

Great Scott Tree Care - South Orange County Project Description 10-02-23

1.0 Project Location and Setting

The proposed Great Scott Tree Care - South Orange County Facility project (herein referred to as the "Project" or "GSTC-SOC"), is in the City of Lake Forest, County of Orange. The Project site is comprised of approximately 6.72 acres located at 20865 and 20795 Cañada Road, west of Linear Lane, north of Cañada Road, and south of Serrano Creek; refer to Exhibit 1-1 Project Site.

Regional access to the site is provided via the Foothill Transportation Corridor (SR-241) located approximately 0.5-mile to the northeast and the Santa Ana Freeway (I-5) Freeway located approximately 3.45 miles to the southwest of the Project site. Local access to the site is provided from Cañada Road and Linear Lane, which connects to Dimension Drive, which in turn intersects Lake Forest Drive to the southeast and Bake Parkway to the northwest.

2.0 Existing Land Use

The approximately 6.71-acre Project site is comprised of three parcels (APNs 610-301-07, -20, and -21) containing a single-family residence, previously operated as an office use, with detached garage, a barn which is used for storage, and four metal storage sea containers. Open dirt areas within the site are used for temporary vehicle parking and storage of miscellaneous debris from recently permitted demolition of miscellaneous agrarian structures. Serrano Creek forms the Project site's northern boundary. There are several trees, an orchard, and chaparral distributed predominantly along Serrano Creek. The Project site is currently accessed from a driveway at the south end of Linear Lane and a circuitous path through the adjacent industrial/business park.

2.1 General Plan and Zoning

According to the Lake Forest 2040 General Plan Land Use Map (Lake Forest 2040 Land Use Element Figure LU-1), the Project site is designated Regional Park/Open Space; refer to Exhibit 1-2, Existing General Plan Land Use. The Regional Park/Open Space designation provides for public recreational uses designed to meet the active and passive recreational needs of the community and other nearby areas in the region. This designation includes the Whiting Ranch Regional Wilderness Park and other County of Orange open space along portions of Serrano Creek and Aliso Creek. This designation applies to land that is generally maintained as natural open space with minimal improvements.

The City of Lake Forest Zoning Map identifies the zoning for the site as M-1 (Light Industrial) with a Planned Development Overlay and A-1 (General Agriculture); refer to Table 1-1, Existing General Plan Land Use and Zoning and Exhibit 1-3, Existing Zoning.

The A-1 district provides for agriculture, outdoor recreational uses, and those low-intensity uses which have a predominately open space character. The M-1 district provides for the development and maintenance of light industrial uses and industry-supporting activities, and other uses that are compatible with light industrial / business uses. Currently, the General Plan land use designation and zoning for the property are inconsistent.

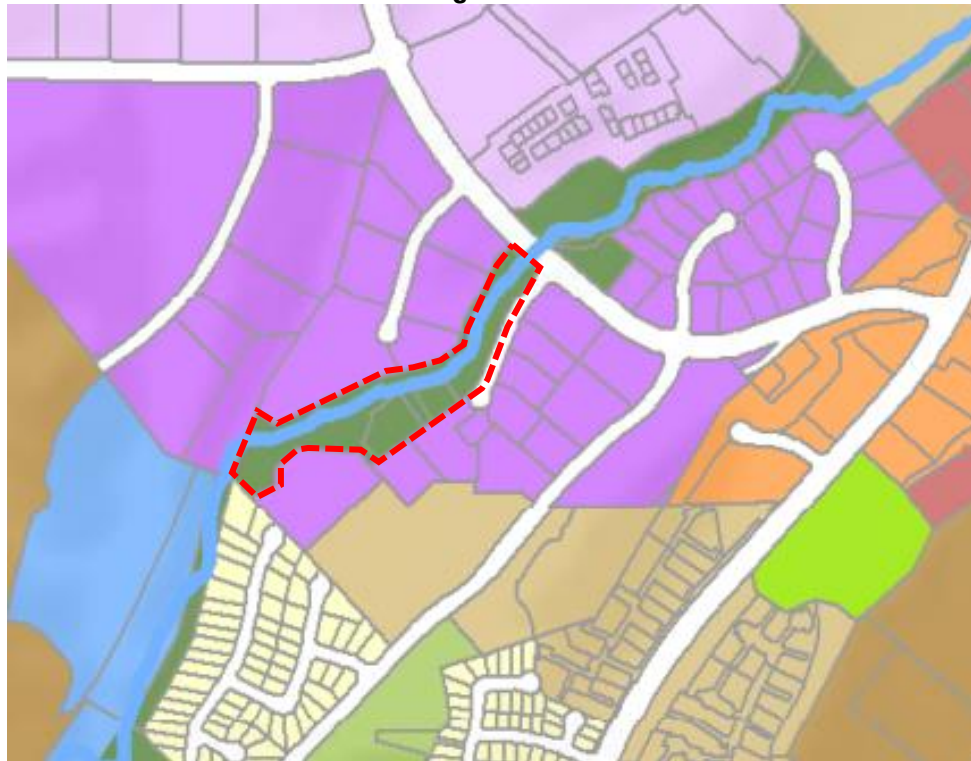
Exhibit 1-1a Project Site



Exhibit 1-1b Project Development Area



Exhibit 1-2 Existing General Plan Land Use



Legend























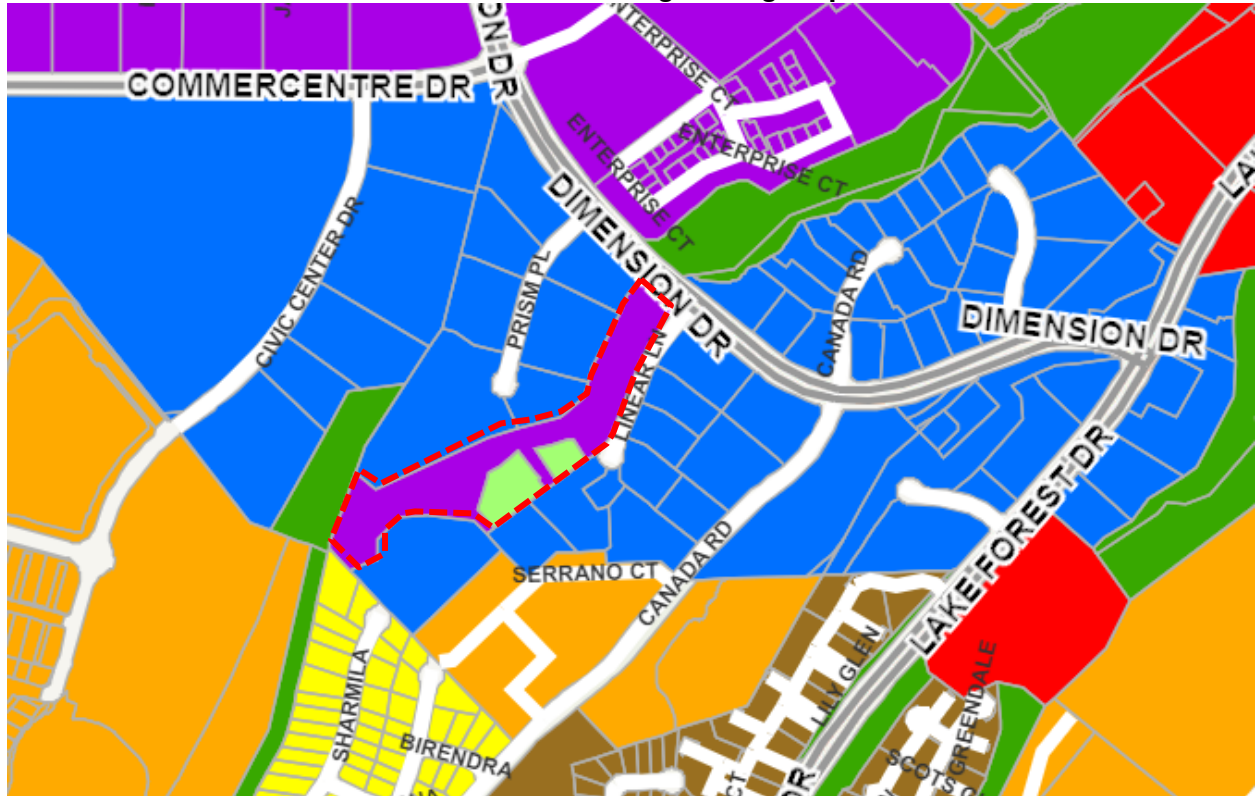
-  City of Lake Forest
-  Assessor Parcel Boundary
-  Low Density Residential
-  Low-Medium Density Residential
-  Medium Density Residential
-  High Density Residential
-  Commercial
-  Project Site
-  Mixed-Use 32
-  Mixed-Use 43
-  Business Park
-  Mixed Use Office
-  Professional Office
-  Light Industrial
-  Urban Industrial 25
-  Urban Industrial 43
-  Public Facility
-  Community Park/Open Space
-  Regional Park/Open Space
-  Open Space
-  Lake
-  Transportation Corridor

Table 1-1 Existing General Plan Land Use and Zoning

Assessor Parcel Number (APN)	Acreage	General Plan Land Use	Zoning
610-301-07	5.55	Regional Park/Open Space	M-1 (Light Industrial) with a Planned Development Overlay
610-301-20	0.82	Regional Park/Open Space	A-1 (General Agriculture)
610-301-21	0.34	Regional Park/Open Space	A-1 (General Agriculture)

Exhibit 1-3 Existing Zoning Map



LEGEND

- | | |
|---------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|  Project Site |  R2-Multifamily Dwellings |
|  M-1 Light Industrial |  RS-Residential Single-Family |
|  A-1 Agriculture |  HIDR-High Density Residential |
|  UI 25-Urban Industrial 25 |  OS-Open Space |

3.0 Surrounding Land Uses

The Project site is surrounded by a mix of industrial, open space, and commercial land uses as noted in the following table.

Table 1-2 Surrounding General Plan Land Use and Zoning

	Existing Land Use	General Plan Designation	Zoning Designation
North	Industrial and Service Commercial Uses	Planned Development Overlay	M-1 (Light Industrial)
East	Industrial and Service Commercial Uses	Planned Development Overlay	M-1 (Light Industrial)
South	Industrial and Service Commercial Uses	Planned Development Overlay	M-1 (Light Industrial)
West	Commercial and Mini Storage, Single-Family Residence	Planned Development Overlay	A-1 (Agriculture) and R-2 (Multifamily Dwelling)

4.0 Proposed Project

The Project proposes a Use Permit for a contractor storage yard in compliance with the City of Lake Forest Zoning Code. As shown in *Figure 1-4 Project Site Plan*, the Project will rehabilitate one existing single-family residence as an office for the GSTC-SOC administrative functions and complete other site improvements including creation of parking spaces for vehicles and equipment, new access from Linear Lane, installation of fencing, and landscaping.

The site will include parking zones dedicated to the tree service vehicles, (referred to as “Tree Trucks”) and miscellaneous tree care equipment. Although wood chipping is currently not planned, it is desired in the future and necessitates the installation of concrete “backstops” to facilitate the maneuvering of materials by tractor loaders during the chipping laydown and drying process. The operational configuration and flow of Tree Truck locations for chipping are anticipated to evolve for increased efficiency over time. Additional considerations regarding the strategy, approach, and location for wood chipping to be determined. GSTC wishes to secure approval for such chipping activities during this Use Permit process with the understanding that future building permits will be required.

Most of the parking areas will be permeable gravel surfaces to encourage percolation into the soil rather than runoff that would require substantial water quality measures. *Table 1-3, Project Parking* below describes the number of proposed Tree Truck and vehicle parking spaces for the Project.

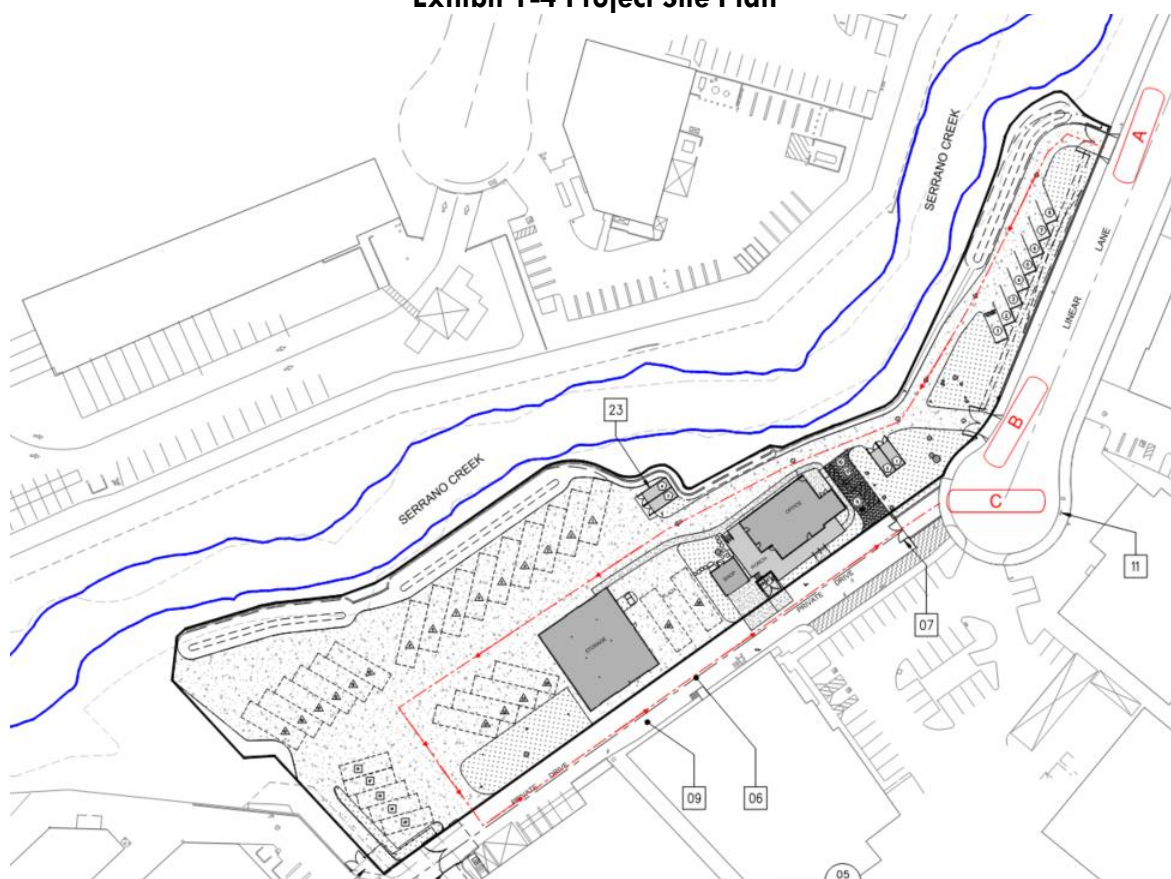
Table 1-3 Project Parking

Vehicle/Use	Square Footage	Required Parking	Provided Parking	Parking Space Dimensions
Office	2,187	9	9	9’x19’
Truck	N/A	N/A	5	35’x11’
Truck	N/A	N/A	20	45’x13’

The proposed structures on the Project site associated with the parking of the GSTC-SOC vehicles include a 400 square-foot shop, a 2,187 square-foot office for administrative purposes, and an existing 3,712 square-foot storage building to remain. In addition, four 8’ x 20’ metal sea containers remain in use to house GSTC tools and equipment. It is anticipated that modular / portable office and restrooms may be required during upcoming construction scope envisioned by this Application.

Serrano Creek sits adjacent to the Project site to the north and west. Serrano Creek is within the existing floodplain; however, no construction will occur within the Creek's floodplain as part of the Project except for the repair of an existing storm drain line that supports the existing industrial buildings to the south. There is evidence that the storm drain line has corroded creating a small sink hole. The Project includes the construction of bioswales adjacent to the Serrano Creek to treat stormwater before draining to the creek. The civil engineer's plans for a subterranean detention structure require a minimal up-size to a portion of the existing storm drain line and GSTC anticipates simultaneous resolution of the repair in support of the existing storm drain line. This will significantly improve the creek's water quality because the Project currently drains to the creek without treatment.

Exhibit 1-4 Project Site Plan



4.1 Scenic Easement

The scenic easement (see Exhibit 1-5) serves to restrict alterations by the underlying fee owner of the natural scenic and/or manufactured landform through grading operations; structural development; storage and/or placement of fill material, equipment, and/or building materials; and removal of or damage to vegetation (native and/or exotic), rock outcroppings, etc. According to the scenic easement restrictions, development within the scenic easement areas must be restricted to 15 percent of the easement area encumbering any individual lot and may include open fencing which does not constitute a visual barrier or wall impeding wildlife circulation, necessary flood control works and regional riding and hiking trails. Residential development of any form is prohibited within scenic easements.

The scenic preservation easement is approximately 203,945 square feet (SF) (4.6 acres), as shown on the Tentative Parcel Map No. 2023-169 (Parcel 2, and a portion of Parcel 1 – Note 54). The proposed tentative parcel map would create two parcels with Parcel 2 encompassing the project disturbance area. The total

maximum disturbed area is expected to be 86,781 SF (as shown in blue on Exhibit 1-6), while the total disturbed area within the scenic easement will be approximately 30,592 SF, which is 15 percent of the scenic easement area. Therefore, the Project is compliant with the scenic preservation easement provisions. GSTC is in the process of obtaining approval from Orange County Parks to encroach within the easement and has submitted documents and the required application. See Exhibit 1-6.

Exhibit 1-5 Scenic Easement

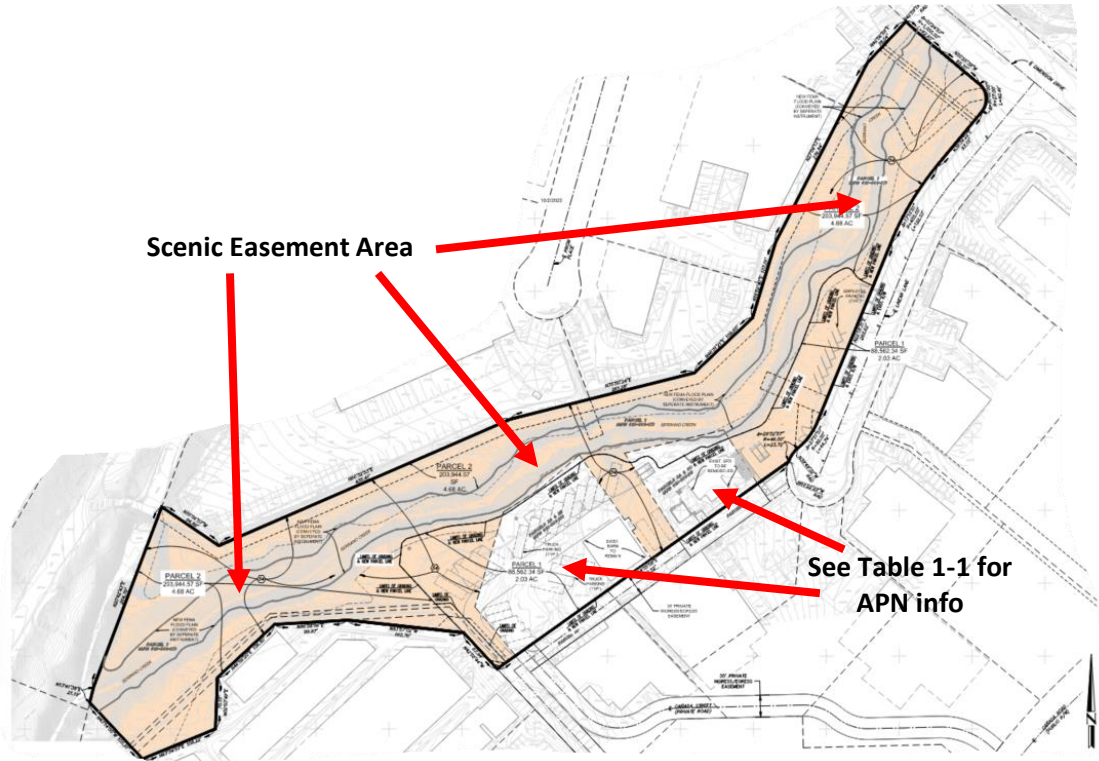
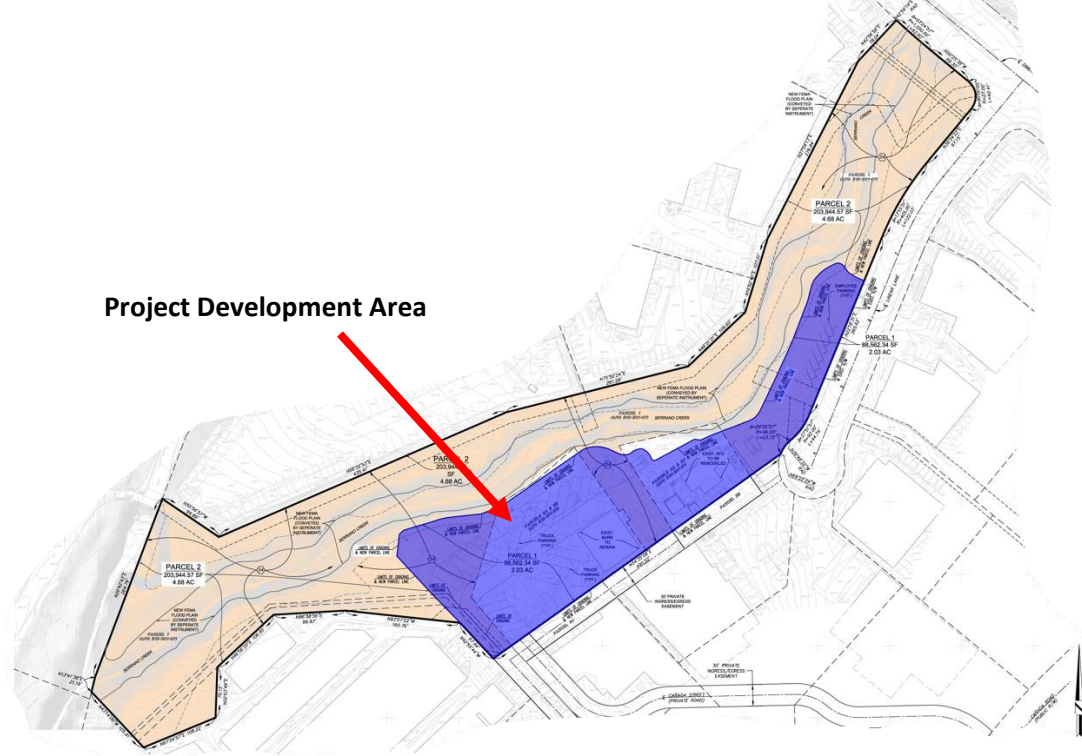


Exhibit 1-6 Project Development Area Compared with Scenic Easement



4.2 Address Change

GSTC-SOC has applied to modify the address to 20795 Linear Lane for multiple reasons. This change is mainly driven by the fact that Google Maps currently guides people to the site via Cañada Road. However, this route is not preferred as it goes through the adjacent business park. Additionally, there are weight restrictions for trucks heading north on Cañada Road.

4.3 Circulation

Three access points are proposed on Linear Lane, two of which are existing (labeled access points B and C on Figure 1-4; access point A on the north side of the site is a new access point). A fourth access point exists via the private drive on the southeasterly side of the site.

Access point A will be restricted to ingress access only by passenger cars. It is assumed staff will utilize this access point to enter the Project site.

Access point B will be restricted to Tree Trucks and will be utilized by Tree Trucks to enter to the Project site.

Access point C will be utilized for emergency vehicle ingress and egress but is restricted to egress for all other site operations. It is assumed this access point will be utilized by staff and Tree Truck to exit the Project site. GSTC-OC has a reciprocal access agreement with adjacent property owners for the private drive on the easterly side of the Project site south of Linear Lane, which provides access to Gate C shown in Figure 1-4.

4.4 Landscaping and Fencing

Landscaping, cribblock walls, and fencing are proposed within and around the Project site to create a more aesthetically pleasing view of the Project site from the existing Serrano Creek Nature Trail to the north. A 10-foot landscape buffer and 8-foot-high fencing would be installed along Linear Lane. Operable gates would be provided at all driveways. An 8-foot-high steel tube gate would be provided at the entrance to the western portion of the private drive with fire department-approved Knox Boxes provided for both gates at both ends of the private drive. Landscaped planters adjacent to the office building and extending from Linear Lane, and adjacent to the automobile parking area to a portion of the office's frontage, will be provided.

The fruit orchard west of the storage building will remain. New trees would be introduced at the west portion of the site, and north of the storage building to protect views to and from the site.

5.0 Infrastructure

5.1 Stormwater Treatment

Stormwater treatment will occur in new vegetated bioswales on the northern portion of the site adjacent to Serrano Creek. A subterranean detention structure will be constructed at the western portion of the project development area. As described above, the majority of the Project site will utilize permeable gravel for parking and storage areas to minimize stormwater runoff.

5.2 Utilities

Gas, water, and sewer service will be provided to the Project site via connection to existing facilities. A new domestic water meter is planned for the bulb end of Linear Lane for servicing the new office with domestic water needs. A new fire hydrant is planned for the middle of the 30' private drive to allow for better hose pull coverage of the new office and existing storage building. Also, there is an existing historic well located east of the storage building with plans for reactivation. A new sewer water service is planned to connect to IRWD's 15" sewer main at an existing manhole located within the 30' private drive. Two existing buildings are served by two separate existing overhead power lines and GSTC is studying what the preferred future configuration may be.

The Project also plans to repair an existing 18" CMP pipe as shown on the Civil Improvement Plans. The current 18" CMP was installed in the early 1980's and has deteriorated and collapsed. The pipe serves as the adjacent business park's outlet for drainage into Serrano Creek. Since the pipe serves as an existing outlet for the adjacent industrial park, the Project proposes to replace the deteriorated portion of pipe, and continue to utilize the pipe for drainage.

6.0 Construction and Phasing

Construction of the proposed Project would occur in one phase over approximately 4 months. The construction will begin with Demolition/Site Preparation including clearing of all unnecessary debris and brush. Grading of the site will follow with an estimated 2 months to complete. Concurrent with grading, necessary underground utilities will be constructed. Once rough grading and utilities has been completed, the site will begin with the precise grading, paving, and renovation of the office building.

To achieve GSTC's goal of operations beginning in Q2 2024, the applicant plans to submit construction documents to the Building & Safety Department concurrent with Use Permit/Planning review.

7.0 Operational Statement

7.1 Business Overview

GSTC was founded in 1976 and specializes in the long-term care of trees on properties owned by municipalities, commercial associations and HOAs. In addition, GSTC-SOC offers 24 Hour Emergency service. They have Certified Arborists and Tree Workers certified by the International Society of Arborists (ISA). GSTC-SOC provides services to areas of south Los Angeles County, as well as the entirety of Orange County. More specifically, GSTC-SOC provides tree maintenance services to the majority of the HOAs in the city of Lake Forest and also maintains trees on various properties owned by the City.

7.2 Business Operations

GSTC-SOC provides services related to tree maintenance, tree management, as well as arborist services. Tree maintenance services are performed to the standards set forth by the American National Standard Institute (ANSI), which are a set of standards commonly used in the arboriculture industry. Services include crown cleaning, crown raising, crown thinning, crown reduction, restoration pruning, and palm pruning. Crown services include selective tree pruning to clean, raise, thin or reduce tree crowns to a desired shape and size. In addition, services such as restoration and palm pruning are performed to preserve damaged trees to a healthy state.

Additional services related to tree management include multi-year tree plans, bulk inventory services, seasonal trimming plans, and GPS/GIS services. In addition, GSTC-SOC staff includes a team of Certified Arborists and Tree Workers that are qualified to perform tree removals, as well as arborist services such as PSHB inspections, pest inspections, and disease inspections to further improve the health of local trees.

As mentioned above, GSTC wishes to secure approval for wood chipping activities during this Use Permit process as such the Project will be analyzed to assume wood chipping within the business operations.

8.0 Discretionary Actions Requested

The Project will require a General Plan Amendment (GPA), Zone Change, Development Agreement, Use Permit (UP), and Tentative Parcel Map for the proposed uses on the Project site.

8.1 General Plan Amendment, Zone Change, and Development Agreement

As previously stated, the Project Site is designated Regional Park/Open Space on the City's General Plan and is classified as General Agriculture (A- 1) and Light Industrial (M-1) on the City's Zoning Map. The current

land use designation and zoning classification are inconsistent. To implement the proposed Project, the Project would require approval of a GPA to change the General Plan land use designation of the property to Urban Industrial-25 and Open Space, which would be consistent with proposed and surrounding land uses.

In addition, a zone change would also be required to establish the entire Project site's zoning designation as Urban Industrial-25 and Agriculture A1. The proposed land use designation and zoning classification would ensure consistency between the City General Plan and Municipal Code concerning land use on the Project site. Furthermore, the City also requires a Development Agreement pursuant to the City's Municipal Code Section 9.194 due to the requirement of a General Plan Amendment.

8.2 Parcel Map

The Project Applicant is requesting the approval of Tentative Parcel Map No. 2023-169 which has been prepared by Huitt-Zollars, to create two parcels, one for the GTSC-SOC operations and one for the open space preservation area (see Table 1-4 Tentative Parcel Map Existing and Proposed Parcels). The parcel map has been prepared in accordance with the Subdivision Map Act and City standards. In addition, the Parcel Map will conform with the Zoning Code and the Municipal Code, per Section 7.22 of the Municipal Code.

Table 1-4 Tentative Parcel Map Existing and Proposed Parcels

EXISTING PARCELS	EXISTING AREA	EXISTING GENERAL PLAN	EXISTING ZONING
PM 86-133, PCL A APN 610-301-07	241,990.44 SF 5.56 AC	OPEN SPACE	M1 LIGHT INDUSTRIAL
APN 610-301-20	35,554.14 SF 0.82 AC	OPEN SPACE	A1 – AGRICULTURE
APN 610-301-21	14,962.33 SF 0.34 AC	OPEN SPACE	A1 – AGRICULTURE
TOTAL	292,506.91 SF 6.72 AC		

PROPOSED PARCELS	PROPOSED AREA	PROPOSED GENERAL PLAN	PROPOSED ZONING
PARCEL 1	88,562.34 SF 2.03 AC	URBAN INDUSTRIAL – 25	URBAN INDUSTRIAL – 25
PARCEL 2	203,944.57 SF 4.68 AC	OPEN SPACE	A1 – AGRICULTURE
TOTAL	292,506.91 SF 6.72 AC		

8.3 Use Permit

The Project Applicant is requesting the approval of a Use Permit to allow for the proposed land use of contractor storage yard, which is permitted with the approval of a Use Permit in the Urban Industrial 25 zone. Ministerial permits/approvals (e.g., grading permits and building permits) would be issued by the City or other appropriate agencies to allow Project site preparation, curb cuts (as depicted on Architect's plans), and connections to the utility infrastructure, dwelling units, paving, landscaping, walls and fences, and other Project features subject to ministerial permit. After the Project receives its first round of comments from the City's Planning Department for the Use Permit, the Project will update plans with necessary revisions as requested. As noted in Section 6.0, the Applicant plans to also submit to the Building & Safety Department for concurrent processing after the revisions have been applied to the overall plan set. The Applicant understands they will be submitting at risk pending Use Permit approval and will process any paperwork required by the City for such concurrent review.

8.3 CEQA

Previously, a Mitigated Negative Declaration (MND) was prepared by DeNovo Planning for the Project. Several of the technical studies that support the MND have been refreshed to capture the current codes and standards and the revised Project varies minimally from the previously analyzed Project. As such, the Trip Generation, Noise, CalEEMod and preliminary Geotechnical Evaluation reports and memorandums are included with the updated Use Permit submittal package. The updated Jurisdictional Delineation will follow the submittal. Since the Project scope has not been modified significantly, an errata to the prior MND will be prepared. The MND and errata will need to be recommended by the Planning Commission and certified by the City Council as part of the above-mentioned discretionary actions.