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November 2, 2018

Ms. Fiona M. Sanchez
Director of Water Resources
Irvine Ranch Water District
P.O. Box 57000
Irvine, CA 92619-7000

Subject: Nakase Property Area Plan Environmental Impact Report, City of Lake Forest

Dear Ms. Sanchez

This letter has been sent to you as part of an environmental review process being conducted pursuant to the California Environmental Quality Act (CEQA). The City of Lake Forest (City) has determined that preparation of an Environmental Impact Report (EIR) is necessary to adequately analyze the environmental effects of the Nakase Property Area Plan project (proposed project). The City is the Lead Agency, and LSA Associates, Inc. (LSA) has been retained by the City to prepare the environmental analysis required for the proposed project.

The project site is approximately 122 acres located at 20261 Lake Forest Drive, Lake Forest, CA 92630 (Assessor's Parcel Number [APN] 612-221-01) and is currently operating as Nakase Brothers Wholesale Nursery, an agricultural wholesale plant nursery.

The Nakase Property Area Plan would facilitate the development of the 122 ac proposed Project site as a master-planned community. Implementation of the Area Plan would include development of residential uses, an elementary school site, and over 28 acres of parks, open space, and habitat restoration area. The Area Plan would establish guidelines for the future development of the planned community, which would consist of single-family residential units (contained in five distinct neighborhoods), affordable apartment units for senior citizens, an elementary school site, parks and open space, an internal circulation system, and a multipurpose water quality basin.

The proposed Project would entitle development of up to 675 two- and three-story, single-family residential units on approximately 61.4 acres of the site. In order to meet the City's affordable housing policy as stipulated in the Housing Element (2014), up to 101 senior affordable housing units would be constructed on 3.9 acres in a two to three story building with an elevator. The units would be available for rent. The proposed elementary school site would accommodate a school for approximately 800 to 1,000 students from kindergarten through sixth grade. The school site would be located on the northwestern portion of the proposed Project site, at the corner of Bake Parkway and Rancho Parkway. Access to the proposed Project site would be provided at three proposed locations: two entries at Bake Parkway and one entry at Rancho Parkway. The two entries at Bake Parkway would line up with existing roads (Rancho Parkway South and Orchard Street).

LSA is seeking information on how the proposed project would affect the Irvine Ranch Water District's ability to provide services and whether the project would require new or expanded facilities. To assist with this effort, a questionnaire has been enclosed with specific questions relating to services near the project area. It would be helpful to the analysis for us to receive a response by Friday, November 16, 2018. Please email your response to ryan.bensley@lsa.net.

If you have any questions or comments on the questionnaire, please contact me at (949) 553-0666. Thank you for your time and assistance.

Sincerely,

LSA Associates, Inc.

Ryan Bensley
Project Manager, AICP

Attachment: Potable Water and Wastewater Questionnaire

11. Please provide any additional information that may be helpful in preparing an environmental analysis of the proposed project.

Prepared by: _____
Title: _____
Date: _____
Phone: _____

1. Use the January 2018 Table 3-1 (Land Use Water Factors) attached.
2. Use the January 2018 Table 3-1 (Land Use Water Factors), and refer to the column that identifies the "Interior" usage.
3. Please refer to the District's online GIS Map and Records located here (<https://www.irwd.com/doing-business/gis-map-and-records>), to download record drawings and confirm the sewer pipeline size. Based on our research, it appears that the sewer line is 21 inches.
4. The existing size of the pipelines can be researched here (<https://www.irwd.com/doing-business/gis-map-and-records>). IRWD does not give out design capacities of pipelines since these must be confirmed with hydraulic analyses. The Project Engineer for the project can use the volumetric flow rate equation $Q = AV$ to determine a ballpark number for the design capacity. Keep in mind that this equation does not include headlosses through the system. All of the information requested here will be confirmed during the preparation of the SAMP Addendum that was referenced in the August 3, 2018 letter.
5. The District is continually looking for way to optimize sewage generation. Staff is currently updating the Sewer Treatment Master Plan, which will identify improvements once complete.
6. Please identify which sewer line that the project plans to connect to. There are two sewer lines in the vicinity of the project on Bake Pkwy, with one conveying flows to the Michelson Water Recycling Plant, and the other to the Los Alisos Water Recycling Plant.
7. Staff is currently updating the Sewer Treatment Master Plan, which will identify improvements once complete.
8. While the specified project location was identified as a future development in the 2010 Lake Forest Sub-Area Master Plan (LF SAMP), the proposed land used in the NOP/Initial Study is different from what was originally analyzed. Therefore a formal SAMP Addendum to the 2010 LF SAMP will be required.
9. The SAMP Addendum will analyze the impacts on existing facilities, and if any improvements will be required for the Nakase Development.
10. IRWD will be able to adequately serve the proposed project. The SAMP Addendum will analyze the need for any improvements, if necessary, to accommodate the additional sewer loads and water demands.

From: [Ryan Bensley](#)
To: [Patrick Kallas](#)
Subject: FW: Nakase Property Area Plan EIR LSA Inquiry - Due Date Extension
Date: Monday, July 08, 2019 4:56:03 PM
Attachments: [20180125_ch3tables_T3-1.pdf](#)

From: Mitchell Robinson [mailto:Robinson@irwd.com]
Sent: Monday, November 26, 2018 7:57 AM
To: Ryan Bensley
Cc: Eric Akiyoshi; Jo Ann Corey; Fiona Sanchez
Subject: RE: Nakase Property Area Plan EIR LSA Inquiry - Due Date Extension

Hi Ryan,

Thanks for the reminder. Attached is the latest Table 3-1.

For question 6, the 21-inch sewer pipe on Bake Pkwy conveys flows to the Michelson Plant. The sewer loads from the Nakase Project will be analyzed during the completion of the SAMP Addendum. We have a sewer model in InfoSWMM that is used for this analysis.

Best Regards,

[Mitch Robinson, P.E.](#)

Associate Engineer, Planning

Irvine Ranch Water District

15600 Sand Canyon Avenue, Irvine, California 92618

Mailing: PO Box 57000, Irvine, California 92619-7000

(949) 453-5694 office (559) 681-6307 cell

Email: robinson@irwd.com

>>> Ryan Bensley <Ryan.Bensley@lsa.net> 11/21/2018 2:55 PM >>>

Hi Mitch,

The IRWD's response refers to an attachment containing January 2018 Land Use Water Factors; however, the referenced attachment was not provided. Please provide this at your earliest convenience.

Regarding question 6, the project is planned to connect to the existing 21-inch sewer line that runs along the northbound lanes of Bake Parkway at the intersection of Orchard and Bake Parkway. Does that line convey flows to the Michelson Water Recycling Plant or the Los Alisos Water Recycling Plant?

Thanks,

Ryan Bensley, AICP | Associate/Environmental Planner

LSA | 20 Executive Park, Suite 200

Irvine, CA 92614

949-553-0666 Tel

714-926-9283 Mobile

[Website](#)

From: Ryan Bensley
Sent: Wednesday, November 21, 2018 12:50 PM
To: 'Mitchell Robinson'
Cc: Eric Akiyoshi; Jo Ann Corey; Fiona Sanchez
Subject: RE: Nakase Property Area Plan EIR LSA Inquiry - Due Date Extension

Thanks, Mitch. IRWD's response regarding this project is greatly appreciated.

Ryan Bensley, AICP | Associate/Environmental Planner
LSA | 20 Executive Park, Suite 200
Irvine, CA 92614

949-553-0666 Tel

714-926-9283 Mobile

[Website](#)

From: Mitchell Robinson [mailto:Robinson@irwd.com]
Sent: Monday, November 19, 2018 5:03 PM
To: Ryan Bensley
Cc: Eric Akiyoshi; Jo Ann Corey; Fiona Sanchez
Subject: RE: Nakase Property Area Plan EIR LSA Inquiry - Due Date Extension

Hi Ryan,

Attached are responses to the inquiry.

Thank you,

Mitch Robinson, P.E.

Associate Engineer, Planning

Irvine Ranch Water District

15600 Sand Canyon Avenue, Irvine, California 92618

Mailing: PO Box 57000, Irvine, California 92619-7000

(949) 453-5694 office (559) 681-6307 cell

Email: robinson@irwd.com

>>> Ryan Bensley <Ryan.Bensley@lsa.net> 11/15/2018 5:00 PM >>>

Hi Mitch,

Per our discussion this afternoon, that would be fine.

Have a nice weekend!

Ryan Bensley, AICP | Associate/Environmental Planner

LSA | 20 Executive Park, Suite 200

Irvine, CA 92614

949-553-0666 Tel

714-926-9283 Mobile

[Website](#)

From: Mitchell Robinson [mailto:Robinson@irwd.com]

Sent: Thursday, November 15, 2018 4:58 PM

To: Ryan Bensley

Cc: Eric Akiyoshi

Subject: Nakase Property Area Plan EIR LSA Inquiry - Due Date Extension

Hi Ryan,

My name is Mitch Robinson and I work in the Planning Department at Irvine Ranch Water District. We are in the process of answering the inquiry attached. Would it be okay if we submit our answers on Monday, November 19?

Thank you,

Mitch Robinson, P.E.

Associate Engineer, Planning

Irvine Ranch Water District

15600 Sand Canyon Avenue, Irvine, California 92618

Mailing: PO Box 57000, Irvine, California 92619-7000

(949) 453-5694 office (559) 681-6307 cell

Email: robinson@irwd.com

Table 3-1: Land Use and Water Use Factors

Land Use Code	Land Use Category	Land Use		Residential/Non-Residential ⁽¹⁾			Irrigation Demands ⁽²⁾	
		Agency	Average Density	Interior	Exterior	Total	% Area Irrigated	Irrigation Factor
1100	Residential			Gal/DU/Day				Gal/AC/Day
1111	Rural Density	Orange	0.3	250	170	420	0	1,000
1112	Rural Density	Irvine	0.3	250	750	1,000	5	2,800
1115	Rural Density	County of Orange	0.3	300	350	650	5	2,800
1121	Estate Density	Orange	1.2	300	350	650	5	2,800
1122	Estate Density	Irvine	0.5	300	225	525	5	2,800
1126	Estate Density	Lake Forest	0.5	300	350	650	7	3,000
1131	Low Density	Orange	4.0	300	350	650	8	2,500
1132	Low Density	Irvine	3.0	215	190	405	16	2,200
1133	Low Density	Newport Beach	1.0	250	260	510	17	2,800
1134	Low Density PC	Tustin	4.5	450	1,550	2,000	17	2,800
1135	Suburban Density	County of Orange	9.3	215	45	260	15	2,500
1136	Low Density	Lake Forest	3.0	210	210	420	20	2,800
1141	Low-Medium Density	Orange	10.5	235	145	380	15	2,500
1146	Low-Medium Density	Lake Forest	11.0	200	155	355	10	3,000
1153	Medium-Low Density	Newport Beach	2.8	400	350	750	10	2,800
1161	Medium Density	Orange	19.5	200	150	350	15	2,800
1162	Medium Density	Irvine	7.5	155	145	300	15	2,800
1163	Medium Density	Newport Beach	5.0	200	230	430	20	2,800
1164	Medium Density PC	Tustin	11.8	160	90	250	15	2,800
1166	Medium Density	Lake Forest	7.5	150	50	200	15	2,800
1172	Medium-High Density	Irvine	17.5	125	35	160	22	2,400
1175	Urban Density	County of Orange	29.0	130	55	185	20	2,800
1176	Medium-High Density	Lake Forest	17.5	110	105	215	17	2,500
1182	High Density	Irvine	32.5	120	23	143	20	2,800
1183	High Density	Newport Beach	12.3	110	15	125	20	3,200
1184	High Density PC	Tustin	17.4	100	25	125	15	2,800
1186	High Density	Lake Forest	32.5	100	25	125	20	2,800
1191	High Rise Density - Orange	Orange	35.0	115	10	125	20	2,800
1192	High Rise Density - Irvine	Irvine	40.0	120	5	125	20	2,800
1200	Commercial			Gal/KSF/Day				Gal/AC/Day
1210	General Office		20.0	62	10	72	20	2,500
1221	Community Commercial		9.0	142	33	175	20	3,500
1222	Regional Commercial		10.0	130	10	140	20	3,500
1230	Commercial Recreation		8.0	41	20	60	30	3,000
1235	Hotel (Gal/Room/Day)		45.0	110	50	160	30	2,800
1240	Institutional		8.0	30	15	45	30	2,750
1244	Hospital		9.0	165	65	230	30	2,850
1260	School		10.0	20	8	28	50	2,500
1261	UCI		10.0	215	15	230	40	3,800
1290	Hotel (Gal/Room/Day)		45.0	110	50	160	30	2,800
1300	Industrial			Gal/KSF/Day				Gal/AC/Day
1300	Industrial		9.1	600	25	625	20	2,800
1310	Industrial - Light		18.0	67	3	70	20	2,800
1320	Industrial - Heavy		25.0	2,000	18	2,018	20	2,800
1400	Open Space and Other			Gal/KSF/Day				Gal/AC/Day
1820	Community Park		1.0	0	0	0	86	2,200
1830	Regional Park		1.0	0	0	0	75	2,200
1840	Fuel Modification Zone		1.0	0	0	0	100	1,000
2000	Agriculture			Gal/KSF/Day				Gal/AC/Day
2100	Low-Irrigated AG Potable		1.0	0	0	0	80	1,800
2110	Low-Irrigated AG Untreated		1.0	0	0	0	80	1,800
2120	Low-Irrigated AG Recycled		1.0	0	0	0	80	1,800
2200	High-Irrigated AG Potable		1.0	0	0	0	80	3,100
2210	High-Irrigated AG Untreated		1.0	0	0	0	80	3,100
2220	High-Irrigation AG Recycled		1.0	0	0	0	80	3,100

(1) The Residential/Non-Residential demands area assumed to be supplied by the Potable Water System, except for those users as described in Section 3.4.1 and Section 3.4.2.

(2) The Irrigation Demands are assumed to be supplied by the Nonpotable Water System, except for those areas as shown in Figure 3-10.