnic Area, Shade Structure, Half-Court Basketball
Arbors <sup>1,2</sup>	101 Bellflower	2.2	Tot Lot, BBQ/Picnic Area, Shade Structure, Half-Court Basketball, Pool (Private)
<b>Total Acres Counting toward Parkland Credit</b>		<b>3.98</b>	

Source: Table RR-2A, General Plan Recreation and Resources Element (City of Lake Forest 2016c).

<sup>1</sup> Private Facility—open to residents of Baker Ranch only; acreage only counts for partial credit (0.25 of full acreage).

<sup>2</sup> Pool is open to residents of Baker Ranch only; pool is 0.8 acre, which only counts for partial credit (0.25 of acreage).

In addition to the privately owned recreational facilities in Table 4.15.B, there are privately owned recreational facilities open to the public for a user fee, such as the Lake Forest Golf and Practice Center and Serrano Creek Equestrian Center. Although these privately owned facilities do not count towards the City’s parkland inventory, the amenities offered by these facilities also help meet residents’ recreational needs by providing golf courses, equestrian centers, and pool, basketball, barbecue, and picnic areas.

According to the Recreation and Resources Element, the City encourages the inclusion of such facilities in private development, especially those open to the public.

### 4.15.3 Regulatory Setting

#### 4.15.3.1 Federal Regulations

**Americans with Disabilities Act.** The Americans with Disabilities Act (ADA) of 1990 (42 United States Code [USC] 12181) prohibits discrimination on the basis of disability in public accommodation and State and local government services. Under the ADA, the Architectural and Transportation Barriers Compliance Board issues guidelines to ensure that facilities, public sidewalks, and street crossings are accessible to individuals with disabilities. Play areas, meeting rooms, park restrooms, and other buildings and park structures must comply with ADA requirements. Park facilities proposed as part of the proposed Project would be required to be ADA compliant.

#### 4.15.3.2 State Regulations

**Quimby Act of 1975.** The Quimby Act (California Government Code Section 66477) allows the legislative body of a city or county to require by ordinance the dedication of land, the payment of an in-lieu park fee, or a combination thereof for the approval for a final tract or parcel map. In cases where such a dedication or park fee is not obtained through a map, it may be imposed when building permits are issued. The following conditions must be met to comply with the Quimby Act:

- The city or county ordinance must include definitive standards for determining the proportion of a subdivision to be dedicated and the amount of any fee to be paid in lieu thereof.
- The legislative body must adopt a general plan containing a recreation element, and any proposed park or recreational facility must be consistent with the principles and standards established in the element

#### 4.15.3.3 Local Regulations

**City of Lake Forest Municipal Code.** The following sections of Chapter 7.38, Dedication of Land for Park Facilities and Payment of In Lieu Fees, of the City's Municipal Code are applicable to the proposed Project:

- **Section 7.38.020, Parkland Dedication Requirements,** requires the dedication of land for park facilities as a condition of the approval of a tentative map or tentative parcel map for a subdivision if the subdivision contains 51 or more separate lots or parcels
- **Section 7.38.030, Standards for Determining the Amount of Dedicated Parkland,** establishes that the amount of land dedicated to the City for park facilities shall be consistent with the standards and policies for park facilities adopted in the General Plan or an applicable specific plan and shall bear a reasonable relationship to the need for park facilities by the inhabitants of the subdivision.
- **Section 7.38.040, Amount of Dedicated Parkland to be Required,** establishes the following:

- The number of acres required to be dedicated to the City for park facilities shall be 5 ac per 1,000 estimated population in the subdivision based on the maximum number of dwelling units permitted within the subdivision.
- If the subdivider provides park and recreational improvements to the dedicated land, the value of improvements together with any equipment located thereon shall be credited against the payment of fees or dedication of land.
- A development with private open space shall receive an adjustment to its parkland dedication obligation, as specified in Section 7.38.050.
- **Section 7.38.050, Adjustments to Amount of Dedicated Parkland Which May be Required to Account for Private Open Space**, establishes that if a development includes private open space set aside for active recreation purposes, the number of acres required to be dedicated to the City for park facilities shall be reduced by an amount equal to 25 percent of the number of acres required as determined by Section 7.38.040. The private open space must meet these requirements:
  - The private open space is open to and accessible by all residents of the subdivision.
  - The private open space includes one or more of the following active recreational elements:
    - Open spaces dedicated to active recreational pursuits such as soccer, golf, baseball, softball, and football.
    - Tennis courts, basketball courts, racquetball courts, badminton courts, shuffleboard courts, or similar hard-surfaced areas especially designed and exclusively used for court games.
    - Recreational swimming pools or other swimming areas and those fenced areas directly adjacent to such swimming pools or swimming areas.
  - Use of the private open space is restricted for active recreational purposes by a recorded covenant that runs with the land and that can be terminated only with the prior written consent of the City Council.
- **Section 7.38.090, Payment of In Lieu Fees for Park and Recreation Purposes**, establishes that a payment of in-lieu fees may be required instead of or in combination with the dedication of land, so long as the fees are equal to the value of the parkland that would otherwise have been dedicated.

**City of Lake Forest General Plan Recreation and Resources Element.** The Recreation and Resources Element of the City's General Plan describes existing park and recreational facilities within Lake Forest, compares the existing acreage of facilities to the standard set forth in the City's Municipal Code (provided above), and identifies goals and policies for the provision of park and recreational facilities.

According to the *Lake Forest General Plan Update Existing Conditions Report* (October 2018), Lake Forest currently has a total of 294 ac of park and recreational facilities, as shown in Table 4.15.C. Based on the City standard of 5 ac for each 1,000 residents, optimally the City should have 424.7 ac of park and recreational facilities within its boundaries to serve its potential population. Therefore, the City has a shortfall of approximately 130.7 ac. Table 4.15.C also includes adjustments to dedicated parkland from the existing privately owned recreational facilities open to the public that are shown in Table 4.15.B.

**Table 4.15.C: Park Acreage Needs**

Population <sup>1</sup>	Park Acreage Required <sup>2</sup>	Available Acreage from Existing and Planned Parkland <sup>3</sup>	Surplus/(Shortfall) of Acreage
84,931	424.7 ac	294 ac	(130.7 ac)

Source: Existing Conditions Report. Chapter 7: Community Services and Facilities (City of Lake Forest 2018).

<sup>1</sup> Lake Forest's 2017 population as provided in the Existing Conditions Report.

<sup>2</sup> Using the standard of 5 ac per 1,000 persons.

<sup>3</sup> Total parkland area as provided in the Existing Conditions Report. County and regional parks are not included.

ac = acre(s)

The following policies in the Recreation and Resources Element apply to the proposed Project:

**Policy 1.1:** Promote the development and maintenance of a balanced system of public and private recreational lands, facilities, and programs to meet the needs of the Lake Forest population.

**Policy 1.3:** Operate and maintain public park and recreational facilities in a manner that ensures safe and convenient access for all members of the community.

**Policy 1.4:** Require parkland improvements and facilities that are durable and economical to maintain.

#### 4.15.4 Methodology

Recreation impacts are assessed based on the physical effects of the proposed Project on existing recreational facilities in the area. Specifically, impacts to recreational facilities are assessed based on the potential for the proposed Project to generate increased demand on recreational facilities that could result in deterioration of, or contribute toward substantial accelerated deterioration of, those facilities or require the construction of new facilities or expansion of existing facilities that could have an adverse physical effect on the environment. For the purposes of this analysis, "recreational facilities" are defined as parks and designated public areas used for active or passive recreation. The City's Municipal Code and the Recreation and Resources Element contain requirements for the dedication of land or the payment in-lieu fees for recreational purposes in connection with residential development projects, based on a standard of 5 ac of park and recreational land for each 1,000 residents. The potential effects of construction of new recreational facilities proposed as part

of the proposed Project are evaluated throughout this EIR and therefore are not discussed or analyzed further in this section.

#### 4.15.5 Thresholds of Significance

The thresholds for recreation impacts used in this analysis are consistent with Appendix G of the *State CEQA Guidelines* and the City's *CEQA Significance Thresholds Guide* (2009). The proposed Project may be deemed to have a significant impact with respect to recreation if it would do the following:

**Threshold 4.15.1: 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**

**Threshold 4.15.2: Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment**

None of the thresholds for recreation were scoped out in the Initial Study, which is included in Appendix A. Therefore, all of the thresholds listed above are addressed in the following analysis.

#### 4.15.6 Project Impacts

**Threshold 4.15.1: 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?**

**Potentially Significant Impact.** The following analysis of potential impacts to parks is based on the estimated population increase anticipated by the proposed Project build out. The proposed Project includes the development of up to 675 single-family residential units and up to 101 senior affordable-housing units. According to Section 4.12, Population and Housing, using a rate of 2.93 persons per household, as determined by the 2010 United States Census, the proposed single-family residential units and senior affordable-housing units are expected to increase the population in Lake Forest by approximately 2,274 persons.

As discussed above, the City's Municipal Code, Chapter 7.38, Dedication of Land for Park Facilities and Payment of In Lieu Fees, requires applicable subdividers to dedicate to the City an amount of land equivalent to 5 ac per 1,000 estimated population for use as park facilities, or pay in-lieu fees instead of or in combination with the dedication of land, so long as the fees are equal to the value of parkland that would otherwise be dedicated. The proposed Project proposes a maximum of 776 units, including a maximum of 675 single-family homes and a maximum of 101 senior affordable-housing units. In accordance with the City's Municipal Code, this number of units would require parkland dedication of 11.37 ac, as shown in Table 4.15.D.

**Table 4.15.D: Required Parkland Dedication**

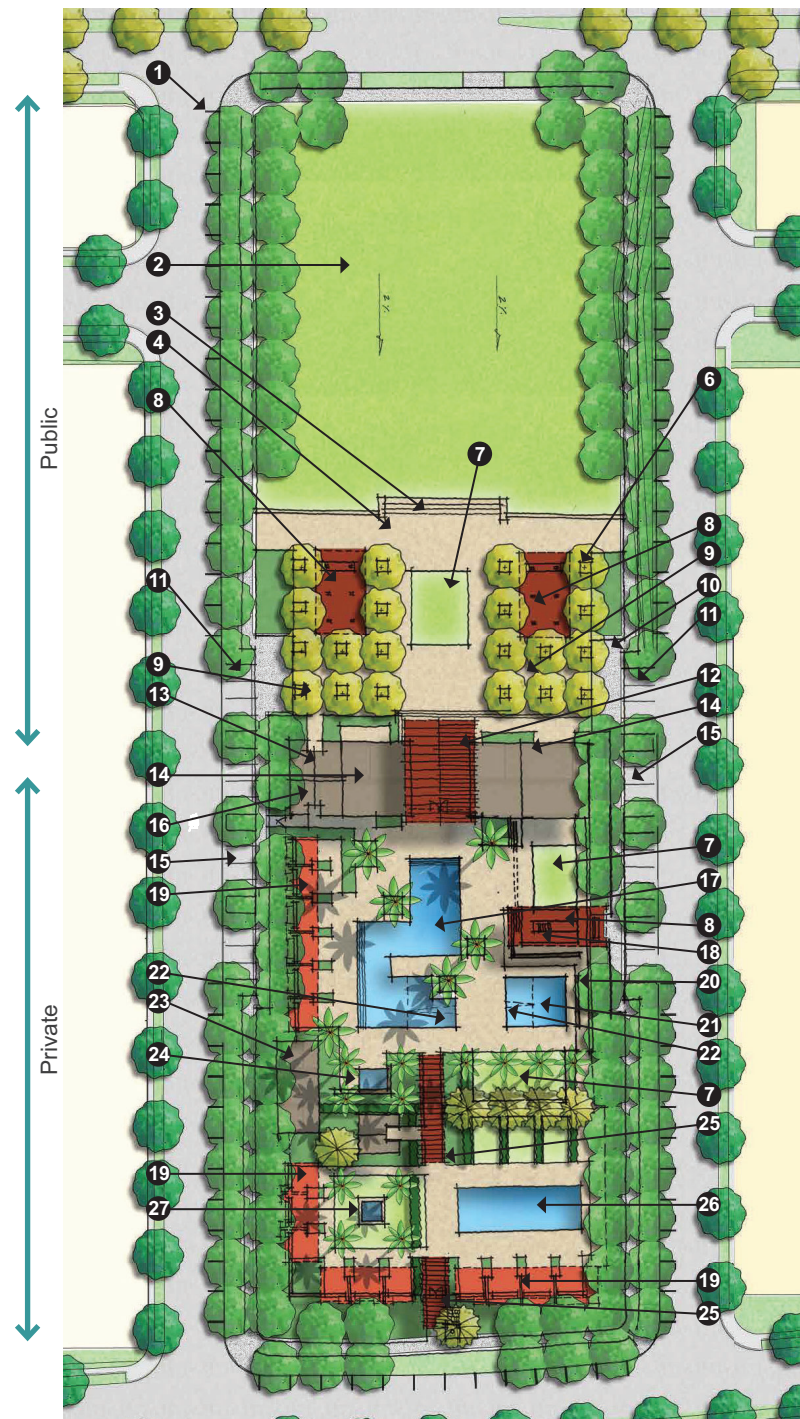
Product Type	Population Factor	Population	Acres per Person	Park Acreage	Total Park Acreage
675 Residential Dwelling Units	2.93	1,978	0.005	9.889	11.37
101 Affordable Senior Units	2.93	296	0.005	1.48	

On-site parks are eligible for a public park credit of 1.15 ac for every net acre, and private recreational uses are eligible for a public park credit of 0.25 ac for every net acre.<sup>1</sup> As shown in Table 4.15.E, the Project Applicant/Developer is proposing to provide 11.32 ac of parkland on the Project site, which would be 0.05 ac less than the minimum park requirements in the City’s Municipal Code. The location of park and open spaces uses is shown on Figure 3.7, and the conceptual design of three of the various park uses is shown on Figure 4.15.3. Should any shortages in parkland dedication be determined by the City upon final park design and the actual number of units built, the Project Applicant/Developer would pay park in-lieu fees for any shortage in parkland dedication. The amount of park in-lieu fees to be paid by the applicant would be determined in accordance with Lake Forest Municipal Code section 7.38.090 D (Regulatory Compliance Measure [RCM] REC-1). This section requires park in-lieu fees based on an appraisal prepared by an appraiser mutually acceptable to the City and Project Applicant/Developer, or as determined by the Development Agreement, which would be considered by the City Council at a later date.

While it is anticipated that residents of the proposed Project would use existing park and natural open space areas located in Lake Forest and Orange County—including, but not limited to, Serrano Creek Trail, Limestone/Whiting Ranch Wilderness Park, and O’Neill Park—the proposed on-site recreation facilities are intended to serve the majority of the recreation demands of new residents. The additional population generated by the proposed Project is likely to utilize the recreational amenities provided as part of the proposed Project because these amenities would be conveniently accessed. In addition, as currently proposed, the public would have access to some of the on-site parks and open space to be developed as part of the proposed Project, which may help address the parkland shortfall in the City.

<sup>1</sup> According to Section 7.38.050 of the City’s Municipal Code, if a planned development includes private open space set aside for active recreational purposes, the acres of parkland required to be dedicated to the City shall be reduced by a number equivalent to 25 percent of the number of acres of the recreational space. The private recreation center proposed as part of the proposed Project includes recreational uses accessible by all residents of the planned community and includes an active recreational component. Therefore, the private recreation component of the proposed Project meets the requirements of Municipal Code Section 7.38.050 to qualify for an adjustment to the amount of dedicated parkland. The private recreational center would reduce the parkland dedication requirement by 0.625 ac (2.5 ac x 0.25).

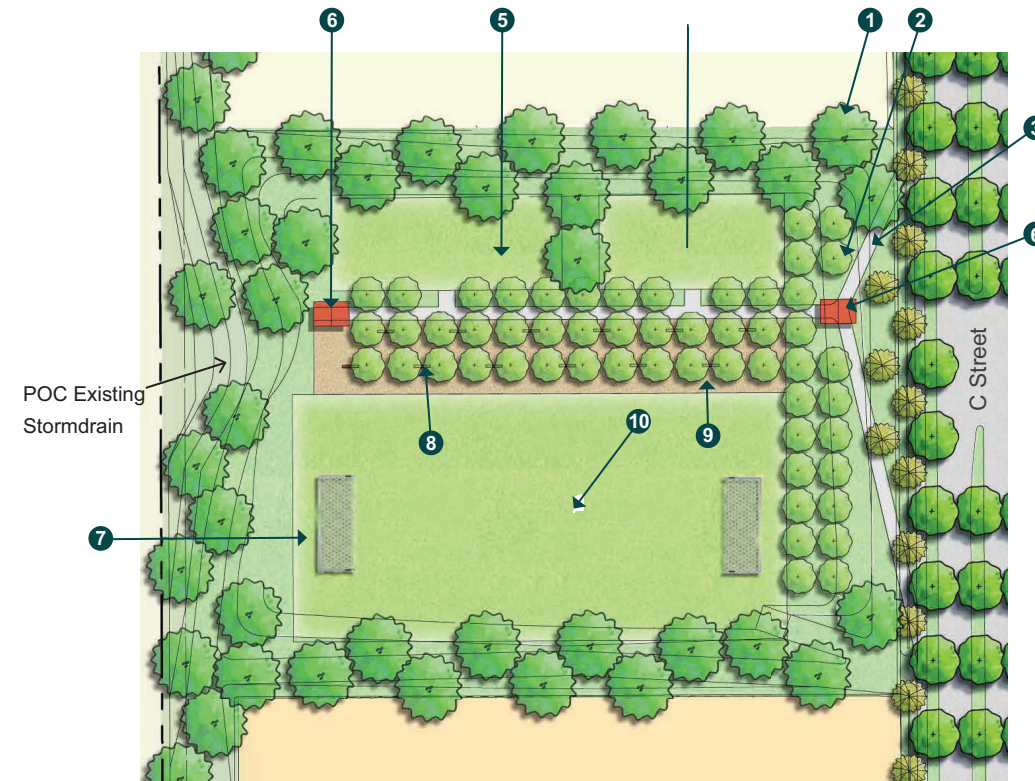
- 1 Parallel Parking Spaces
- 2 Open Lawn / Play
- 3 Grand Steps at Trellis
- 4 Front Porch
- 5 Not Used
- 6 Planting Area
- 7 Focal Lawn
- 8 Shade Structure with BBQ
- 9 "Market Street"
- 10 ADA Access to Building
- 11 Food Truck Parking
- 12 Community Building Entry
- 13 Public Restrooms
- 14 Community Room
- 15 Perpendicular Parking Spaces
- 16 Private Residents Restrooms
- 17 Community Play Pool
- 18 Outdoor Cooking Area
- 19 Cabanas
- 20 Water Feature
- 21 Wading Pool
- 22 Beach Entry
- 23 Mechanical Room
- 24 Spa
- 25 Entry Shade Structure
- 26 Quiet Pool
- 27 Quiet Spa



**Central Park & Recreation Area Plan**

**LEGEND**

- 1 Accent Trees
- 2 Canopy Tree
- 3 Walkway
- 4 Fenced Dog Area (Little Dogs)
- 5 Fenced Dog Area (Big Dogs)
- 6 Shade Structure with Seating
- 7 Soccer and Multi Sport Field
- 8 Benches
- 9 Decomposed Granite
- 10 Underground Bio-Remediation



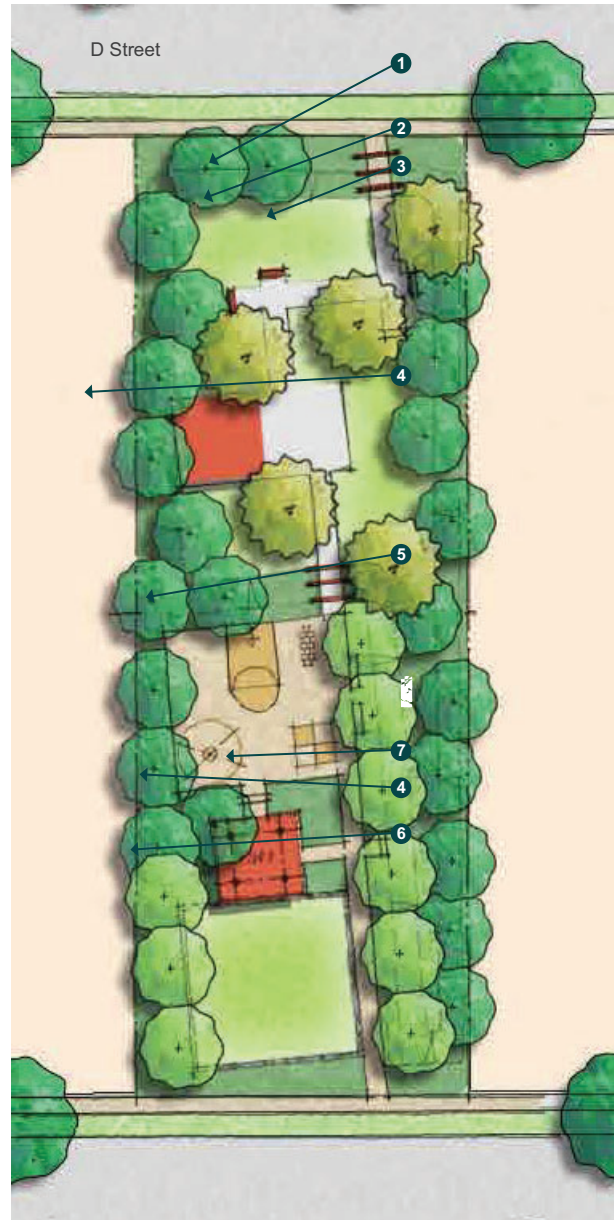
**Neighborhood Park**

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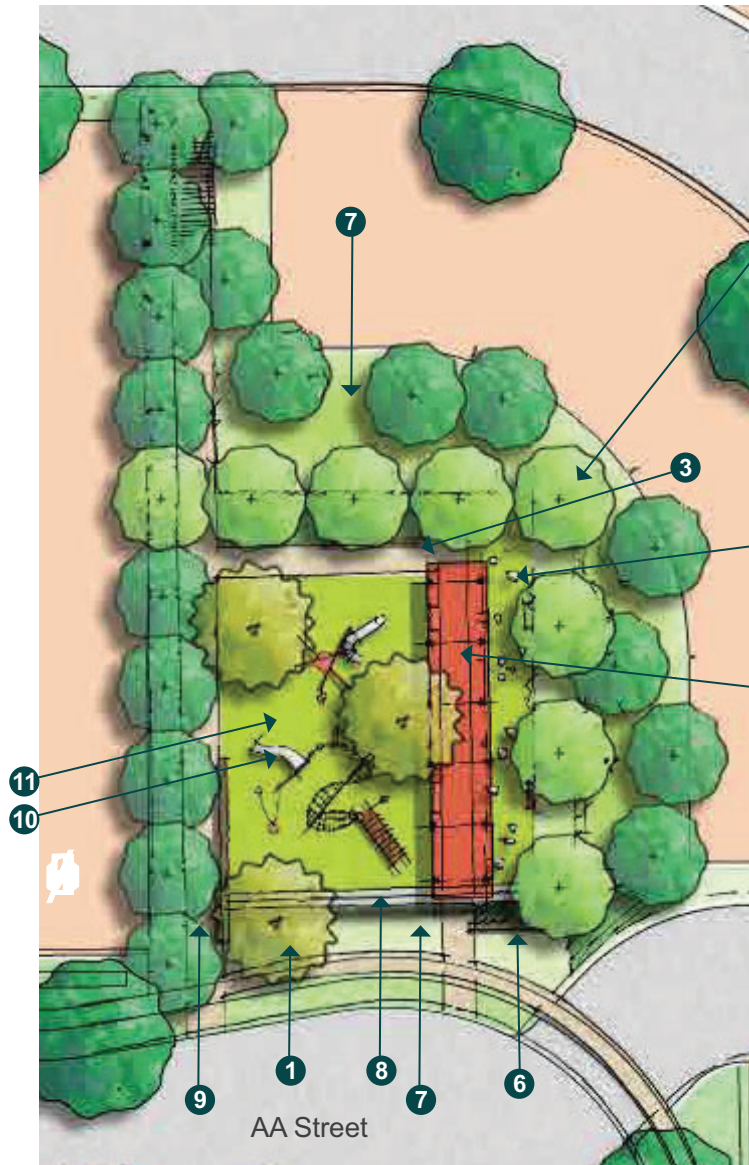




- LEGEND**
- 1 Arbor
  - 2 Walkway
  - 3 Accent Trees
  - 4 Shade Structure with Picnic Tables
  - 5 Multi-Purpose Sports Court
  - 6 Open Lawn
  - 7 Canopy Trees



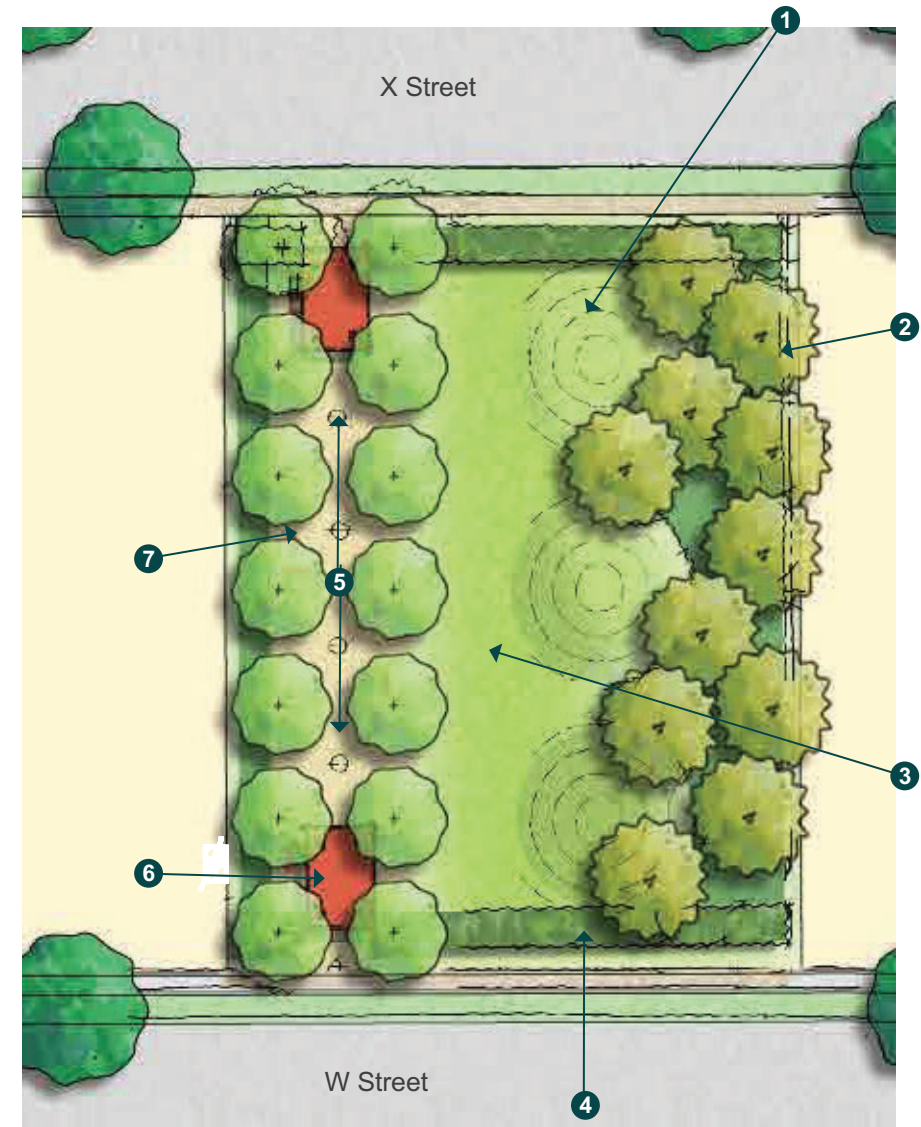
**Neighborhood One Park**



- LEGEND**
- 1 Accent Trees
  - 2 Canopy Trees
  - 3 Benches
  - 4 Rock Play
  - 5 Shade Structure with Benches
  - 6 Low Decorative Wall
  - 7 Open Lawn
  - 8 Steps
  - 9 Ramp
  - 10 Play Equipment
  - 11 Play Surface



**Neighborhood Two Park**



- LEGEND**
- 1 Turf Mounds
  - 2 Accent Trees
  - 3 Open Lawn
  - 4 Low Hedge
  - 5 Tree Allée & Walkway
  - 6 Shade Structures with Benches
  - 7 Seating

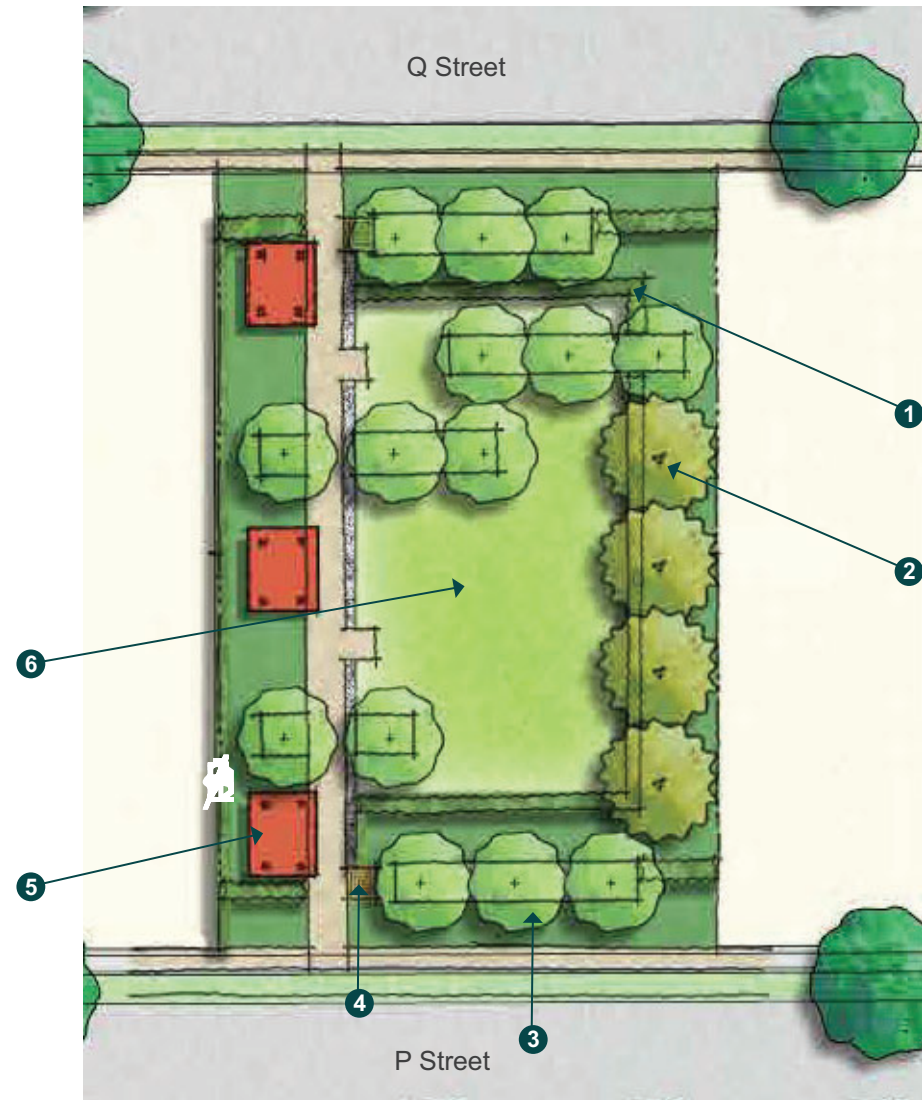


**Neighborhood Three Park**

LSA

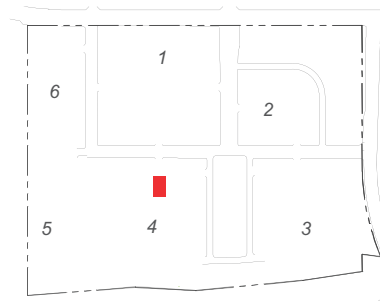


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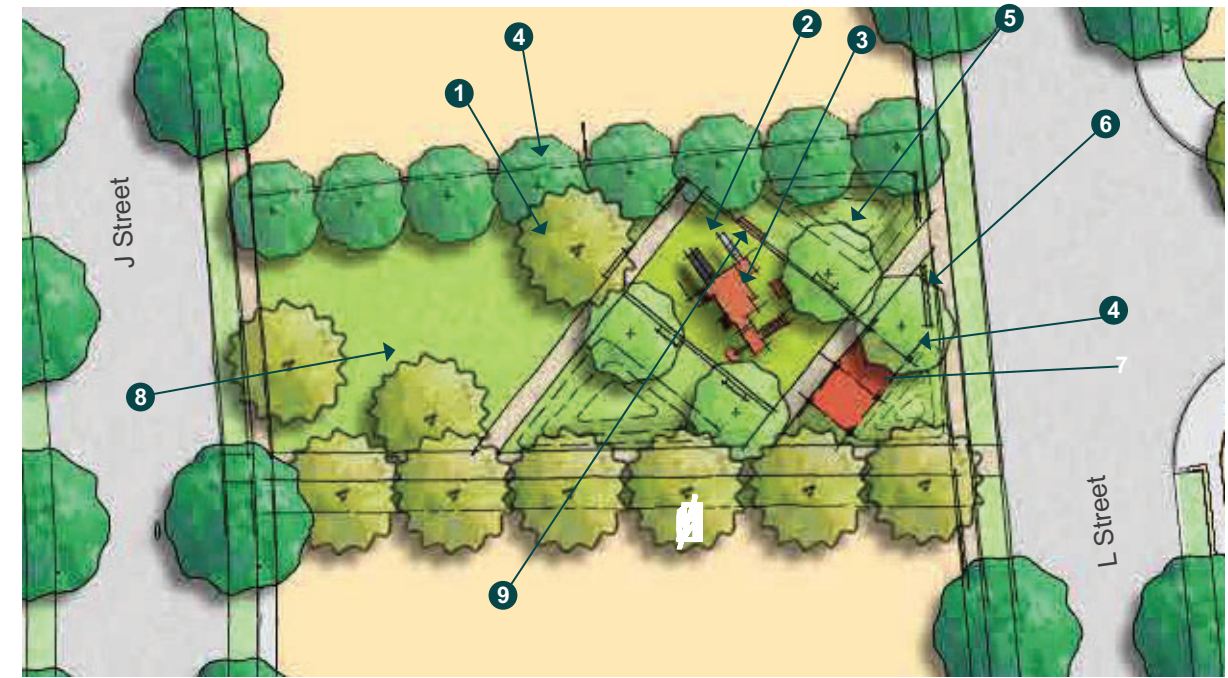


**LEGEND**

- 1 Low Hedge
- 2 Accent Trees
- 3 Canopy Trees
- 4 Accent Feature
- 5 Shade Structures with Picnic Tables
- 6 Open Lawn

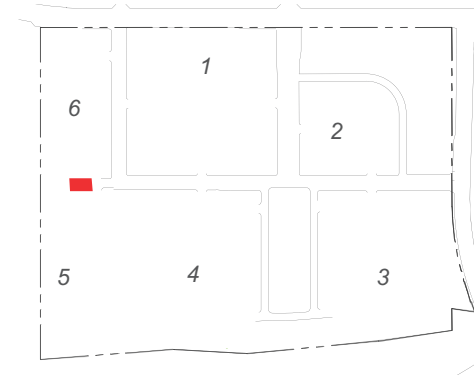


***Neighborhood Four Park***



**LEGEND**

- 1 Accent Trees
- 2 Play Surface
- 3 Play Equipment
- 4 Canopy Tree
- 5 Turf Mounds
- 6 Low Decorative Wall
- 7 Shade Structure with Picnic Tables
- 8 Open Lawn
- 9 Benches



***Neighborhood Five Park***



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**Table 4.15.E: Public Park Credit**

Park Name	Description <sup>1</sup>	Acreage	Public Park Credit
Central Park	Private park located in the center of the Master Plan	2.29	2.634
Private Recreational Center	Private clubhouse located in the center of the Master Plan	2.5	0.625
Neighborhood One Mini Park	Private park located in the center of the neighborhood	0.5	0.575
Neighborhood Two Mini Park	Private park located in the center of the neighborhood	0.54	0.621
Neighborhood Three Mini-Park	Private park located in the center of the neighborhood	0.52	0.598
Neighborhood Four Mini-Park	Private park located in the center of the neighborhood	0.52	0.598
Neighborhood Five Mini-Park	Private park located in the center of the neighborhood	0.54	0.621
Neighborhood Park	Private park located on the southern edge of the Project site	3.59	4.129
Restoration Area Trail	Internal trail system connecting Bake Parkway along "A" Street and extending through "B" and "C" Streets to the Serrano Creek Trail.	0.8	0.92
<b>Total Acreage</b>		<b>11.8</b>	<b>11.32</b>
<b>Total Public Park Credit Required</b>			<b>11.37</b>
<b>Park Credit Shortage</b>			<b>0.05</b>

Note: Based on Lake Forest Municipal Code Section 7.38.040 and subject to the Nakase Development Agreement, 1.15 acres of park credit per acre would be granted for public park creation, and 0.25 acre of park credit per acre would be granted for a private park/recreation center facility of 0.5 acre or greater in size.

<sup>1</sup> All parks are private but are open for public use, including the Restoration Area Trail.  
ac = acre(s)

Residents are far more likely to use an on-site amenity that is a walkable distance than to drive to more distant facilities. Furthermore, the proposed senior affordable-housing development would generate minimal demand on park facilities such as tot lots, playgrounds, soccer fields, baseball diamonds, and basketball courts, which are designed primarily for use by children and younger adults. Therefore, the park and recreational facilities offered by the proposed Project are expected to offset most of the increased demand on park and recreational facilities generated by the increased population. Additionally, as discussed in the Project Description, the Homeowner’s Association (HOA) would also maintain the parkland proposed as part of the proposed Project in perpetuity, thereby offsetting the need for maintenance and upkeep of park and recreational facilities.

In summary, the proposed Project would create demand for 11.37 ac of park dedication based on the City’s Municipal Code. The proposed Project would construct 11.32 ac of public park. Any shortages in parkland dedication requirements would be offset by the payment of in-lieu fees in accordance with Lake Forest Municipal Code Section 7.38.090(D). RCM REC-1 requires the Project Applicant/Developer to dedicate land or pay in lieu fees instead of or in combination with the dedication of land, so long as the fees are equal to the value of parkland that would otherwise be dedicated. Furthermore, in order to avoid the deterioration of the proposed parks and ensure ongoing public access to and maintenance of on-site parks, Mitigation Measure 4.15.1 requires that on-site parks be maintained in perpetuity by the HOA on the Project site. The proposed Project would also increase use of existing off-site recreation resources, but any increase is not anticipated to be substantial due to the variety of on-site recreation uses and the greater accessibility of on-site uses.

Therefore, the provision of park and recreational facilities within the Project site would be sufficient for the demand of the future residents of the Project and consistent with the City's Municipal Code; as a result, existing public park and recreational facilities would not be adversely impacted or be substantially degraded by the project's population. Impacts would therefore be less than significant with incorporation of RCM REC-1 and Mitigation Measure 4.15.1.

**Threshold 4.14.2: Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?**

**Less than Significant Impact.** The proposed Project would result in new residential development and a demand for new recreational facilities. The proposed Project includes the construction of both private and public recreational facilities on site, as detailed above. These recreational facilities are integrated into the proposed Project, and their associated physical environmental impacts are analyzed throughout this EIR. The proposed Project would be consistent with the City's Municipal Code requirements to provide 5 ac of parkland per 1,000 people or pay in lieu-fees in accordance with Lake Forest Municipal Code Section 7.38.090(D). Therefore, there should be no need to construct additional recreational facilities beyond those described in Chapter 3.0 as a result of the proposed Project. Impacts would be less than significant, and no mitigation is required.

#### 4.15.7 Cumulative Impacts

The Project site is located within Lake Forest, and the proposed Project is subject to the City of Lake Forest's Municipal Code Chapter 7.38 requirements for payment of park fees, the dedication of land for park and recreational purposes, or both as outlined in RCM REC-1. Therefore, for purposes of this analysis, the geographic area for potential cumulative impacts on recreational facilities is Lake Forest. The proposed Project, in conjunction with related projects in Lake Forest, would increase Lake Forest's population. However, consistent with the City's Municipal Code requirements, the proposed Project includes on-site recreational facilities for its residents that address increased demand for park facilities and reduce the proposed Project's demand for off-site recreational facilities. With the exception of the private recreation center, all proposed park space would be available to the public. In addition, as required by Mitigation Measure 4.15.1, the HOA would maintain on-site parks and open space in perpetuity. The proposed Project, in conjunction with the cumulative projects in Lake Forest (as listed earlier in Table 4.A in Chapter 4.0), has the potential to increase the population in Lake Forest by approximately 5,002 persons. The cumulative projects would also be subject to Municipal Code requirements for the provision of parkland and/or payment of in-lieu fees. Therefore, the cumulative impact of the proposed Project and the applicable related projects would be less than significant with respect to recreational facilities, and the proposed Project's contribution to a potentially significant cumulative impact on park and recreational facilities would not be cumulatively considerable.

#### 4.15.8 Level of Significance Prior to Mitigation

In order to avoid the deterioration of proposed parks and ensure ongoing public access to and maintenance of on-site parks, Mitigation Measure 4.15.1 is required. The proposed Project would not require the construction or expansion of recreational facilities beyond those proposed as part of the proposed Project.

#### 4.15.9 Mitigation Measures

##### 4.15.9.1 Regulatory Compliance Measure

**RCM REC-1: Dedication of Parkland.** The Project Applicant/Developer shall comply with the applicable provisions of Chapter 7.38, Dedication of Land for Park Facilities and Payment of In Lieu Fees, of the City's Municipal Code, which requires applicable subdividers to dedicate to the City an amount of land equivalent to 5 ac per 1,000 estimated population for use as park facilities, or pay in-lieu fees instead of or in combination with the dedication of land, so long as the fees are equal to the value of parkland that would otherwise be dedicated.

##### 4.15.9.2 Mitigation Measures

**Mitigation Measure 4.15.1: Park and Open Space Access and Maintenance.** Prior to the issuance of any certificate of occupancy, the Project Applicant/ Developer shall submit documentation to the Director of the City of Lake Forest Community Development Department, or designee, demonstrating the following:

- The Homeowner's Association (HOA) shall provide for the ongoing maintenance and care of all on-site park and open space facilities.
- With the exception of the on-site private recreation center, all on-site parks shall also be private, but open and accessible to the public. Appropriate signage shall be posted in all on-site parks.
- The HOA shall maintain maintenance records for a period not less than 2 years and shall make the records available to the City of Lake Forest (City) upon request.
- Long-term funding for maintenance and care of on-site recreation, park, and open space facilities shall be funded through fees paid to the HOA. The Project Applicant/Developer, which will set up the HOA, shall oversee that adequate funding for park and open space maintenance is included within the HOA fee structure, including annual maintenance fees and long-term maintenance reserve funds.

- Revisions to the HOA's Covenants, Conditions, and Restrictions (CC&Rs) related to park and open space maintenance shall be prohibited except with the review and approval of the Director of the City of Lake Forest Community Development Department, or designee.

#### **4.15.10 Level of Significance after Mitigation**

With incorporation of RCM REC-1 and Mitigation Measure 4.15.1, potential impacts of the proposed Project related to park and recreational resources would be reduced below a level of significance.