

GENERAL PLAN

Adopted
June 2020

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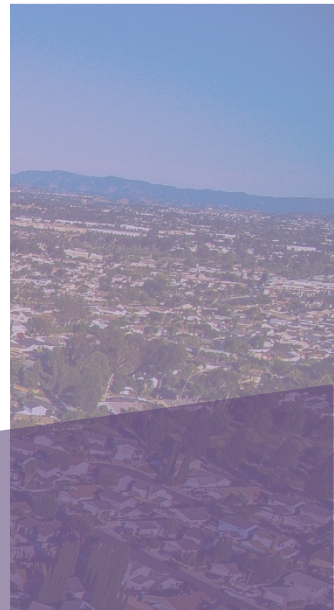
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Overview

In early 2018, the City of Lake Forest embarked on an effort to update its General Plan, a long-term policy document which identifies the community's vision for the future and provides a framework to guide decisions on growth, development, and conservation of open space and resources in a manner consistent with the quality of life desired by residents and businesses. The updated General Plan was adopted in June 2020.

Over time, the city's population and the physical environment in which its residents live and work changes. In order for the General Plan to be a useful document, it must be monitored and periodically revised to respond to and reflect changing conditions and needs. As such, a general plan should be comprehensively updated periodically to reflect current conditions and emerging trends in order to respond to changes as they occur. This effort is the first comprehensive update to the City's General Plan since 1994, when the City's first General Plan was adopted following the City's incorporation. This General Plan provides the framework for long-term decision making in Lake Forest for the next 20 years. We appreciate the community's participation in this project and look forward to a bright future for our City.

The City of Lake Forest's Updated General Plan (General Plan) identifies the community's vision for the future and provides a framework that will guide decisions on growth, development, and conservation of open space and resources in a manner that is consistent with the quality of life desired by the city's residents and businesses. The General Plan supersedes and replaces the City's 1994 General Plan. While the General Plan carries forward some of the major goal and policy framework of the 1994 General Plan, it has been substantially updated to address current local conditions, community priorities, and goals, and has been reorganized to make the document more user-friendly and straightforward.

Contents:

- + Overview
- + Scope and Content of the General Plan
- + Public Participation
- + Community Vision and Guiding Principles
- + Applying the General Plan
- + Annual Reporting

Scope and Content of the General Plan

State law requires the City to adopt a comprehensive, long-term general plan for the physical development of its planning area. The general plan must include land use, circulation, housing, conservation, open space, noise, and safety elements, as specified in Government Code Section 65302, to the extent that the issues identified by State law exist in the City’s planning area. Additional elements that relate to the physical development of the city may also be addressed in the general plan. The degree of specificity and level of detail of the discussion of each general plan element need only reflect local conditions and circumstances. The General Plan has been prepared consistent with the requirements of State law and addresses the relevant items addressed in Government Code Section 65300 et seq.

A general plan is a “constitution” or “blueprint” for the future physical and economic development of a county or city. All future planning decisions and project approvals must be consistent with the general plan, including, but not limited to: Area Plans, Master Plans, subdivisions, public works projects, public services, and zoning decisions. A general plan has four defining features, as described below.

General

As the name implies, a general plan provides general guidance for future land use, transportation, infrastructure, environmental, and resource decisions.

Comprehensive

A general plan covers a wide range of social, economic, infrastructure, and natural resource issues. There are seven State mandated topics that general plans must cover including: land use, circulation, housing, conservation, open space, safety, and noise. Cities can also address topics of local significance in their General Plans, including economic development, community design, and health and wellness.

Long-Range

A general plan provides guidance on achieving a long-range vision of the future for a city or county. To reach this envisioned future, the general plan includes goals, policies, and implementation programs that address both near-term and long-term needs. The City of Lake Forest’s General Plan looks ahead approximately 20 years—to the year of 2040. At the same time, the General Plan will provide policy direction that allows for flexibility to respond to changes in the marketplace and in technology, positioning the City for long-term success.

Integrated and Coherent

The goals, policies, and implementation programs in a general plan must present a comprehensive, unified program for development and resource conservation. A general plan uses a consistent set of assumptions and projections to assess future demands for housing, employment, public services, and infrastructure. It has a coherent set of policies and implementation programs that enables residents, landowners, businesses, and industry to be more certain about how future planning decisions will be made and implemented.

Organization of the General Plan Elements

Each element (i.e., chapter) of the General Plan is organized into a set of goals, policies, and implementation actions. Each goal is supported by a particular set of policies and actions to implement and achieve that goal. The final chapter of the General Plan (Implementation) includes a complete summary of each action that is identified in the various elements, accompanied by the City department responsible for implementing the action and the timing of implementation.

General Plan Policy Document

This General Plan policy document is the heart of the General Plan. It contains the goals, policies, and actions that will guide future decisions within the city and identifies implementation measures to ensure the vision and goals of the General Plan are carried out. Two important documents support the General Plan. The Existing Conditions Report and the General Plan Environmental Impact Report (EIR) are both intended to be used in conjunction with this General Plan and to serve as companions to this policy document.

The General Plan also contains a land use diagram, which serves as a general guide to the distribution of land uses throughout the city. The General Plan addresses all of the elements required by State law. The table below identified the elements included in the General Plan and the corresponding requirement in State law.

Table IN-1 Relationship Between General Plan Elements and State Requirements

Lake Forest General Plan Elements	Land Use	Circulation	Conservation	Open Space	Noise	Safety	Environmental Justice	Climate Planning	Housing	Optional Topics
Land Use and Design	▲						▲			
Mobility		▲								
Economic Development										▲
Recreation and Resources			▲	▲				▲		
Public Safety					▲	▲		▲		
Public Facilities			▲							▲
Health and Wellness							▲	▲		▲
Housing (Separate Cover)									▲	
Implementation	▲	▲	▲	▲	▲	▲	▲	▲	▲	▲

Public Participation

The Lake Forest General Plan was developed with extensive community input and reflects the community's vision for Lake Forest. A summary of the community outreach and public participation process is provided below.

Outreach Objectives

Objectives established for the comprehensive outreach program were to:

- Educate the public on the City's history, existing conditions, socioeconomic trends, and fiscal health
- Develop a long-term vision for Lake Forest
- Build capacity for future public outreach efforts
- Engage key stakeholders to perpetuate long-term involvement
- Engage a broad spectrum of the City's community members
- Raise the profile of the General Plan and establish a greater connection to current planning issues

Visioning Workshops

The City hosted General Plan Update Visioning Workshops in May, June, and July 2018, addressing a different topic each month. Each Workshop included a brief overview of the General Plan, including why it's important and why the City is updating its Plan, some background information on the evening's topic, and a series of facilitated activities to solicit input on key topics or ideas.



The first General Plan Visioning Workshop was held on Wednesday May 16, 2018 at the Lake Forest City Hall from 6:30 PM - 8:00 PM. Approximately 15 individuals attended this Workshop. The intent of the first Workshop was to begin a dialogue with the community regarding its priorities for the next 20 years. Following a brief presentation on the General Plan Update, the consultant team facilitated two activities to help conduct this conversation. The first activity was to identify assets, vision ideals, and challenges facing Lake Forest, and the second activity was to identify opportunity areas that warranted additional land use and/or policy direction.

The second Visioning Workshop was held on Wednesday June 13, 2018 at City Hall from 6:30 PM - 8:00 PM. Approximately 25 people attended this event. The focus of the second Workshop was on transportation and mobility in Lake Forest, including how people get around (cars, walking, biking, transit) and regional transit connections. The presentation included background on existing conditions, such as existing traffic volumes, transit routes, and accident information. The group also reviewed existing commute patterns (where do people who live in Lake Forest go for work, and where do people who work in Lake Forest commute from).

The third and final Visioning Workshop was held on Wednesday July 11, 2018 at City Hall from 6:30 PM to 8:00 PM. Approximately 40 people attended this event. The focus of the last Workshop was on land use and community design. The discussion focused on better understanding the community's vision for the following five focus areas: Foothill Ranch Towne Centre, El Toro Rd/I-5 Corridor, Lake Forest Dr/Muirlands Rd, Civic Center area, and the Rail Corridor/El Toro Road. As part of the overview presentation, the group considered how local and regional socioeconomic trends shape land use planning in Lake Forest. Representatives from the City's Homeowners Associations were personally invited to participate in this workshop.

The topics explored in each Workshop along with summaries of the input provided by the community are provided in the Vision and Values Outreach Summary Report, which is available for review online at: www.lakeforest.generalplan.org.



Pop-up Events

To connect with a broad audience throughout Lake Forest, the City hosted two Pop-up Events where the project team was able to educate the community on the General Plan and better understand what residents love most about living in the City.

Bunny Blast

On Saturday March 24, 2018, the City of Lake Forest hosted its annual Bunny Blast, a fun-filled event for the entire family. The day included a range of activities including game booths, rides, and music. The General Plan Update hosted a booth inviting attendees to share what they “love about Lake Forest” and spin the prize wheel. Project factsheets were also available along with small business cards highlighting the project website and contact information. Throughout the day, the project team spoke with over 200 community members to let them know about the General Plan Update project, including what topics the General Plan will address and why the City is updating its Plan, and to hear what each person loved most about their community.

The top responses received included “Parks”, “Community”, “Nature” and “Events”. All of these special qualities were identified more than a dozen times. Other key topics and issues identified by the community included: “Mobility”, “Retail/Shops”, “Schools”, “Safety”, “Location”, and “Recreation”.



National Night Out

On Tuesday August 7, 2018, the City of Lake Forest hosted National Night Out, an annual community-building event that promotes police-community partnerships and neighborhood camaraderie. The General Plan Update team hosted a booth inviting attendees to share what they “love about Lake Forest”. Project factsheets and website small business cards were provided, along with copies of the General Plan Advisory Committee (GPAC) Statement of Interest form. Throughout the evening, the project team spoke with over 100 community members of all ages regarding their favorite things about Lake Forest.

The top three responses were the same as those received at Bunny Blast: “Parks”, “Community” and “Nature”. These three responses were all each identified at least 10 times.

Online Surveys and Polls

The City of Lake Forest hosted a Vision and Values Survey which was facilitated online. The survey was open from May 15 through July 13, 2018 and was administered online via the SurveyMonkey web platform. During the approximately two-month time period that the survey was active, there were 824 responses to the eighteen primary questions related to the General Plan update. The questions involved a wide range of response formats that are synthesized in the Visioning and Values Report. The survey responses provide insight into the demographics and opinions of Lake Forest community members concerning goals and topics related to the update of the City’s General Plan.

Based on the demographic questions within the survey, the online survey attracted those Lake Forest residents with families and children. Respondents to the survey tended to be in their family-forming years, or later, and have more than one child. The survey had less representation from single-person households, renters, and younger residents than the typical resident demographics for the City of Lake Forest. Of the participating community members, survey respondents prioritized the following themes:

- community safety
- improved entertainment options
- open spaces
- housing affordability
- traffic calming.

Detailed survey results and responses are contained in Appendix B of the Vision and Values Summary Report, which is available for review online at: www.lakeforest.generalplan.org.

General Plan Advisory Committee

The 18-member General Plan Advisory Committee (GPAC), which consisted of residents, homeowners association representatives, business leaders, and representatives from the school district, Community Services Commission, Traffic and Parking Commission, and Planning Commission, among others, collaborated with City staff and the General Plan Update consultant team throughout the development of the General Plan. The Advisory Committee met 11 times between September 2018 and September 2019 to identify key issues and challenges that Lake Forest faces over the next 20 years, prepare a Community Vision Statement, and to develop the comprehensive set of goals and policies contained in the General Plan. Each General Plan Advisory Group meeting was open to the public. All meeting materials are available on the project website at www.lakeforest.generalplan.org.

City Council Briefings

The City Council received quarterly briefings from City Staff and the Consultant team (for a total of 6 briefings) to review input from the Visioning Workshops, receive information relevant to the specific topics addressed at the General Plan Advisory Group meetings, and provide specific direction and guidance to staff and the consultant team regarding the Community Vision Statement and the Land Use Themes Report/development of the Benchmark Plan which is analyzed in this Environmental Impact Report.

Community Open Houses on Draft General Plan

The community was invited to two open houses on the General Plan, which were held on November 12, 2019 at the El Toro Library and on November 13, 2019 at City Hall. At both open houses, the City hosted tables focusing on key topics/components of the General Plan (such as land use, community design, transportation, and public facilities) and shared key goals, policies, and actions included in the General Plan to address these topics. Community members were able to ask questions of City Staff and the Consultant team and learn more about the future of Lake Forest.

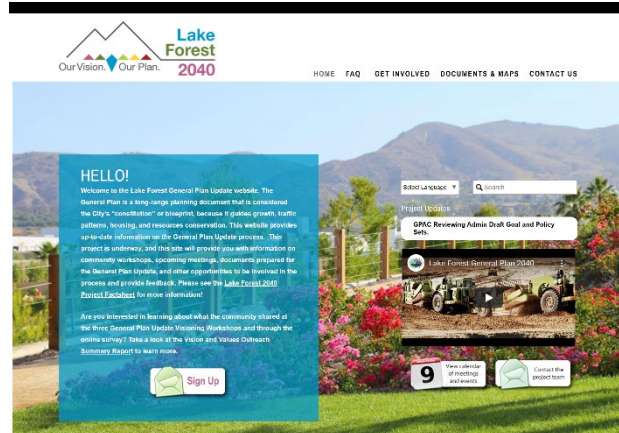
Public Outreach

For all public workshops and meetings, the City of Lake Forest conducted extensive outreach, using a wide variety of methods and tools, to inform and encourage the community to participate in the General Plan Update process. The following is a list of methods and tools used to inform the public of meetings, workshops, and the status of the General Plan Update work efforts.

- **General Plan Website:** The City maintains a website (www.lakeforest.generalplan.org) devoted to informing the public about, and encouraging participation in, the General Plan Update process. The website includes all public notices, all workshop materials, presentations given to the GPAC and City Council, background materials, draft policy documents, and draft versions of the General Plan Land Use Map.
- **Focus Group Briefings:** The City held General Plan Update briefings with interested focus groups including the Executive Committee Roundtable, the Hospitality Roundtable, and the Homeowners Association Roundtable.
- **E-mail distribution list:** This list was developed and maintained over time, and included approximately 345 agencies, organizations, stakeholders, and individuals.
- **Social Media:** The City regularly posted meeting notices and project updates to its social media platforms, including NextDoor, Facebook, Instagram, and Twitter. The project was also provided in a “Mayor’s Minute” video which was posted to Facebook and YouTube. All three Visioning Workshops were also broadcast via Facebook Live on the City of Lake Forest’s Facebook page.
- **Flyers:** Flyers were posted at City Hall and at key locations throughout the community advertising the Visioning Workshops and online survey.

Development of a Community Vision Statement

Based on the extensive public input received, a Community Vision Statement was prepared to serve as the foundation for the General Plan. The Vision Statement and eight associated Guiding Principles—presented in full on the following pages—was reviewed by the General Plan Advisory Committee and approved by the Lake Forest City Council in early 2019.



Community Vision

The Lake Forest Community Vision is a statement which describes the City in 2040.

Lake Forest is an exceptional city where people of all ages can live, work, and enjoy their lives. The City provides the necessary high-quality infrastructure, facilities, and services that our residents expect while consistently looking towards the future to carefully plan for the needs of new residents, growing business industries, and emerging technologies.

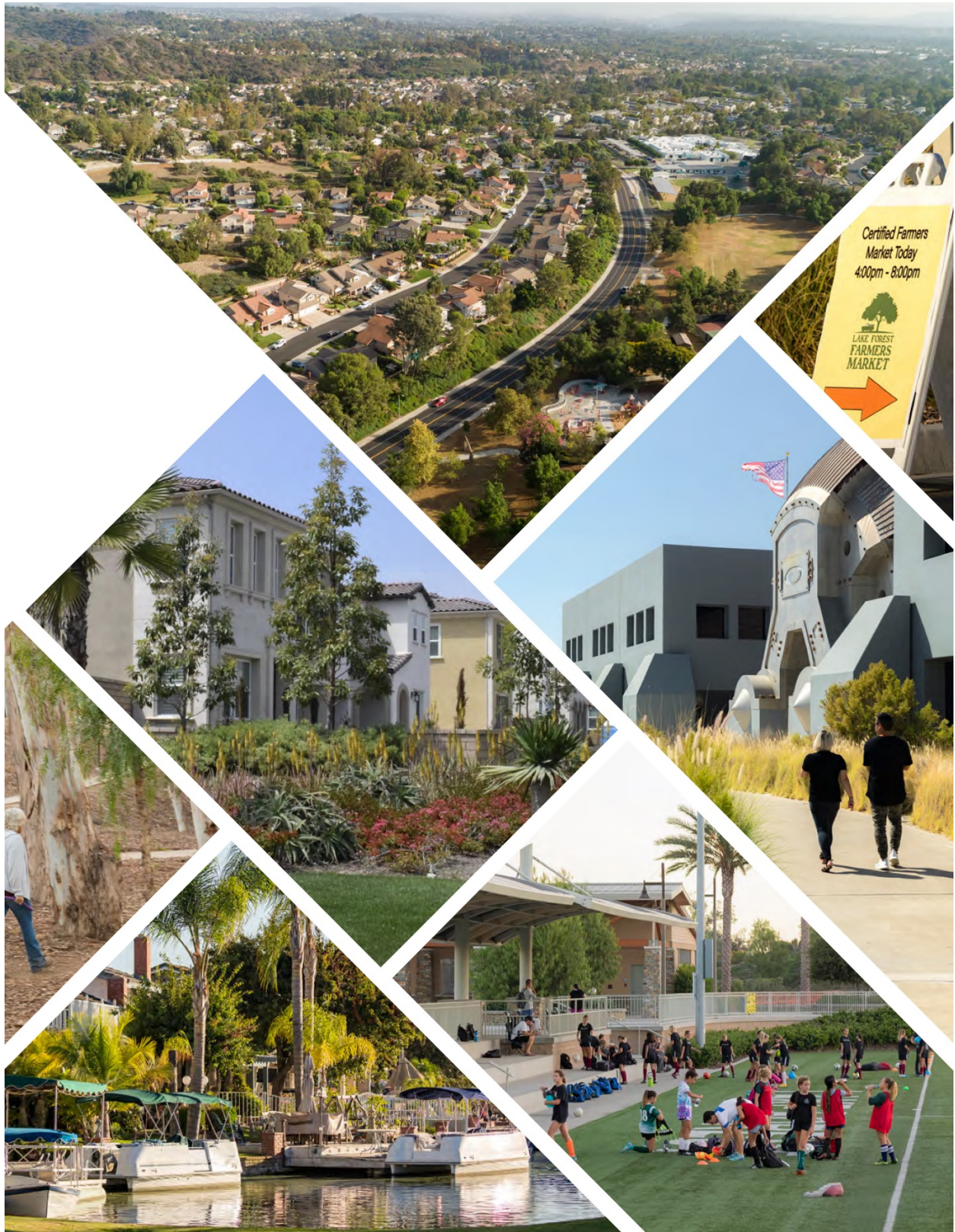
Our distinct sense of place is rooted in our parks, natural open spaces, lakes, creeks, urban forest, landscaped parkways, and established residential communities. We have well-located and maintained local and regional parks, trails, and recreation programs providing a diverse range of active and passive recreational opportunities for our residents to enjoy. Residents of our attractive, safe, and quiet neighborhoods support Lake Forest's vibrant commercial centers which feature desirable shopping and dining options and engaging public spaces. The City provides safe and efficient ways to get around the community in a vehicle, walking, biking, and alternative other transportation modes. Lake Forest's enviable regional location and transportation connections allow our residents to easily access many of southern California's most beautiful natural resources and destinations.

We also recognize that meaningful partnerships with local and regional stakeholders—including homeowner associations, businesses, the Saddleback Valley Unified School District, utility providers, neighboring jurisdictions, and public and nonprofit agencies—can help us achieve our vision. We are committed to fostering a positive atmosphere of civic collaboration so that Lake Forest remains a desirable and safe community.

Guiding Principles

- ▶ ***Sense of Community***
- ▶ ***Quality of Life***
- ▶ ***Parks, Recreation, and Natural Open Space***
- ▶ ***Vibrant Commercial Centers***
- ▶ ***Business Opportunities***
- ▶ ***Mobility in the City and Region***
- ▶ ***Local and Regional Partnerships***
- ▶ ***Focus on the Future***





Guiding Principle

Sense of Community

Foster a sense of community unique to Lake Forest that celebrates the City's history, image, services, and amenities. Even as the City changes, the community will retain its charming character. The Civic Center will serve as the cornerstone of civic life and community events and programs held throughout Lake Forest will continue to create inviting opportunities for people to come together. The community's distinguishing physical characteristics, including its parks, lakes, creeks, urban forest, and natural open spaces, are highly valued as an important part of the community's sense of place and character. Residents are proud to call Lake Forest home and businesses want to locate to Lake Forest because of its sense of community.





Guiding Principle
Quality of Life

Provide the necessary infrastructure, services, and facilities for the people who choose to live, work, and do business in Lake Forest. Carefully consider how and where new development should occur to protect the safe, quiet, and peaceful ambience of the City's existing residential neighborhoods. At the same time, recognize the City's need to have a fiscally-sustainable balance of land uses to continue funding the public services and amenities the community expects. New development must fit within the scale and character of the community with thoughtful transitions between different land uses. Housing options desirable for all ages, including attainable housing for first-time homeowners, family housing, and homes for seniors, are all important parts of the community's housing stock.

Guiding Principle

Parks, Recreation, and Natural Open Space

Maintain the City's diverse array of parks, recreation facilities, natural open space areas, and equestrian, biking, and hiking trails so that users of all ages and abilities have access to a range of active and passive amenities. The City also supports local and regional efforts to improve air quality and expand multimodal transportation options which can help create a healthier environment for Lake Forest residents. Educational material and programs promote the City's parks, recreation, and natural open space areas and encourage residents to enjoy a healthy and active lifestyle.





Guiding Principle

Vibrant Commercial Centers

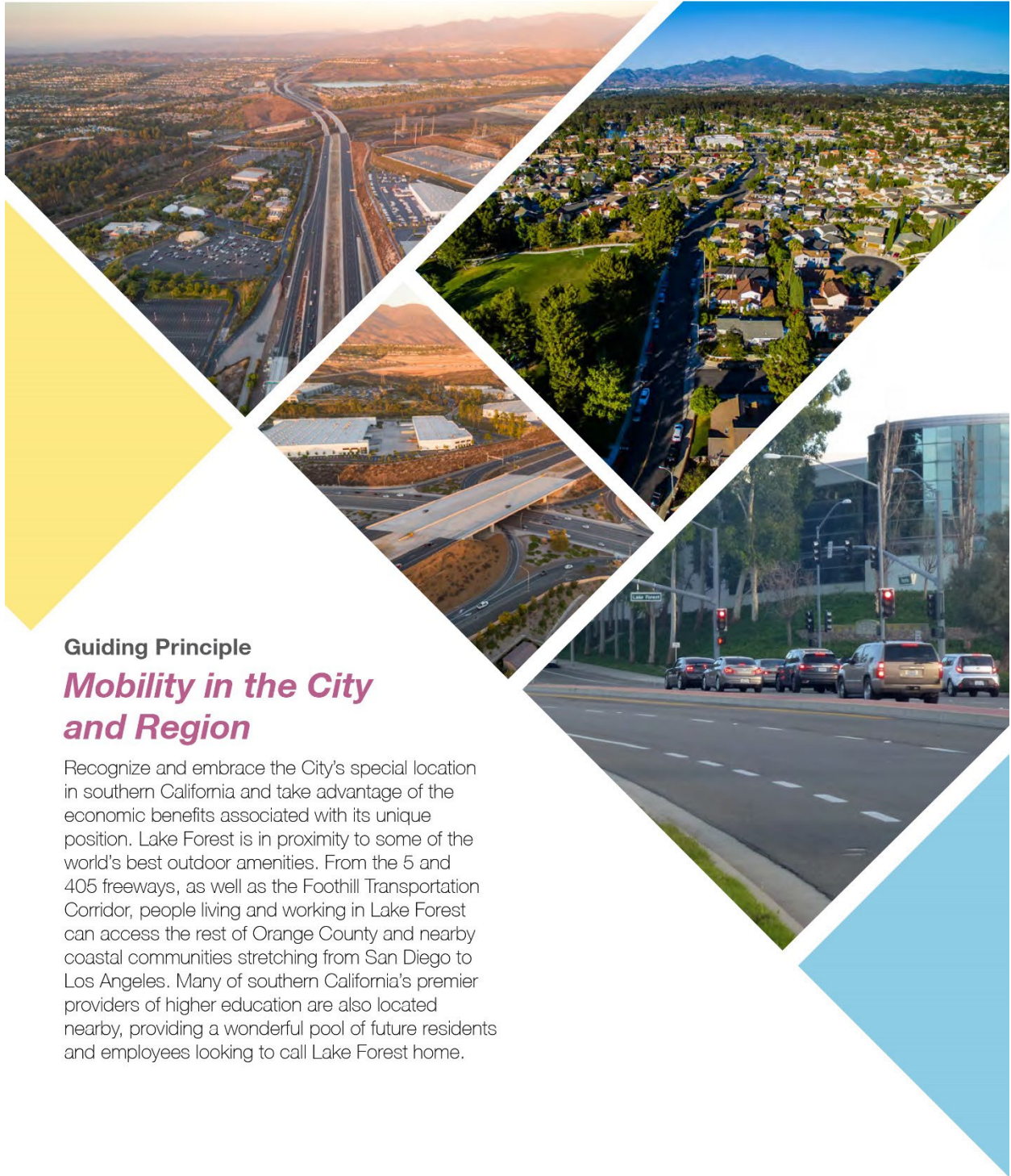
Improve our ability to be fiscally sustainable through the expansion of commercial activities, retention of existing successful commercial businesses, and redevelopment of existing commercial centers. Embrace the challenges of the new retail economy by supporting development or redevelopment of commercial centers that focus on providing unique experiences that cannot be replicated through online shopping. This includes providing a range of dining, shopping, and entertainment options for all generations so that people living and working in Lake Forest want to spend time at the community's commercial centers. The inclusion of visible gathering spaces like public plazas and outdoor dining patios will help to create a more enjoyable commercial environment. Bringing commercial, residential, and civic uses closer together in mixed-use environments can also support the success of Lake Forest's commercial development.

Guiding Principle

Business Opportunities

Enhance the City's reputation as a leading location for high-quality jobs and encourage the expansion of business clusters that provide employment opportunities and add to the City's revenues. Lake Forest has everything a business needs to thrive and grow. Its location provides businesses with access to strategic markets and a multimodal transportation system, including freeways, airports, and seaports. The community includes a diverse, highly-educated, and creative labor pool as well. Work collaboratively with businesses to promote and streamline regulations to facilitate economic activity. Continue to invest in economic development programs that promote Lake Forest as the natural choice to successfully grow a business and encourage innovation.





Guiding Principle

Mobility in the City and Region

Recognize and embrace the City's special location in southern California and take advantage of the economic benefits associated with its unique position. Lake Forest is in proximity to some of the world's best outdoor amenities. From the 5 and 405 freeways, as well as the Foothill Transportation Corridor, people living and working in Lake Forest can access the rest of Orange County and nearby coastal communities stretching from San Diego to Los Angeles. Many of southern California's premier providers of higher education are also located nearby, providing a wonderful pool of future residents and employees looking to call Lake Forest home.

Guiding Principle

Local and Regional Partnerships

Encourage effective partnerships with local and regional stakeholders to help achieve the City's vision. Working together with key partners including homeowner associations, businesses, providers of lifelong learning opportunities, utilities, neighboring jurisdictions, and public and nonprofit agencies, creates a shared vision and mutual commitment among parties. Public/private partnerships are also a key to the City's successful development of some of the community's most special places, including the Etnies Skatepark, the Sports Park, and The Arbor shopping district. The City will continue to work cooperatively and creatively with local and regional partners to further the City's objectives.





Guiding Principle

Focus on the Future

Inspire a community culture that is forward-thinking and innovative. Change is happening all around us — in the way we connect with each other, where we live, how we get around, the jobs we have, how we purchase goods and services, and the way we receive and share information. Lake Forest believes we must use data and information to understand where we've been to determine where we'd like to go, and that we must chart a path that provides clear direction while also allowing us the flexibility to quickly adapt to change. With thoughtful leadership Lake Forest will be able to respond to dynamic conditions while maintaining its commitment to its residents and businesses.

Applying the General Plan

The General Plan is intended for use by a broad range of persons, including City decision-makers, City staff, developers, and community members, to serve the following purposes:

- To identify Lake Forest's land use, growth, transportation, environmental, economic, and social goals and policies as they relate to land use, conservation, development, and provision of community services and facilities.
- To enable the City Council and the Planning Commission to establish long-range conservation and growth goals and policies.
- To provide a basis for judging whether specific private development proposals and public projects are in harmony with these goals and policies.
- To inform citizens, developers, decision makers, and other jurisdictions of the policies that will guide development and conservation within the Lake Forest.

The General Plan applies to lands in the incorporated area of the City, to the extent allowed by Federal and State law. Under State law, many actions, such as development projects, specific plans, master plans, community plans, zoning, subdivisions, public agency projects, and other decisions must be consistent with the General Plan. State law requires that the City's ordinances regulating land use be consistent with the General Plan. The Zoning Ordinance, individual project proposals, and other related plans and ordinances must be consistent with the goals and policies in the General Plan.

Interpreting the General Plan

In reading the General Plan, one should infer that the goals, policies, and implementation measures are limited to the extent that it is financially feasible and appropriate for the City to carry them out and to the extent legally permitted by Federal and State law. For example, policies and measures which indicate that the City will "provide," "support," "ensure," or otherwise require or carry them out do not indicate an irreversible commitment of City funds or staff resources to those activities, but rather, that the City will support them when the City deems that it is financially feasible and appropriate to do so. In some cases, the City will carry out various policies and measures by requiring development, infrastructure, and other projects to be consistent with the policies and actions of the General Plan. In other cases, the City may include General Plan items in the Capital Improvement Program, annual budget, or other implementation mechanisms, as the City deems appropriate.

How to Read Lake Forest's General Plan

As the guide for future development and desired conditions, residents, property owners, and business owners should also familiarize themselves with how to read this document. Each element contains a brief introduction, several goals and related policies, and a description of related actions to help implement the City's vision.

Goals

A goal in the General Plan is the broadest statement of community values. It is a generalized ideal which provides a sense of direction for action. They are overall statements of desired future conditions.

Policies and Implementation

The essence of the General Plan is contained within its policies. Policies are statements which further refine the goals, and guide the course of action the City must take to achieve the goals in the plan. It is important to note that policies are guides for decision makers, not decisions themselves. Policies and implementation measures must be clear to be useful. However, they may range in terms of commitment of resources, importance, and expected results. Therefore, it is important for readers to understand the distinctions between various levels of policy and implementation action. The following is a list of common terms used in policies and implementation measures, and how to interpret their usage in the General Plan. In cases where other terms are used (and not defined below), an equivalent to the closest applicable term can be used.

Shall: Absolute commitment to the policy or action, and indicate that the policy must be adhered to in all cases.

Should: Policy will be followed in most cases, but exceptions are acceptable for good reasons.

Ensure: Policy indicates that the City plays a role in making sure something happens, often times in partnership with other agencies or as part of other City programs and processes.

Encourage: Policy is highly recommended and/or desired, and should be pursued when feasible.

Allow: Policy will be supported within certain parameters and certain guidelines.

Coordinate: Policy will occur in conjunction with another entity, and the City will carry its share of the responsibility.

Explore: Effort will be taken to investigate the subject at hand, to discover whether or not further commitment is relevant.

Consider: Policy may or may not be followed, depending upon the results of analysis that will be completed.

Limit: Effort will be taken to keep the subject within certain limits, or will at least make undesired change more difficult.

Restrict: Effort will be taken to keep the undesired action to a minimum.

Amending the General Plan

The General Plan is not static, but rather is a dynamic and multi-faceted document that defines and addresses the changing needs of the City. It is based on an on-going assessment and understanding of existing and projected community needs. The City's decision-makers have broad discretion in interpreting the General Plan and its purposes, and are allowed to weigh and balance the various goals and policies when applying them. Recognizing the need for the General Plan to remain current and reflective of local issues and policies, State law allows the City to periodically amend the General Plan to ensure that it is consistent with the conditions, values, expectations, and needs of its residents, businesses, and other stakeholders. The General Plan may be amended in accordance with State law. While specific findings may be applied on a project-by-project basis, at a minimum the following standard findings shall be made for each proposed General Plan amendment:

1. The amendment is deemed to be in the public interest;
2. The amendment is consistent and/or compatible with the rest of the General Plan;
3. The potential impacts of the amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare; and
4. The amendment has been processed in accordance with the applicable provisions of the California Government Code, the California Environmental Quality Act (CEQA), and the City's Municipal Code.

City-initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic process described above to ensure consistency and compatibility with the General Plan. This includes appropriate environmental review, public notice, and public hearings, leading to an official action by the City Council.

Timing

Mandatory elements of the General Plan may be amended up to four times in each calendar year. The City Council or any citizen may initiate consideration of a General Plan Amendment. It is left to the discretion of the local jurisdiction to establish an amendment schedule to be published one year in advance. State law further requires that the Housing Element be reviewed and updated at least once every eight years.

Exemptions

The State Legislature has recognized that occasions arise which require the local jurisdiction to have some flexibility in amending the General Plan. As set forth in the California Government Code, the following are exempt from the General Plan amendment schedule:

- Amendments to optional elements.
- Amendments requested and necessary for affordable housing (Section 65358(c)).
- Any amendment necessary to comply with a court decision in a case involving the legal adequacy of the general plan (Section 65358(d)(1)).
- Amendments to bring a general plan into compliance with an airport land use plan (Section 65302.3).

Annual Reporting

Given the long-term nature of the General Plan, it is critical to periodically evaluate its effectiveness and to document the implementation status of the various policies and actions that it contains. State law provides direction on how cities and counties can maintain the General Plan as a useful policy guide. State law also requires the City to annually report "the status of the plan and progress in its implementation" (California Government Code Section 65400(b)) to the City Council.

The Implementation Element identifies each measure to be carried out by the General Plan, the timing of the measure, and the responsible City department for addressing implementation.



Introduction to Land Use and Design

The Land Use Element is a guide to land use planning in Lake Forest and provides a framework for the environmental and infrastructure issues examined in the other General Plan elements. The Land Use Element identifies how land will be used in the future—for housing, commercial, and business centers, public facilities, parks, open space, and transportation. The Land Use Plan is designed to:

- encourage economic development in strategic focus areas located adjacent to major roadways and transportation corridors,
- preserve and protect the City's existing residential neighborhoods,
- support expanded housing and employment opportunities,
- and promote a strong sense of place and identity in Lake Forest.

Organization of Element

The Land Use Element goals and policies will address each of the following topics as they relate to Lake Forest:

- Land Use Mix
- Compatible Development
- Placemaking
- Streetscapes
- Focus Areas for Economic Stability and Growth

Contents:

- + Land Use Mix
- + Compatible Development
- + Placemaking
- + Streetscapes
- + Focus Areas for Economic Stability and Growth

Overview

The Land Use Element provides for a development and resource conservation pattern that preserves and protects Lake Forest's unique character while promoting opportunities for economic development, high-quality local job growth, and robust natural resources protection. Ensuring that Lake Forest has sufficient capacity to support a diverse mix of land uses is essential to the community's ability to thrive and be economically sustainable over time. As residential and nonresidential development continues, this Land Use Element will guide where growth and development will occur in the City and how to accommodate land uses to respond to the community's changing needs, all while keeping in line with the Community Vision.

The Land Use Map (Figure LU-1) depicts the City's vision for how open space, commercial, industrial, residential, and other uses will occur in the city.

State law requires the Land Use Element to address:

- Proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity;
- Issues related to environmental justice, which are addressed throughout the General Plan, especially the Health and Wellness Element; and
- Areas subject to flooding, which are addressed in the Public Safety Element.

The Land Use Element includes provisions aimed at providing a range of housing types that promote a safe and desirable living environment. Residential and commercial growth is focused within the city limits, with higher density uses focused near major roadways and transportation facilities.

Background information regarding land use is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

Land Use Designations

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation and the allowed range of development intensity, expressed in density or floor area ratio. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan.

Land Use Classification System

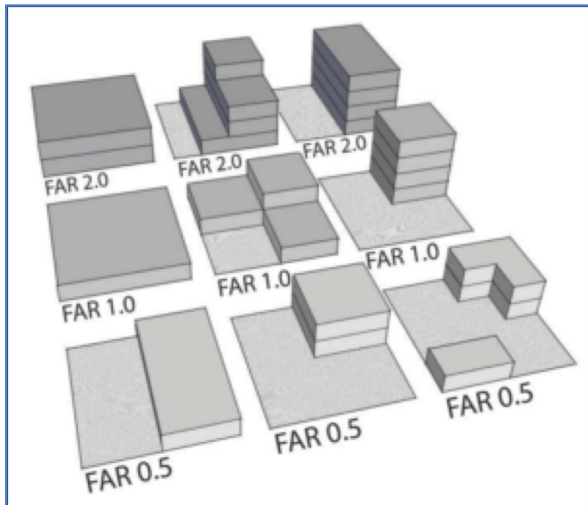
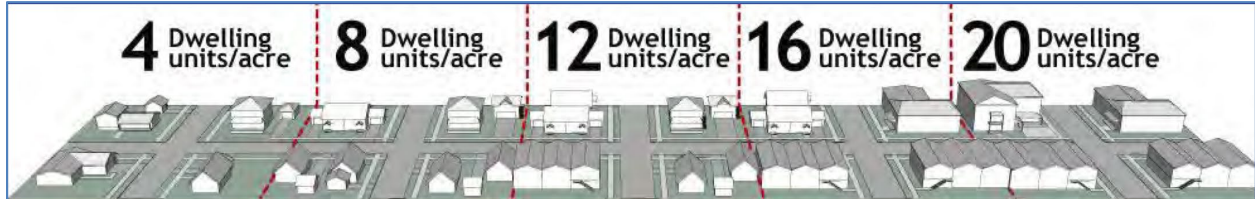
The Land Use Map (Figure LU-1) illustrates the various types and distribution of land uses planned for the community. The land use classification system includes 21 land use designations. These land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Map (Figure LU-1).

The residential category includes five designations that allow for a range of housing types and densities. The nonresidential grouping includes a variety of jobs-generating designations, such as commercial, professional office, business park, and light industrial to promote a wide range of revenue and employment opportunities. Public facilities are also non-residential uses which allow for the provision of public services and amenities. The City also has a mixed-use category which includes six distinct types of mixed-use designations which allow for a blend of residential and non-residential uses at varying densities and intensities in key locations throughout the community. The limited development category includes community park/open space, regional park/open space, open space, and lake to provide for open spaces within the community where future development is limited. The limited development grouping also includes a transportation corridor designation to provide land area for circulation needs within the planning area.

Land Use Density and Intensity

This Element uses certain terminology to describe the 21 land use designations. Land use concepts, including density and floor area ratio, are described below.

Density. Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.



Floor Area Ratio. Floor area ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed-use projects. FAR refers to the ratio of the total floor area of a building or buildings on a site, excluding parking structures and outdoor storage areas, to the lot area of the site.

Buildout Potential

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Map

are described in detail in this Element. Table LU-1 lists each of the land use designations shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. The table also includes the effective overall level of development within each land use designation within the City. These effective levels of development represent an anticipated overall density and intensity of development for Lake Forest and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to their maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels.

The overall future development in Lake Forest is anticipated to occur at the expected level of density or intensity indicated in Table LU-1. Development at an intensity or density between the expected and maximum levels is desired when projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by their respective designations.

Residential Land Use Designations

Very Low Density Residential (VLDR); 0-2 du/ac – The Very Low-Density Residential land use designation provides for the development of single-family dwellings and accessory buildings at a maximum of two dwelling units per net acre of land.

Uses such as guest houses, religious facilities, public or private schools, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of very low-density single-family neighborhoods may also be allowed.

Low Density Residential (LDR); 2-7 du/ac – The Low-Density Residential land use designation provides for the development of single-family dwellings and accessory buildings at a maximum of seven dwelling units per net acre of land.

Uses such as mobile homes, guest houses, religious facilities, public or private schools, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of low-density single-family neighborhoods may also be allowed.

Low-Medium Density Residential; 7-15 du/ac – The Low Medium Density Residential land use designation provides for the development of a wide range of living accommodations, including single-family detached and attached dwelling units, mobile homes, duplexes, and multiple-family dwellings, such as townhomes, condominiums, apartments, and cooperatives. The designation allows a maximum of 15 dwelling units per net acre of land.

Uses such as religious facilities, public or private schools, community care facilities, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of low medium density neighborhoods may also be allowed.

Residential Medium Density (MDR); 15-25 du/ac – The Medium Density Residential land use designation provides for the development of a wide range of living accommodations, including single-family dwelling units, and multiple-family dwellings, such as townhomes, condominiums, apartments, and cooperatives. The designation allows a maximum of 25 dwelling units per net acre of land.

Uses such as religious facilities, public or private schools, community care facilities, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of medium density neighborhoods may also be allowed.

High Density Residential (HDR); 25-43 du/ac – The High-Density Residential land use designation provides for the development of a wide range of living accommodations, including single-family dwelling units and multiple-family dwellings, such as townhomes, condominiums, apartments, and cooperatives. The designation allows a maximum of 43 dwelling units per net acre of land.

Uses such as religious facilities, public and private schools, community care facilities, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of high-density neighborhoods may also be allowed.

Non-Residential Land Use Designations

Commercial (C); 1.0:1 Maximum FAR – The Commercial land use designation provides for a variety of retail, professional office, medical, service-oriented business activities, and hospitality facilities, many of which are roadway oriented and serve a community-wide area and population. The maximum intensity of development is a floor area ratio of 1.0:1.

Other uses that are determined to be compatible with the primary uses may also be allowed.

Professional Office (PO); 1.2:1 Maximum FAR – The Professional Office designation provides for professional offices and other supporting uses. These uses include, but are not limited to, professional, legal, medical, general financial, administrative, corporate, and general business offices, as well as supportive commercial uses such as restaurants, medical services, community facilities, and similar uses, which together create concentrations of office employment or community activity. Also included are small convenience or service commercial activities intended to meet the needs of the on-site employee population. The maximum intensity of development is a floor area ratio of 1.2:1.

Other uses that are determined to be compatible with the primary uses may also be allowed.

Business Park (BP); 1.0:1 Maximum FAR – The Business Park designation provides opportunities for a mixture of all those uses allowed under the Commercial, Professional Office, and Light Industrial land use designations. The maximum intensity of development is a floor area ratio of 1.0:1.

Light Industrial (LI); 0.60:1 Maximum FAR – The Light Industrial designation provides for a variety of light industrial uses that are nonpolluting and which can co-exist with surrounding land uses and which do not in their maintenance, assembly, manufacturing or operations create smoke, gas, dust, noise, vibration, soot or glare which might be obnoxious or offensive to persons residing or conducting business in the City. The maximum intensity of development is a floor area ratio of 0.6:1.

Allowable uses include wholesale businesses, light manufacturing and processing, research and development uses, warehousing and storage, distribution and sales, high technology production, ancillary retail sales and related uses. Other uses that are determined to be compatible with the primary uses may also be allowed.

Public Facility (PF); 1.2:1 Maximum FAR – The Public Facility designation includes a wide range of public uses distributed throughout the community, such as schools, government offices and facilities, public utilities, libraries, fire stations, sheriff sub stations, cemeteries, hospitals, and other public uses. The maximum intensity of development is a floor area ratio of 1.2:1.

Mixed-Use Land Use Designations

Mixed-Use 32 (MU-32); 32 du/ac Maximum and 1.0:1 Maximum FAR – The Mixed-Use 32 designation provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area.

Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use their cars. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Single-use projects are allowed; stand-alone residential projects should be located in proximity to nonresidential development.

The maximum intensity of development is a floor area ratio of 1.0:1. A maximum density of 32 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Mixed-Use 43 (MU-43); 43 du/ac Maximum and 1.2:1 Maximum FAR – The Mixed-Use 43 designation provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area.

Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use their cars. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Single-use projects are allowed; stand-alone residential projects should be located in proximity to nonresidential development. Vertical integration of uses is encouraged.

The maximum intensity of development is a floor area ratio of 1.2:1. A maximum density of 43 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Mixed-Use Office (MU-O); 1.5:1 Maximum FAR – Mixed-Use Office accommodates high-intensity business parks, office buildings, light manufacturing parks, and light industrial areas that provide for a variety of businesses that support office-oriented employment opportunities and services for Lake Forest and the region at intensities higher than those allowed in the Business Park or Professional Office designations. The maximum intensity of development is a floor area ratio of 1.5:1.

Additionally, uses that support businesses including, health and fitness centers, restaurants/cafés, convenience retail, and day care facilities would be conditionally allowed onsite as a minor use associated with a main employment generating use, hotel uses would also be allowed.

Urban Industrial 25 (UI-25); 25 du/ac Maximum and 1.0:1 Maximum FAR – The Urban Industrial designation provides for a mix of traditional light industrial and commercial uses, including uses such as warehousing, distribution, mini-warehouse, self-storage, auto uses and services, manufacturing and production of food, beverage, apparel, design, furniture, custom or small run manufacturing, and other similar uses which have historically been allowed in the City’s industrial areas. Live-work units and home-based businesses are envisioned to locate in this designation. The intent of this designation is to promote creation of a vibrant mixed-use environment with employment and living opportunities located in proximity. The maximum intensity of development is a floor area ratio of 1.0:1. A maximum density of 25 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Industrial or flexible building types are appropriate and should match the scale of adjacent uses. Flexible buildings allow one or more uses in a single facility, such as office space, research and development, showroom retail sales, light manufacturing research and development (R&D), and limited small warehouse and distribution uses along with residential development.

Urban Industrial 43 (UI-43); 43 du/ac Maximum and 1.2:1 Maximum FAR – The Urban Industrial designation provides for a mix of traditional light industrial and commercial uses, including uses such as warehousing, distribution, mini-warehouse, self-storage, auto uses and services, manufacturing and production of food, beverage, apparel, design, furniture, custom or small run manufacturing, and other similar uses which have historically been allowed in the City’s industrial areas. Live-work units and home-based businesses are envisioned to locate in this designation. The intent of this designation is to promote creation of a vibrant mixed-use environment with employment and living opportunities located in proximity. The maximum intensity of development is a floor area ratio of 1.2:1. A maximum density of 43 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Industrial or flexible building types are appropriate and should match the scale of adjacent uses. Flexible buildings allow one or more uses in a single facility, such as office space, research and development, showroom retail sales, light manufacturing research and development (R&D), and limited small warehouse and distribution uses along with residential development.

Limited Development Land Use Designations

Community Park/Open Space (CP/OS); 0.40:1 Maximum FAR - The Community Park/Open Space designation provides for public recreational uses designed to meet the active and passive recreational needs of the community. This designation allows public parkland, open space, and associated public recreational facilities, such as indoor and outdoor sports/athletic facilities, museums, theaters, and similar uses. The maximum intensity of development is a floor area ratio of 0.4:1.

Regional Park/Open Space (RP/OS); 0.10:1 Maximum FAR - 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 maximum intensity of development is a floor area ratio of 0.1:1.

Open Space (OS); 0.40:1 Maximum FAR - The Open Space designation provides for private open space designed to meet the active and passive recreational needs of the community. This designation includes open space that is held under private ownership, and includes facilities for active and passive recreational activities. Open Space facilities include indoor and outdoor sports/athletic facilities, lakes, club houses, meeting rooms, outdoor gathering areas, and similar uses, as well as ornamentally landscaped and natural landscaped open areas. The maximum intensity of development is a floor area ratio of 0.4:1.

Lake (L) - The Lake designation provides for lakes as well as ornamentally landscaped and natural landscaped open areas associated with lake facilities. No development is expected in this area.

Transportation Corridor (TC) - The Transportation Corridor designation applies to the land within the corridor of the Southern California Regional Rail Authority. Land within this corridor is reserved for rail transportation purposes as the primary use. Secondary uses, such as open space linkages and landscape areas, public and private parking areas, and other transportation related activities and facilities are also allowed. No development is expected in this area.

Table LU-1 Land Use Development Potential Summary

Land Use Designation	Acres (1)	Allowed Density and/or Intensity	Assumed Density and/or Intensity (2)	Units	Population (3)	Non-Residential Square Feet	Jobs (4)
RESIDENTIAL LAND USES							
Very Low Density	-	0-2 du/ac	1 du/ac	-	-	-	-
Low Density	2,499	2-7 du/ac	6.8 du/ac	17,023	50,559	-	-
Low-Medium Density	880	7-15 du/ac	10.9 du/ac	9,589	28,481	-	-
Medium Density	361	15-25 du/ac	22 du/ac	7,931	23,555	-	-
High Density	16	25-43 du/ac	38 du/ac	620	1,840	-	-
<i>Residential Subtotal</i>	<i>3,756</i>			<i>35,163</i>	<i>104,435</i>	<i>-</i>	<i>-</i>
NON-RESIDENTIAL LAND USES							
Commercial	341	1.0:1 FAR	0.25 FAR	-	-	3,718,616	8,263
Professional Office	12	1.2:1 FAR	0.30 FAR	-	-	156,816	522
Business Park	298	1.0:1 FAR	0.35 FAR	-	-	4,545,819	7,576
Light Industrial	627	0.60:1 FAR	0.35 FAR	-	-	9,565,602	15,943
Public Facility	373	1.2:1 FAR	0.05 FAR	-	-	811,508	812
<i>Non-Residential Subtotal</i>	<i>1,651</i>			<i>-</i>	<i>-</i>	<i>18,798,361</i>	<i>33,116</i>
MIXED-USE LAND USES							
Mixed-Use 32	49	32 du/ac 1.0:1 FAR	32 du/ac; 0.25 FAR	1,570	4,663	534,327	1,186
Mixed-Use 43	312	43 du/ac 1.2:1 FAR	36 du/ac (2); 0.40 FAR	8,179	24,290	5,429,287	12,067
Mixed-Use Office	24	1.5:1 FAR	0.50 FAR	-	-	513,715	1,284
Urban Industrial 25	95	25 du/ac 1.0:1 FAR	22 du/ac; 0.40 FAR	2,090	6,207	1,655,280	2,758
Urban Industrial 43	22	43 du/ac 1.2:1 FAR	36 du/ac; 0.40 FAR	792	2,352	323,328	539
<i>Mixed-Use Subtotal</i>	<i>502</i>			<i>12,631</i>	<i>37,512</i>	<i>8,455,937</i>	<i>17,834</i>
LIMITED DEVELOPMENT LAND USES							
Community Park/Open Space	249	0.40:1 FAR	0.0025 FAR	-	-	27,148	27
Regional Park/Open Space	1,939	0.10:1 FAR	0.0001 FAR	-	-	8,448	8
Open Space	877	0.40:1 FAR	-	-	-	-	-
Lake	58	-	-	-	-	-	-
Transportation Corridor	30	0.20:1 FAR	-	-	-	-	-
Right-of-Way	1,681	-	-	-	-	-	-
<i>Limited Development Subtotal</i>	<i>4,834</i>			<i>-</i>	<i>-</i>	<i>35,596</i>	<i>36</i>
Totals	10,742			47,794	141,947	27,289,894	50,986

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Density/intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity but are adjusted downward to account for variations in development.
3. Estimates of population are based on average household size of 2.97, as identified by the California Department of Finance, 2018.
4. Estimates of jobs by land use designation are based on employment generation rates derived from the Longitudinal Employer-Household Dynamics (2015) Report.

GOAL LU-1 LAND USE MIX

A community with a balanced land use pattern that meets the City’s long-term housing, employment, and civic needs.

LU-1 Policies

- LU-1.1 **Land Use Pattern.** Promote an appropriate land use plan that fosters and enhances community livability and public health; supports economic development; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses.
- LU-1.2 **Exceptional Projects.** Consider development intensity up to the maximum identified in the Land Use Element for development projects that provide exceptional design quality, important public amenities or benefits, or other factors that promote the goals and policies of the General Plan.
- LU-1.3 **Future Development.** Accommodate future economic growth and development in strategic locations throughout the community near major roadways and transportation facilities.
- LU-1.4 **Density and Intensity.** Allow sufficient density and intensity to enable new development to support all required infrastructure, community facilities, and open space.
- LU-1.5 **Housing Choices.** Expand the range of housing types and density ranges to meet the diverse demographic, economic, and social needs of the community.
- LU-1.6 **Mixed-Use Activity Centers.** Ensure that new mixed-use activity centers are well-integrated with existing surrounding development.
- LU-1.7 **Fiscal Sustainability.** Maintain a fiscally sustainable land use plan with balanced residential and nonresidential developments.
- LU-1.8 **Consistent Standards.** Require projects to adhere to the City’s Municipal Code.

LU-1 Actions

- LU-1a Update the City's Zoning Map to be consistent with the land use designations shown on Figure LU-1.
- LU-1b Review the standards provided in the Zoning Ordinance (Title 9 of the Lake Forest Municipal Code) and amend as necessary for consistency with General Plan policies and desired uses consistent with the City's General Plan land use designations.
- LU-1c Require preparation of a developer-initiated Specific Plan for redevelopment of the Foothill Ranch Towne Center to ensure the careful integration of residential and commercial uses combined with supporting small streets and infrastructure. Development under 10 acres should be discouraged.
- LU-1d Evaluate possible implementation strategies for mixed-use activity centers/focus areas, other than Foothill Ranch Towne Center, such as a Specific Plan, Master Plan, Development Agreement and/or conventional zoning.
- LU-1e Implement the policies and actions in the Housing Element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.
- LU-1f Monitor land availability through the regular review of the General Plan Land Use Map and the Zoning Map.
- LU-1g Periodically review the Zoning Ordinance to ensure that the appropriate zoning districts have appropriate allowed uses and development standards to accommodate the building and site needs associated with new and emerging industries.

GOAL LU-2 COMPATIBLE DEVELOPMENT

A community where new development blends harmoniously into the existing neighborhood fabric.

LU-2 Policies

- LU-2.1 **Physical Characteristic Compatibility.** Ensure that new development fits within the existing community setting and is compatible with surrounding land uses and public infrastructure availability.
- LU-2.2 **Sensitive Uses.** Locate residences away from areas of excessive noise, smoke, or dust and ensure that adequate mitigation measures, including buffers or transitional uses, are made to ensure the health and well-being of existing and future residents.
- LU-2.3 **Existing Residential Neighborhoods.** Preserve, protect, and enhance the City's existing residential neighborhoods.
- LU-2.4 **Scale and Character.** Ensure that the scale and character of new development is appropriate to the setting and intended use.
- LU-2.5 **Visual Compatibility.** Require new development projects achieve visual compatibility with surrounding development through building, site, or design techniques, such as landscaping and architectural design, to achieve visual compatibility.
- LU-2.6 **Commercial Development.** Ensure that commercial uses are built and operated in such a way as to complement, but not conflict with, adjacent sensitive uses.
- LU-2.7 **Interface with Residential Areas.** Promote compatibility of adjacent land uses along the interface of different residential density and non-residential intensity categories by paying special attention to buffers and transitional areas.
- LU-2.8 **Public Agency Impacts.** Encourage affected public agencies to provide necessary facilities and services to support the impact and intensity of development in Lake Forest.
- LU-2.9 **Code Enforcement.** Require property owners to maintain homes, structures, and property in good condition; continue code enforcement activities that address nuisances that detract from the City's health, safety, and community image.
- LU-2.10 **Heliports.** Ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law and compliance with the *Airport Environs Land Use Plan for Heliports*, including referral of the project to the Orange County Airport Land Use Commission (ALUC) by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), ALUC, and Caltrans, including the filing of a Form 7480-1 (Notice of Landing Area Proposal) with the FAA. This requirement shall be in addition to all other City development requirements.
- LU-2.11 **Federal Aviation Administration Imposed Height Restrictions.** Require projects 200 feet above ground level to file with the Federal Aviation Administration (FAA) Form 7460-1 Notice of Proposed Construction and Alteration and provide notification to the ALUC; note that the City of Lake Forest prohibits development at this height but should projects at this height be considered at some point in the future, this policy shall apply.

LU-2 Actions

- LU-2a As part of the City's development review process, ensure that commercial projects are designed to be compatible with residential uses, including appropriate building massing and scale and minimization of impacts related to the operation of the use. Review of employment-generating projects should ensure that the following design concepts are addressed in projects that abut residential areas:
- Appropriate building scale and/or siting;
 - Site design and noise-attenuating features to avoid exposure to excessive noise due to long hours of operation or inappropriate location of accessory structures;
 - Site and structure design to avoid excessive glare or excessive impacts from light sources onto adjacent properties; and
 - Site design to avoid unnecessary loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.).
- LU-2b As part of the City's development review process, ensure that new developments are designed to minimize glare and light impacts onto adjacent properties.
- LU-2c Periodically review and amend (as needed) the Zoning Ordinance, City Subdivision Regulations, and Grading Regulations to provide consistency with new state legislation and court decisions. Review and amend Zoning Ordinance to clarify permitted and conditionally permitted uses in all districts.
- LU-2d Utilize a site development permit process and the California Environmental Quality Act in the review of proposed development projects to promote high quality in urban design and minimize environmental impacts.
- LU-2e Continue to enforce the Zoning Ordinance and other ordinances to achieve the desired level of regulation.
- LU-2f Coordinate with the Orange County Airport Land Use Commission review any operational or facility changes at John Wayne Airport that could impact the Lake Forest community.

GOAL LU-3 PLACEMAKING

A distinct community image and identity that promotes Lake Forest as a desirable place to live and do business.

LU-3 Policies

- LU-3.1 **Branding.** Enhance the city's identity through the use of distinct city graphics in the design of gateways, street signs, city signage, public facilities and public gathering spaces, and other areas where appropriate.
- LU-3.2 **Sense of Arrival.** Highlight major arrival and departure points along the community's edge by encouraging distinctive building design elements, streetscapes, decorative signage, landscaping, and/or other enhancements at strategic gateway locations.
- LU-3.3 **Physical Attributes.** Maintain the physical attributes of Lake Forest, such as its streetscapes, parks, trails, and scenic vistas, to preserve an identifiable and distinct community within Orange County.
- LU-3.4 **High-Quality Design.** Promote high-quality design for all public and private development projects, including building form, site design, landscaping, lighting, signage, and other components which impact the visual quality of a project.
- LU-3.5 **Nonresidential Area Revitalization.** Promote rehabilitation of older commercial and industrial properties and buildings to enhance their quality and competitive advantage.
- LU-3.6 **Architectural Styles.** Promote architectural styles that emphasize the established community identity while allowing for the introduction of other appealing architectural design strategies that are compatible with their surroundings.
- LU-3.7 **Public Gathering Spaces.** Encourage the provision of both formal and informal public gathering spaces through pedestrian-oriented street design; sidewalk furniture and pedestrian-oriented development; well-designed, multi-use public spaces of different sizes including pocket parks, plazas, and monuments; and community events.
- LU-3.8 **Public Art.** Consider including public art at key gateways, major projects, and public gathering places.
- LU-3.9 **Public Landscaping.** Ensure that all public landscaping in public rights-of-way is attractive, adequately maintained, and utilizes California native, drought-tolerant, and/or other sustainable plant material if appropriate.

LU-3 Actions

- LU-3a As part of the design review of development and capital projects, encourage the integration of civic, cultural, natural, art, and other themes that create a sense of place for each neighborhood, district, and center, and contribute to the overall character of the community.
- LU-3b Explore grant funding opportunities for public art to be included in projects at key gateways, major project, or public gathering places, as appropriate.

GOAL LU-4 STREETSAPES

A community with streetscapes that enhance the economic vitality and overall visual quality of the City, support the circulation network, and encourage pedestrian-scale streets and patterns of activity.

LU-4 Policies

- LU-4.1 **Major Corridors.** Enhance the streetscape along the City’s major corridors through coordinated public and private improvements to convey a positive image of the City, contribute to its economic vitality, and improve visual and physical transitions into adjacent neighborhoods and developments.
- LU-4.2 **Walkability.** Enhance walkability on a citywide scale by improving or adding sidewalks, landscaping, benches, wayfinding signage, and pedestrian-scaled lighting, where appropriate and feasible.
- LU-4.3 **Building Massing.** Reduce the bulk and perceived size of large buildings by dividing their mass into smaller parts, stepping down to adjacent structures, recessing openings for doors/windows, and using pedestrian-scale features; single-plane massing is discouraged.
- LU-4.4 **Building Footprint.** Require and enforce appropriate residential and nonresidential development standards, including adequate building setbacks, to ensure that a building’s footprint does not negatively affect adjacent uses or the visual quality of the area.
- LU-4.5 **Connectivity.** Provide convenient pedestrian and transit access throughout commercial and mixed-use corridors, including an interconnected network of high-amenity streetscapes and multiple walkways that connect activities and uses. Seek opportunities to provide bridges or other grade-separated pedestrian crossings across freeways and major roadways in order to further enhance pedestrian connectivity throughout Lake Forest.
- LU-4.6 **Street Trees.** Recognize the importance of planting and maintaining trees consistent with the image of Lake Forest. Provide for the consistent use of street trees to identify city streets, residential neighborhoods, commercial and employment districts, and gateways.
- LU-4.7 **Medians.** Encourage medians the use of California-native landscaping, where feasible. Require the provision of street medians, where appropriate, as a condition of approval of development projects.

LU-4 Actions

- LU-4a Consider developing a design and improvement plan based on the City Capital Improvement Plan to strengthen landscaping, identification graphics, a wayfinding signage program, and other physical improvements to enhance major public thoroughfares and activity areas.
- LU-4b Seek grant funding (“greening” grants) to help offset or fully cover the cost of landscape improvements along public roadways.
- LU-4c Meet with Caltrans and the Transportation Corridor Agency (TCA) to stay informed regarding ongoing freeway improvements and to review landscape plans at the City’s on and off ramps.

GOAL LU-5 FOCUS AREAS FOR ECONOMIC STABILITY AND GROWTH

A community featuring mixed-use activity centers located along the City’s major roadways and transportation facilities which allow for the co-location and harmonious development of housing, shopping, jobs, and public uses.

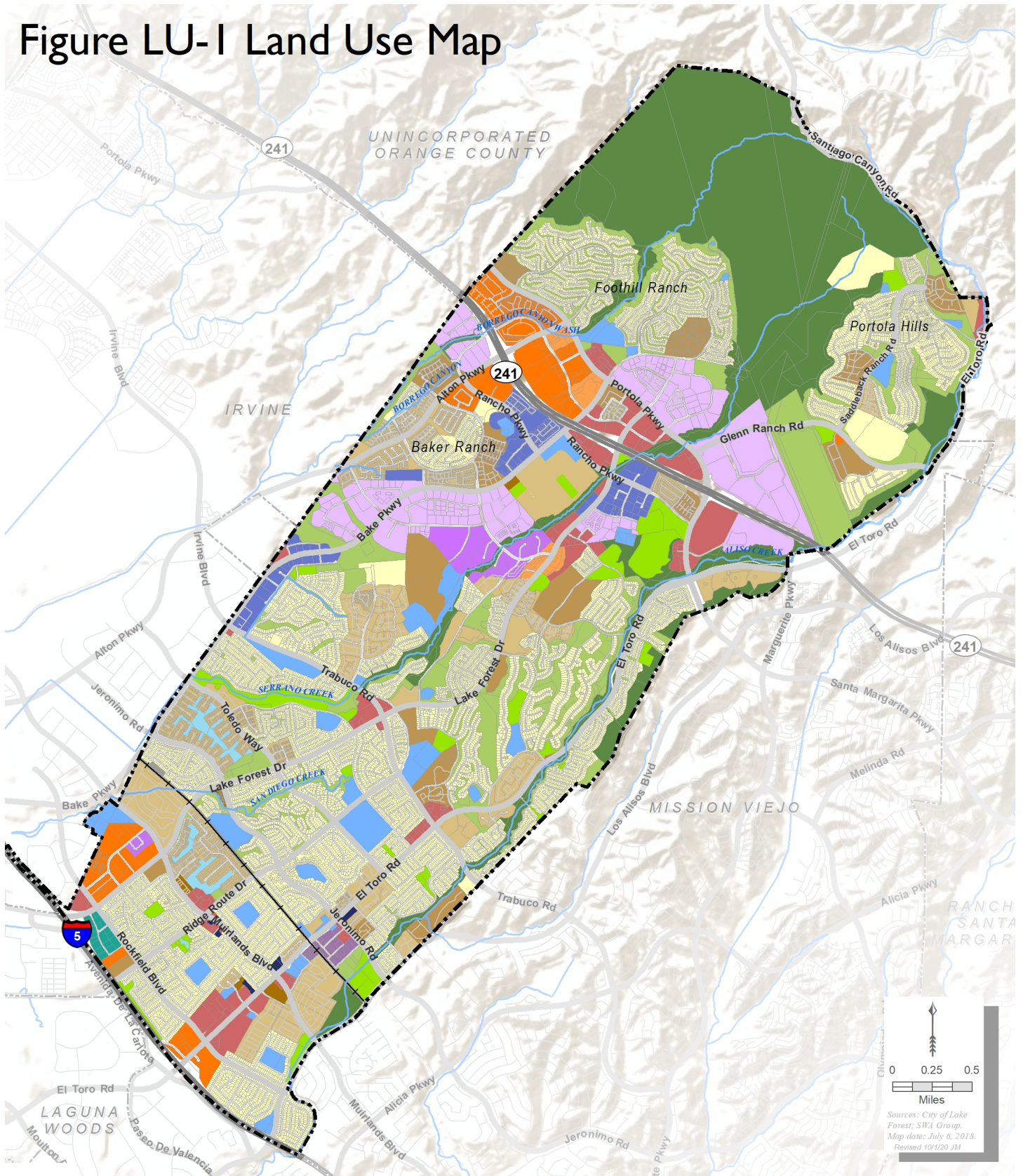
LU-5 Policies

- LU-5.1 **Focus Areas.** Promote El Toro Road, Lake Forest Drive, Civic Center, Foothill Ranch Towne Center, and the Light Industrial/Rail Corridor as focus areas for economic growth.
- LU-5.2 **Differentiation of Focus Areas.** Establish and maintain distinct identities for Lake Forest’s focus areas by customizing uses, scale, form of development, and amenities.
- LU-5.3 **Focus Area Revitalization.** Encourage revitalization of the focus areas by evaluating and pursuing, when possible, programs, policies, and financing mechanisms to spur local investment and foot traffic.
- LU-5.4 **Development Scale.** Establish development standards to ensure that a sufficient scale and footprint of any single use is achieved in mixed-use areas to establish a cohesive environment that minimizes impacts attributable to the adjacency of differing uses.
- LU-5.5 **Variety of Uses.** Allow for a variety of uses and activities in the City’s Focus Areas to encourage an economically strong, lively, and social environment.
- LU-5.6 **Design Integration.** Require that residential and nonresidential portions of mixed-use buildings and sites be integrated through site and building design to ensure compatibility among uses.
- LU-5.7 **On-Site Amenities.** Require that residential/commercial mixed-use projects provide on-site gathering spaces (plazas, courtyards, etc.) and other pedestrian-scale amenities, such as benches, fountains, and landscaping, that contribute to the living environment of residents.

LU-5 Actions

- LU-5a Continually monitor the mix of uses within mixed-use areas, and encourage new uses that will provide new services that complement existing uses.
- LU-5b Develop a distinct design theme with defined design standards and guidelines for each of the focus areas to foster an identifiable image for each activity center.

Figure LU-I Land Use Map



Legend

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



De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Sources: City of Lake Forest; SWA Group.
Map date: July 6, 2018.
Revised 10/1/20 JM

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Introduction to Mobility

The Mobility Element provides the framework for decisions concerning the city’s multimodal transportation system, which includes roadway, transit, bicycle, pedestrian, and rail modes of travel. The Mobility Element provides for coordination with the Orange County Transportation Authority (OCTA), which serves as the coordinating agency for transportation funding for Orange County.

State law (California Government Code Section 65302(b)) mandates that the Mobility Element contain the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, military airports and ports, and other public utilities and facilities, to the extent these items exist in the planning area. The Mobility Element reflects the City’s desire to provide for complete street, bicycle, and pedestrian facilities and explore the application of new technologies and best practices for mobility planning in Lake Forest.

Organization of Element

The Mobility Element will address each of the topics below as they relate to Lake Forest. The goals and policies of this element are organized around the following topics:

- Regional and Local Roads
- Traffic Flow-System Efficiency
- Complete Streets
- Public Transit
- Bicycle, Pedestrian, and Equestrian Use
- Safety
- Parking
- Vehicle Miles Traveled
- Goods Movement
- Funding

Contents:

- + Regional and Local Roads
- + Traffic Flow-System Efficiency
- + Complete Streets
- + Public Transit
- + Bicycle, Pedestrian, and Equestrian Use
- + Safety
- + Parking
- + Vehicle Miles Traveled
- + Goods Movement
- + Funding

GOAL M-1 REGIONAL AND LOCAL ROADS

A transportation system that meets and balances local and regional mobility needs.

M-1 Policies

- M-1.1 **Master Plan of Arterial Highways (MPAH).** Coordinate with OCTA with respect to regional vehicular access as documented in the OCTA MPAH.
- M-1.2 **New Development.** Work with developers to minimize the effects of new development on the local and regional transportation system, and require developers to contribute fair share payments or make improvements in order to maintain the LOS standards established under Policy M-2.1.
- M-1.3 **Traffic Diversion.** Explore discouraging non-local traffic through neighborhoods and diverting traffic to arterial roadways using tools such as traffic control devices, restrictions, speed limits, and other strategies.
- M-1.4 **Adjacent Jurisdictions.** Work with adjacent jurisdictions and agencies to ensure that there is cross-jurisdictional consistency in transportation facilities and coordinated implementation.
- M-1.5 **OCTA CMP.** Continue to participate in the OCTA Congestion Management Program (CMP)'s regional planning and continue to require analysis of traffic impacts on relevant facilities in accordance with CMP standards.
- M-1.6 **Freeway Coordination.** Coordinate with Caltrans and Transportation Corridor Agencies (TCA) on matters such as:
- Reducing the effects of I-5 and SR-241 ramp operations on City streets
 - Participating in discussions pertaining to ramp improvements currently being studied and any future improvements in the vicinity of Lake Forest
 - Encouraging freeway improvements that would ease local congestion
- M-1.7 **Regional Agency Coordination.** Coordinate with regional agencies such as OCTA, County of Orange, Metrolink, Caltrans, and TCA to meet the needs of people living in, working in, or visiting Lake Forest.

COUNTY PLANS

County of Orange Master Plan of Arterial Highways (MPAH)

The MPAH forms part of the Orange County General Plan and designates the arterial system in the circulation element of the General Plan. Defined according to specific arterial functional classifications, the MPAH serves to define the intended future road system for the County. Cities within the County are expected to achieve consistency with the MPAH in individual General Plan circulation elements. The Lake Forest Circulation Plan is consistent with the MPAH.

OCTA Congestion Management Plan (CMP)

The goals of the OCTA CMP are to reduce traffic congestion and to provide a mechanism for coordinating land use development and transportation improvement decisions. For the most part, the CMP is a composite of local agencies' submittals in which each local jurisdiction develops the required data in accordance with the guidelines established by OCTA. Two Lake Forest arterials, El Toro Road and Trabuco Road north of El Toro Road, are components of the Congestion Management Plan system.

M-1 Actions

- M-1a Periodically coordinate with OCTA regarding the OCTA Master Plan of Arterial Highways and inform OCTA regarding Lake Forest's long-term mobility plans and priorities.
- M-1b As part of the development review process, the Community Development Department and the Public Works Department shall require developers to complete and fund the following:
1. A local transportation analysis to ensure that the site plan incorporates City transportation goals, policies, and standards, that identifies the effects of the project on the local transportation system, and identifies improvements to maintain adopted LOS standards for operations at signalized city-controlled intersections;
 2. The project's proportional share of the effects on the City's circulation network through payment of fees; and
 3. For local project-related circulation effects requiring improvements that are not included in an adopted fee program, either complete the necessary improvements or pay a proportional-share of the cost.
- M-1c Periodically review and update the City's standard street plans to ensure that the plans reflect the City's goals and policies for the circulation system.
- M-1d Participate in regional planning forums to ensure that the City's concerns are considered at the regional level.
- M-1e Monitor land use, circulation planning, and the development review process of neighboring jurisdictions, so that the City has an opportunity to recommend that impacts to Lake Forest are considered by those jurisdictions.

GOAL M-2 TRAFFIC FLOW-SYSTEM EFFICIENCY

Provide a vehicular transportation system with adequate levels of traffic flow and operations while maximizing efficiency.

M-2 Policies

- M-2.1 **Vehicle Level of Service (LOS).** Strive to maintain or improve vehicular level of service along City facilities, defined as roadway segments and intersections. Given the unique land use and operational context near the freeways and the City's commercial areas, the City acknowledges that lower LOS standards may exist in these locations.
- M-2.2 **Intersection Capacity.** Monitor capacity at key intersections in the City.
- M-2.3 **Monitoring and Implementing Improvements.** Monitor roadway operations and ensure that LFTM and other appropriate improvements are implemented in a timely manner.
- M-2.4 **Transportation System Efficiency.** Continue to maximize transportation network efficiency and minimize delay and congestion by investing in Traffic System Management (TSM) and signal maintenance and coordination.
- M-2.5 **Effects of New Technologies on Traffic Flow.** Monitor and evaluate the development of new mobility technologies (such as autonomous vehicles and rideshare) and the potential local effects on vehicular facilities and operations.

M-2 Actions

- M-2a Periodically review and assess the vehicular level of service along City facilities to determine, what, if any, improvements are warranted to maintain a safe and efficient flow of traffic throughout Lake Forest. Based on a thorough review of facility operations and funding availability, improvements may be included in the City's Capital Improvement Plan and/or required as part of project approval through the development review process.
- M-2b Maintain traffic signal-interconnect systems to efficiently coordinate and control traffic flow.
- M-2c Evaluate the use of roundabouts or other innovative design solutions when a through traffic impact assessment has been conducted demonstrating that such an intersection design alternative would manage traffic flow, and improve compatibility, if it is physically and economically feasible.
- M-2d Periodically review and update, as necessary, the City's Signal Coordination Plans.

LEVEL OF SERVICE (LOS)

LOS is a qualitative measure used to describe roadway operations for different user types, including vehicles, transit riders, bicyclists, and pedestrians. LOS is assigned letter grades ranging from "A" (free flow conditions) to "F" (severe congestion).

Vehicular LOS should not be viewed like school grades where A is best and F is worst. Providing free-flow conditions (LOS A) at all hours of the day requires wide streets, large intersections, substantial right-of-way and considerable funding for maintenance. LOS A or B for vehicles also tends to lead to poor LOS for pedestrians and bicyclists because the wider streets, higher speeds, and longer waiting times to cross makes bicycling and walking less safe and less appealing.

Vehicle LOS should be balanced against mobility needs for pedestrians, bicyclists, and transit users, impacts on existing development, and the cost to construct and maintain the facilities.

GOAL M-3 COMPLETE STREETS

Provide a citywide a transportation network that is safe and accessible for all transportation modes and users.

M-3 Policies

- M-3.1 **Transportation Improvements for All Users.** Strive to apply Complete Streets principles to new roadways and to new transportation improvements on City facilities to serve all types of travel (including pedestrians, bicyclists, motorists, public transportation, and goods movement) and all abilities.
- M-3.2 **Eliminating Gaps.** Continue to identify and address gaps in networks serving automobiles, bicyclists, pedestrians, transit users, equestrians, and other users. Remove man-made barriers to accessibility and connectivity.
- M-3.3 **ADA Accessibility.** Ensure the City's transportation network is safe, accessible, and consistent with the Americans with Disabilities Act (ADA), to allow impaired users, such as disabled persons and seniors, to safely travel within and beyond the city.
- M-3.4 **Safe Routes to School.** Work with the Saddleback Valley Unified School District and other schools in the City to establish a Safe Routes to School Program, encouraging parents and children to walk or bike to schools within the city.
- M-3.5 **Context Sensitivity.** Consider the land use and design context of the surrounding areas when designing Complete Streets.
- M-3.6 **Local and Regional Collaboration.** Cooperate and collaborate with regional and local partners, stakeholders, and agencies to ensure the implementation of Complete Streets within and connecting to the City.
- M-3.7 **Effects of New Technologies on Complete Streets.** Monitor and evaluate the development of new mobility technologies (e.g., scootershare and bikeshare) and the potential impacts on designing a transportation network that accommodates all modes and users.

COMPLETE STREETS

Complete streets are streets designed considering the full range of users including vehicles, trucks, pedestrians, bicycles, children, the disabled, and seniors. There is no one single design for a complete street; complete streets are context-sensitive and respond to the land use and travel needs of users at a particular location. Complete streets may include sidewalks, bike lanes, transit lanes, frequent crossings, median islands, curb extensions, and other transportation facilities.

Complete streets make it easier and safer to use transportation modes other than a car and are a key component of Lake Forest's mobility network.

M-3 Actions

- M-3a Design, construct, operate, and maintain the street network depicted in the Mobility Element network map that provides safe and efficient access to all areas of the City.
- M-3b Develop and implement the Capital Improvement Plan to maintain and repair roadways; construct and improve roadways to build out the roadway network to ensure adequate levels of service.
- M-3c When planning roadway facilities, incorporate the concept of complete streets. Complete streets include design elements for all modes that use streets, including autos, transit, pedestrians, and bicycles. Complete streets shall be developed in a context-sensitive manner. For example, it may be more appropriate to provide a Class I bike path instead of bike lanes along a major arterial.
- M-3d Consider the standards set forth in the latest editions of the California MUTCD and American Association of State Highway and Transportation Officials (AASHTO) Green Book for improvement and re-striping of appropriate major collector and arterial streets to accommodate Class II bike lanes or Class IV protected bikeways in both directions, as applicable to the City of Lake Forest.

GOAL M-4 PUBLIC TRANSIT

Support increased public transportation use in the City.

M-4 Policies

- M-4.1 **Public Transit Use.** Support programs encouraging public transit use by people living in, working in, or visiting Lake Forest.
- M-4.2 **New Transit Facilities.** Promote the provision of public transit and supportive transit facilities within areas of major development.
- M-4.3 **Improve Local Public Transit Service and Stops.** Work with OCTA to improve local transit service in the City and bus stop amenities along roads that have local transit service.
- M-4.4 **Paratransit Service.** Continue to support OCTA ACCESS paratransit and other special transit services in Lake Forest.
- M-4.5 **Regional Transit Connectivity.** Encourage OCTA to provide access and public transit service between Lake Forest and the Irvine Transportation Center and other regional-serving transportation centers.
- M-4.6 **Metrolink Service.** Monitor and participate in discussions pertaining to Metrolink service to encourage a level of service that meets Lake Forest's needs.
- M-4.7 **Park and Ride Facilities.** Continue to encourage the provision of additional regional public transportation services and support facilities, such as park and ride lots near the San Diego Freeway (I-5) and the Foothill Transportation Corridor (SR-241).
- M-4.8 **Effects of New Technologies on Transit Use.** Monitor and evaluate the development of new mobility technologies (such as rideshare and microtransit) and the potential effects on transit demand and the way users access public transit.

M-4 Actions

- M-4a Continue to participate in regional transit planning with OCTA through regular communication and coordination.
- M-4b Monitor Federal, State, and OCTA transit funding programs to identify potential sources of funds for transit programs in Lake Forest. Pursue any potential funding through the identified programs.

GOAL M-5 BICYCLE, PEDESTRIAN, AND EQUESTRIAN USE

Support and promote the use of pedestrian, bicycle, and equestrian facilities.

M-5 Policies

- M-5.1 **Promote Non-Vehicular Modes.** Promote the provision of non-vehicular circulation modes within Lake Forest.
- M-5.2 **Pedestrian Access Between Uses.** Improve pedestrian access between complementary uses such as residential and commercial areas and seek to increase the number of bridges and/or grade-separated crossings over freeways and major roadways.
- M-5.3 **Recreational Trails.** Work with the County of Orange to ensure local trails are open and maintained and facilitate access to and from the trails within Lake Forest.
- M-5.4 **Effective Roadway Projects.** Consider the implementation of active transportation improvements (such as high visibility crosswalks) when roadways are undergoing rehabilitation, resurfacing, or other modifications.
- M-5.5 **Coordination with Adjacent Jurisdictions.** Coordinate with adjacent jurisdictions to ensure connected and consistent non-vehicular facilities, including bridges and grade-separate crossings, as appropriate.
- M-5.6 **Effects of New Technologies on Active Transportation.** Monitor and evaluate the development of new mobility technologies (such as bikeshare, scootershare, and electric bikes) and the potential effects on non-vehicular travel and mode choice in Lake Forest and the region.
- M-5.7 **Equestrian Facilities.** Ensure that existing equestrian facilities in the community are maintained.

M-5 Actions

- M-5a Review and update the City's Municipal Code, as necessary, to consider bicycle and pedestrian access as part of the site plan review for new development projects.

GOAL M-6 SAFETY

Provide a safe transportation system for all users.

M-6 Policies

- M-6.1 **Speeds on Residential Streets.** Explore innovative ways to reduce vehicular speeds through residential neighborhoods to posted speed limits, such as implementing traffic calming strategies.
- M-6.2 **Speeds on Arterial Roadways.** Encourage programming and design strategies to maintain safe vehicular speeds on its arterial roadways.
- M-6.3 **Site Designs and Safety.** Ensure, through the development review process, that development projects follow best design practices to reduce conflicts between multiple travel modes.
- M-6.4 **Bicyclist and Pedestrian Safety.** Develop safe and convenient bicycle and pedestrian facilities and crossings at key intersections and other locations.
- M-6.5 **Freeway Ramp Safety.** Encourage Caltrans and the Transportation Corridor Agencies (TCA) to provide safe pedestrian crossings and other facilities at freeway ramps in Lake Forest.

M-6 Actions

- M-6a Evaluate the applicability of traffic calming tools in appropriate areas.

GOAL M-7 PARKING

Ensure an adequate and convenient parking supply in the City.

M-7 Policies

- M-7.1 **Adequate Parking Supply.** Ensure, through the development review process, that residential and non-residential developments provide adequate off-street parking supply to meet demand.
- M-7.2 **Efficient Use of Parking.** Strive to efficiently utilize existing parking supply in the City.
- M-7.3 **Parking Demand and Supply Trends.** Monitor and consider trends in the region pertaining to reduced parking demand for mixed-use developments and the allocation of parking for shared vehicles, alternative energy vehicles, bicycles, and other modes of transportation.
- M-7.4 **Flexible Parking Supply.** Permit developments to meet parking requirements through strategies such as shared parking.
- M-7.5 **Effects of New Technologies on Parking Demand.** Monitor and evaluate the development of new technologies and trends (such as autonomous vehicles, bicycle parking, rideshare, shared parking, flexible parking structures, and zoning overlays) and the potential effects on parking demand.

M-7 Actions

- M-7a Periodically review the City’s parking code to ensure that it adequately addresses new types and patterns of development and new mobility technologies which may have an impact on parking supply and/or demand in the City.
- M-7b Consider the establishment of a parking permit program in areas of the City with higher concentrations of street parking complaints, and ensure that existing parking restrictions and requirements are properly enforced by the City.

GOAL M-8 VEHICLE MILES TRAVELED

Reduce citywide vehicle miles traveled per capita and contribute to regional and statewide greenhouse gas emission targets.

M-8 Policies

- M-8.1 **VMT Thresholds.** Establish vehicle miles traveled (VMT) thresholds and Transportation Demand Management (TDM) mitigation requirements for the purposes of environmental review under the California Environmental Quality Act (CEQA). The City shall continue to maintain LOS standards for the purposes of planning and designing street improvements.
- M-8.2 **Existing Transportation Demand Management Efforts.** Continue to support the implementation of existing regional efforts such as the employer TDM provisions of the Air Quality Management Plan (AQMP) and the Congestion Management Program (CMP).

M-8 Actions

- M-8a Review and update the City’s Municipal Code, as necessary, to reflect Transportation Demand Management best practices.
- M-8b Consider allowing for a reduction in parking standards if comprehensive TDM programs and/or other parking strategies are provided.
- M-8c Require developments that are approved based on TDM plans to incorporate monitoring and enforcement of TDM targets as part of those plans.

TRANSPORTATION DEMAND MANAGEMENT (TDM)

Transportation Demand Management uses incentives, information, and encouragement programs to reduce reliance on single-occupant vehicles and decrease traffic congestion.

These programs help people walk, bike, ride transit, and telecommute and encourage shifting driving trips from peak hours. Transportation Demand Management measures may be implemented by governments or employers.

GOAL M-9 GOODS MOVEMENT

Accommodate safe goods movement through the City's transportation network.

M-9 Policies

- M-9.1 **Goods Movement Along City Arterials.** Continue to restrict truck traffic through the City to its arterial roadways in order to facilitate goods movement to regional facilities; continue to prohibit truck traffic on residential streets.
- M-9.2 **Roadway Design.** Maintain roadway design standards along City arterials to facilitate truck access to light industrial, manufacturing, commercial, and mixed-use areas along designated truck routes.
- M-9.3 **Effects of New Technologies on Goods Movement.** Monitor and evaluate the development of new technologies and trends (such as e-commerce) and the potential effects on the goods movement network (including increased curbside loading demand).

M-9 Actions

- M-9a Update and implement the City's Freight Routes Map to ensure it serves the City's goods movement needs while considering the potential mobility conflicts and the location of sensitive land uses in the City.
- M-9b Require traffic index calculations (consistent with the State Department of Transportation) for construction on streets that are designated as truck routes, in order to provide structural sections that will accommodate the projected truck volumes.

GOAL M-10 FUNDING

Ensure the utilization of various financing methods to improve and provide a fiscally sound transportation system.

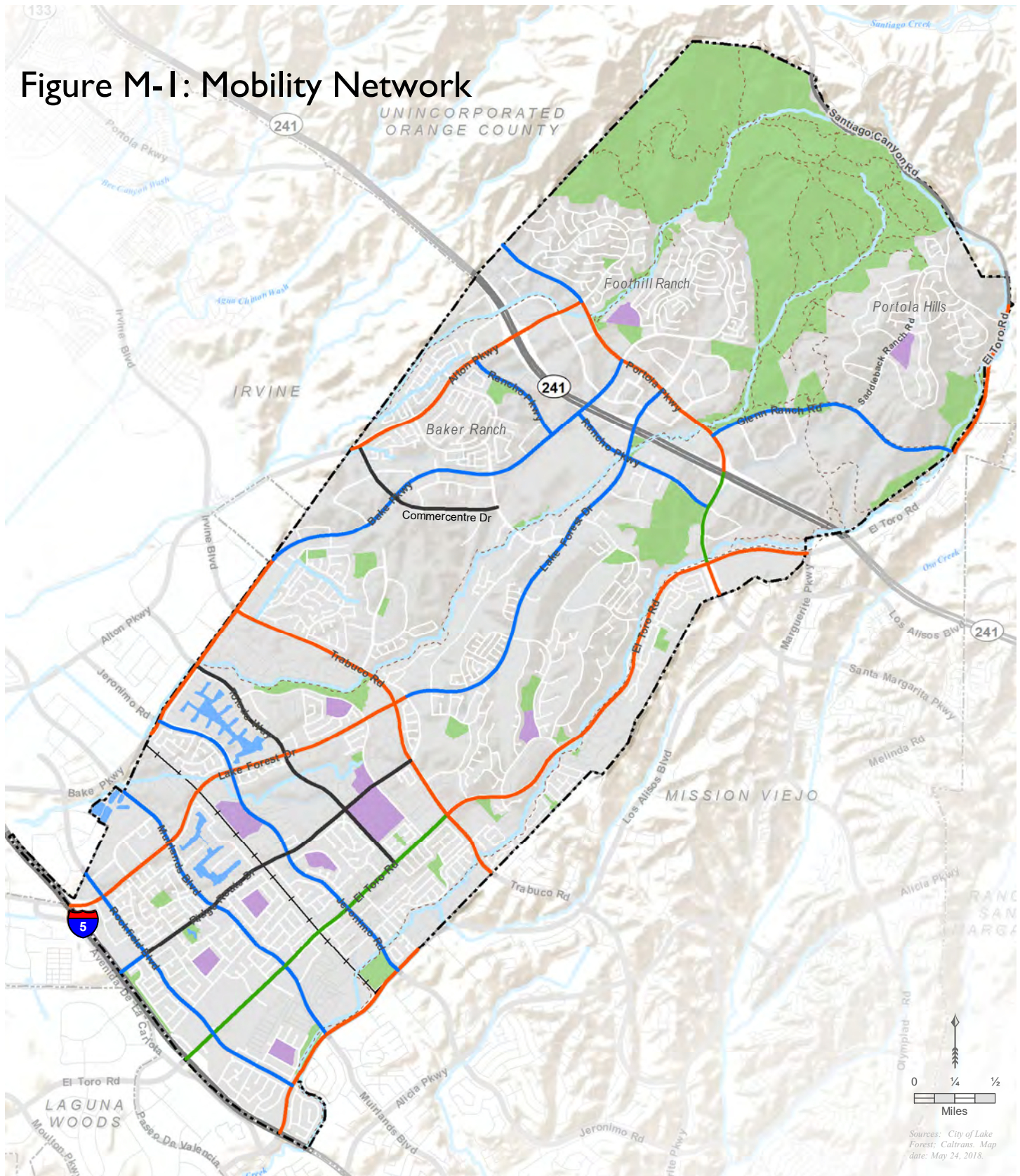
M-10 Policies

- M-10.1 **Funding Sources.** Leverage existing available funding methods and sources to fund the transportation system in Lake Forest while also researching innovative funding sources at the federal, state, regional, and county levels.
- M-10.2 **New Developments.** Ensure that new development projects contribute their appropriate fair share to transportation network improvements and that existing funding commitments are met.
- M-10.3 **Monitor Funding.** Monitor and ensure adequate funding of LFTM and other programmed transportation improvements.
- M-10.4 **Regional Funding.** Maintain standards to qualify for regional transportation revenues while encouraging regional agencies to continue to provide adequate transportation funding to local jurisdictions.

M-10 Actions

- M-10a Develop and support a flexible financing program to fund the construction, maintenance, and improvement of the roadway system.

Figure M-I: Mobility Network



Legend

- | | |
|------------------------|--------------------------------|
| City of Lake Forest | Roadway Classifications |
| Other City Boundaries | Principal Arterial |
| Public School | Major Arterial |
| City or County Park | Primary Arterial |
| Riding & Hiking Trails | Secondary Arterial |
| | Collector |

Lake Forest
2040

Our Vision. Our Plan.

De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

Sources: City of Lake Forest; Caltrans. Map date: May 24, 2018.

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Introduction to Economic Development

The Economic Development Element is intended to guide the City’s future policy decisions in service of growing and strengthening the local economy. The Economic Development Element is not a required element of a General Plan, but the City has decided to include it in recognition that promoting economic vibrancy and resiliency is a central aspect of planning for Lake Forest’s future. While presented as a separate chapter, the policies contained within the Economic Development Element are intertwined with those found in the other Elements of the General Plan. Decisions made involving other Elements, such as land use, housing, mobility, open space, and health and wellness, necessarily impact economic development, and vice-versa.

Organization of Element

Given market conditions and trends in Lake Forest and its location in the region, there are a number of key areas in which the City has the greatest opportunity for economic growth and development. The goals and policies identified in the Economic Development Element are focused on these areas, and underscore the City’s commitment to being a place where workers, residents, visitors, and businesses can thrive, today and into the future. The six goals of the Element address the following areas of economic development

- *Economic Diversification*
- *Business Community Support*
- *Business Growth*
- *Innovation*
- *Live and Work Opportunities*
- *Enhanced Activity Centers*

Contents:

- + Economic Diversification
- + Business Community Support
- + Business Growth
- + Innovation
- + Live and Work Opportunities
- + Enhanced Activity Centers

GOAL ED-1 ECONOMIC DIVERSIFICATION

A City with a diverse economy that fosters fiscal sustainability.

ED-1 Policies

- ED-1.1 **Land Uses.** Maintain land use policies that allow for a balanced variety of housing and business types.
- ED-1.2 **Industry and Workforce.** Pursue strategies that support the attraction and retention of diverse industries and a diverse workforce.
- ED-1.3 **Revenue Sources.** Pursue land use and business attraction and retention strategies that enhance the diversity of municipal revenue sources.

ED-1 Actions

- ED-1a Maintain an inventory of market conditions, such as market demand, labor force statistics, commercial sectors underrepresented in Lake Forest, and available sites and buildings to support business retention, expansion, and attraction efforts.
- ED-1b Establish a policy that determines when a fiscal impact analysis and/or market study shall be required for land use and development proposals and that stipulates the general contents required for such analysis.
- ED-1c Implement marketing and branding strategy identified in the City's Economic Development Action Plan.
- ED-1d Identify existing undeveloped, underdeveloped, or unoccupied sites and buildings that can be categorized as "opportunity sites" for business attraction and expansion, and possible City efforts to improve the marketability of these sites, such as zoning changes or infrastructure improvements.
- ED-1e Identify a range of incentives, including but not necessarily limited to, bonds, assistance programs, and other benefits to attract a desirable, diverse range of companies to Lake Forest.

ECONOMIC DEVELOPMENT AND FISCAL SUSTAINABILITY

Economic development and fiscal sustainability are addressed throughout the General Plan. The Land Use and Design Element supports a balanced mix of land uses and an aesthetically pleasing community, the Public Facilities Element ensures that community facilities and services, including schools, roads, and utilities are provided in a timely manner to serve development and that new development funds its fair share of demand for infrastructure and services.

GOAL ED-2 BUSINESS COMMUNITY SUPPORT

A community that consistently engages, collaborates with, supports, and celebrates its business community.

ED-2 Policies

- ED-2.1 **Processes.** Review, and streamline as appropriate, City regulations, processes, and procedures that impact business development and operations.
- ED-2.2 **Partnerships.** Encourage dialogue and partnership among the local and regional business community, the City, and other community-based organizations.
- ED-2.3 **Resources.** Support local businesses in identifying available resources for growth and development, including those targeted at small businesses and entrepreneurs.

ED-2 Actions

- ED-2a Maintain and expand business engagement efforts such as a business visitation program, annual business survey, business awards, and annual recognition ceremony. Partner with the Lake Forest Chamber of Commerce to improve the effectiveness of business engagement efforts.
- ED-2b Continue to prepare and share economic development marketing packages for business retention and expansion, business attraction, and business start-ups.
- ED-2c Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories.

GOAL ED-3 BUSINESS GROWTH

A community that fosters the retention, expansion, and attraction of new businesses.

ED-3 Policies

- ED-3.1 **Workforce.** Enhance factors that attract and retain a strong resident workforce, including housing, educational institutions, and cultural, recreational, and life-service amenities.
- ED-3.2 **Community Assets.** Highlight the City's assets for businesses, including a workforce with a variety of skills and education levels, high-quality recreational and retail/dining amenities for employees, access to major transportation corridors, and a proactive business environment.
- ED-3.3 **Space.** Support the development of residential and commercial formats that align with the needs and preferences of a variety of businesses and workers, including mixed-use formats.
- ED-3.4 **Regional Cooperation.** Cooperate with regional partners on economic development efforts that further overall regional competitiveness and economic strength.
- ED-3.5 **Infrastructure.** Maintain quality physical infrastructure that supports business operations and encourages business investment.

ED-3 Actions

- ED-3a Establish a business retention program that annually inventories existing industries and businesses, identifies businesses that may be at risk of closure or relocation outside of the community, includes periodic meetings with existing companies in the identified growth industries to identify service needs and assess the City's ability to address those needs, and actively seeks to retain existing businesses that are at risk of leaving the City.
- ED-3b Review, and update as necessary, zoning and other development regulations and application review and permitting process in order to ensure consistency with land use policies in this General Plan aimed at spurring job growth and economic development. Revisions may include increased flexibility regarding use types, business operations, site development standards, reduced parking standards near transit stations, or other changes intended to reduce impediments to development consistent with the goals of this General Plan.
- ED-3c Ensure that zoning and other development regulations do not include internal conflicts or other unintended development impediments that would limit full and complete utilization of sites zoned for commercial and light industrial activities, consistent with the maximum densities and development intensities allowed by the zoning code.
- ED-3d Promote the establishment of workplace alternatives, including home occupations, shared workspaces, and telecommuting.

GOAL ED-4 INNOVATION

A community that is forward-thinking, innovative, and adaptive to changing economic forces.

ED-4 Policies

- ED-4.1 **Technology.** Cooperate with neighboring communities and regional service providers to ensure that businesses and residents have access to state-of-the-art technology and data services.
- ED-4.2 **Responsiveness.** Remain aware of and responsive to future changes in business needs, including new space formats.
- ED-4.3 **Adaptation.** Periodically review the City's Economic Development Strategic Plan and Action Plan and update as needed.
- ED-4.4 **Future Trends.** Monitor and explore regional and national changes in economic trends, in order to best support existing local industries and position Lake Forest to capture growing and sustainable industry clusters.

ED-4 Actions

- ED-4a Periodically review and update the City's Economic Development Action Plan to set the short-term economic development priorities for the City of Lake Forest, to identify business engagement efforts, and target meetings with key groups and networking events.

GOAL ED-5 LIVE AND WORK OPPORTUNITIES

A community that provides the opportunities to both live and work in Lake Forest.

ED-5 Policies

- ED-5.1 **Housing.** Promote the development of more diverse housing options, including multifamily and smaller single-family units, that will support a more diverse resident workforce.
- ED-5.2 **Mixed-Use.** Encourage the development of mixed-use projects that blend residential with complementary retail, hotel, and office uses, in order to support diverse housing options and reduce driving times and distances.
- ED-5.3 **Workforce Training.** Support businesses and residents in identifying available resources for skills training and career development.

ED-5 Actions

- ED-5a Maintain and publicize information about career development and training services available through the Orange County Workforce Investment Board and adult and continuing education services available through local public and private educational institutions.

GOAL ED-6 ENHANCED ACTIVITY CENTERS

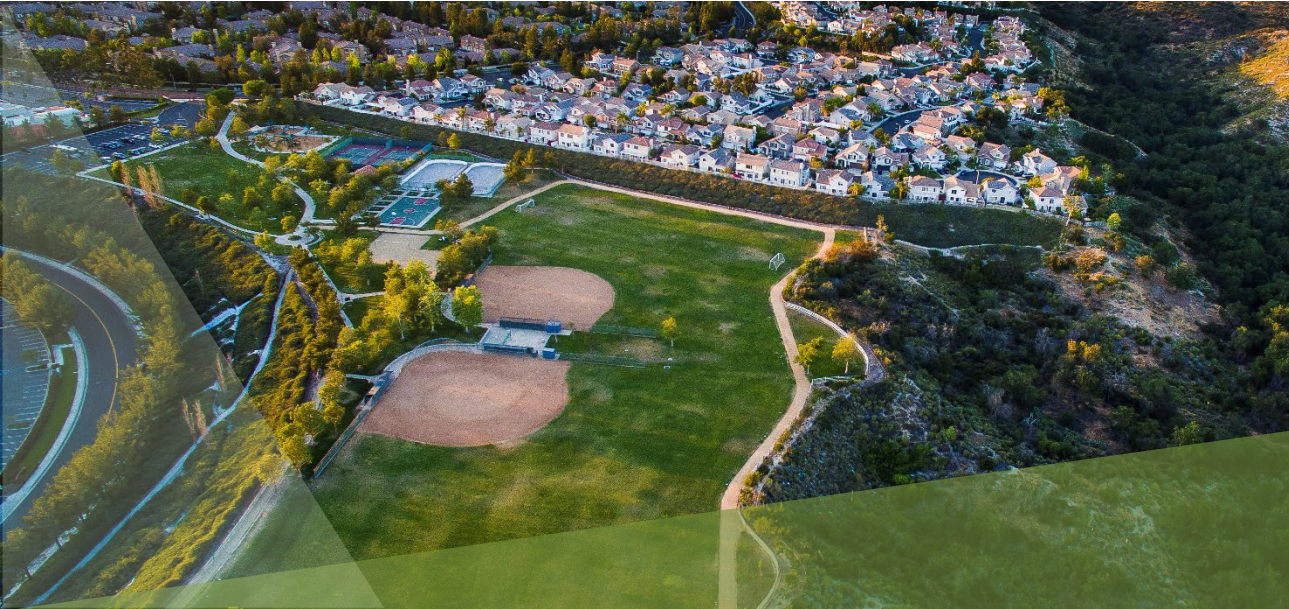
A City with vibrant and dynamic centers of commercial and community activity.

ED-6 Policies

- ED-6.1 **Public Spaces.** Promote the inclusion of public spaces within commercial and mixed-use developments where residents and workers can gather and interact.
- ED-6.2 **Live/Work/Play.** Encourage the development of active and accessible live/work/play environments in Lake Forest, through mixed-use projects that bring housing, employment opportunities, hospitality, and retail/dining amenities in close proximity to each other along major transportation corridors.
- ED-6.3 **Competitive Advantage.** Promote development of commercial centers that take advantage of Lake Forest's competitive advantages and positioning within the regional real estate market.

ED-6 Actions

- ED-6a Review and revise Zoning Ordinance, as necessary, to allow for flexibility and diversity in commercial and mixed-use development, in order to attract new and desired development typologies.



Introduction to Recreation and Resources

Lake Forest's recreational amenities and natural resources form an important part of its unique character and quality of life. In our community, these resources include the City's parks and trails, natural open space areas, scenic vistas, and cultural, and biological, resources. It is important to understand, document, and appreciate these resources so that these valuable pieces of the community can be preserved and protected for future generations. Additionally, through the reduction of solid waste, Lake Forest can reduce impacts to local landfills and support a more sustainable future. The City also supports local and regional efforts to improve air quality, reduce greenhouse gas emissions, and expand multimodal transportation options which can help create a healthier environment for Lake Forest residents.

Organization of Element

The Recreation and Resources Element will address each of the topics below as they relate to Lake Forest. The goals and policies of this element are organized around the following topics:

- *Parks and Recreation*
- *Regional and Local Open Space*
- *Cultural Resources*
- *Air Quality and Greenhouse Gas Emissions*
- *Biological Resources*
- *Solid Waste Management and Recycling*

Contents:

- + Parks and Recreation
- + Regional and Local Open Space
- + Cultural Resources
- + Air Quality and Greenhouse Gas Emissions
- + Biological Resources
- + Solid Waste Management and Recycling

GOAL RR-1 PARKS AND RECREATION

A community with high-quality parks and recreational amenities.

RR-1 Policies

- RR-1.1 **Recreation Types.** Provide residents a wide variety of public and private recreational lands, facilities, trails, and recreational amenities to foster a comprehensive system for residents that is usable for a diverse community.
- RR-1.2 **Proximity.** Maintain a public park and trail system that is accessible to all parts of the City.
- RR-1.3 **Acreage Requirements.** Maintain the City adopted standard for park space acreage at 5.0 acres for every 1,000 residents; require all new development projects to satisfy this standard.
- RR-1.4 **Design and Maintenance.** Promote implementation of established design, construction, and facility maintenance standards to ensure that existing and future City amenities are of high quality in regard to safety, utility, environmental stewardship, and aesthetic quality.
- RR-1.5 **Innovative Design.** Maintain and update design standards for City parks and trails based on proven best practices and innovations in public safety, active transportation, and recreation planning.
- RR-1.6 **Maximized Use.** Maximize the utilization of existing parks, recreational facilities, and open space within Lake Forest, without degrading the quality of the facility, as financially feasible.
- RR-1.7 **Trail System.** Promote park and open space connectivity by expanding the integrated system of trails within Lake Forest to connect local bikeways, equestrian trails, and hiking trails to regional trails, open space areas, residential neighborhoods, employment centers, and mixed-use activity centers.
- RR-1.8 **Funding.** Continue to pursue funding from established sources and explore non-traditional funding options and innovative partnerships to bolster and support the development, improvement, and maintenance of City parks and recreational amenities.
- RR-1.9 **Landscaping.** Protect local and regional resources by fortifying new parks and recreational development with sustainable drought-tolerant landscaping.
- RR-1.10 **Accessibility.** Require that any park construction and any new development on existing park facilities meet the accessibility standards defined by the Americans with Disabilities Act (ADA) and playground safety requirements (Senate Bill 2733).
- RR-1.11 **Public Input.** Promote a high level of public outreach regarding park and recreation opportunities and facility design in Lake Forest.
- RR-1.12 **Maintenance Costs.** Explore ways to reduce maintenance costs at City park and recreation facilities.

RR-1 Actions

- RR-1a Pursue available resources to fund facilities and parkland maintenance, acquisition, and/or development such as General Fund, private donations, gifts and endowments, special districts, and federal and state grants.

- RR-1b Continue the City’s systematic completion of Americans with Disabilities Act (ADA) compliance upgrades for City parks and recreation facilities.
- RR-1c Promote volunteer opportunities through various City media, including the City’s website, social media, and printed publications.
- RR-1d Periodically review and update the park in-lieu fee ordinance as-necessary to better reflect current costs and needs to address park demand generated by infill development.
- RR-1e Periodically review and update the fees charged for facility rentals, recreation programs, and other activities to ensure that they are appropriate and equitable.

GOAL RR-2 REGIONAL AND LOCAL OPEN SPACE

A community that protects and manages natural open space areas to allow for scenic beauty and community enjoyment.

RR-2 Policies

- RR-2.1 **Open Space Boundaries.** Maintain the amount of existing open space within the City of Lake Forest by carefully considering the impact of new development in established open space areas.
- RR-2.2 **Regional Partners.** Coordinate with regional partners to maintain and preserve open space areas under overlapping jurisdiction or within nearby communities to protect all local and regional opportunities for recreation available to Lake Forest residents.
- RR-2.3 **Scenic Resources.** Protect Lake Forest’s scenic resources, including scenic corridors along roads and views of the hillsides, prominent ridgelines, canyons, and other significant natural features, to the extent practical.
- RR-2.4 **Education.** Work with state, federal, and community partners to develop educational and other materials that promote the preservation and conservation of Lake Forest’s natural resources.

RR-2 Actions

- RR-2a Prepare and distribute in electronic and hard-copy format resource guides regarding public access to regional and local open space.
- RR-2b Periodically coordinate with neighboring jurisdictions to share plans regarding open space protection and access.

GOAL RR-3 CULTURAL RESOURCES

A community that values its history and preserves its cultural features to bolster community identity and protect sensitive resources.

RR-3 Policies

- RR-3.1 **Preservation.** Protect areas containing significant historic, archaeological, and paleontologic resources, as defined by the California Public Resources Code.
- RR-3.2 **County of Orange Coordination.** Coordinate with the County of Orange to preserve local historic resources, conserve historical assets within the City, and allow for local community events to occur at these special locations.
- RR-3.3 **Development.** Ensure that human remains are treated with sensitivity and dignity, and ensure compliance with the provisions of California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097.98.
- RR-3.4 **Tribal Consultation.** Consult with Native American tribes that may be impacted by proposed development, as necessary, and in accordance with state, local, and tribal intergovernmental consultation requirements.

RR-3 Actions

- RR-3a City staff shall require applicants for future proposed ground disturbing projects to provide a technical cultural resources assessment consisting of a record search, survey, background context and project specific recommendations performed by a qualified archaeologist meeting Secretary of the Interior Standards and certified by the County of Orange. If resources are known or reasonably anticipated the recommendations shall provide a detailed mitigation plan which shall require monitoring during grading and other earthmoving activities in undisturbed sediments, provide a treatment plan for potential resources that includes data to be collected, requires professional identification, other special studies as appropriate, requires curation at an accredited museum such as the John D. Cooper Center operated by the County of Orange for artifacts meeting significance criteria, requires a comprehensive final mitigation compliance report including a catalog of specimens with museum numbers and an appendix containing a letter from the museum stating that they are in possession of the materials.
- RR-3b Require all new development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of cultural resources or human remains:
- If construction or grading activities result in the discovery of significant historic or prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Director of Community Development shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Community Development Director; and
 - If human remains are discovered during any ground disturbing activity, work shall stop until the Director of Community Development and the Orange County Coroner have been contacted. If the human remains are determined to be of Native American origin, the Native American Heritage Commission and the most likely descendants shall be

consulted; and work may only resume when appropriate measures have been taken and approved by the Community Development Director.

- RR-3c City staff shall require applicants for future proposed projects with intact extant building(s) more than 45 years old to provide a historic resource technical study evaluating the significance and data potential of the resource. If significance criteria are met, detailed mitigation recommendations are required as part of the technical study. All work will be performed by a qualified architectural historian meeting Secretary of the Interior Standards.
- RR-3d Require all development, infrastructure, and other ground-disturbing projects to comply with the following conditions in the event of an inadvertent discovery of a paleontological resource:
- If construction or grading activities result in the discovery of significant prehistoric archaeological artifacts or unique paleontological resources, all work within 100 feet of the discovery shall cease, the Director of Community Development shall be notified, the resources shall be examined by a qualified archaeologist, paleontologist, or historian for appropriate protection and preservation measures; and work may only resume when appropriate protections are in place and have been approved by the Director of Community Development.

GOAL RR-4 AIR QUALITY AND GREENHOUSE GAS EMISSIONS

A community with optimal air quality for its residents.

RR-4 Policies

- RR-4.1 **Regional Standards.** Coordinate planning efforts with the South Coast Air Quality Management District (SCAQMD), Southern California Association of Governments (SCAG), and the California Air Resource Board (CARB) to meet local and regional air quality standards and ensure attainment of established goals.
- RR-4.2 **Land Use Planning.** Utilize land-use planning techniques to reduce traffic congestion and promote alternative modes of transportation for the community.
- RR-4.3 **Development.** Encourage and incentivize the development of mixed-use residential opportunities and live-work environments within the City to lessen the impacts of traffic congestion on local air quality.
- RR-4.4 **Active Transportation.** Improve active transportation options within the City by connecting local bikeways and trails to City bus stops and public transportation centers.
- RR-4.5 **Public Transit.** Coordinate with the OCTA and actively pursue the improvement and expansion of public transit for Lake Forest residents.
- RR-4.6 **Sensitive Receptors.** Insulate sensitive receptors from areas of heightened air quality pollution, including highways, by utilizing land use planning to buffer and protect residential areas.
- RR-4.7 **Mitigation.** Require the implementation of relevant mitigation measures for all future development upon identification of potential air quality impacts.

- RR-4.8 **Local Reduction Targets.** The City of Lake Forest establishes the following per capita GHG reduction targets, in order to meet the requirements established by the state under AB 32 and SB 32, consistent with the CARB's 2017 Scoping Plan:
- 3.99 MT CO₂e per capita by 2030
 - 2.66 MT CO₂e per capita by 2040; and
 - 1.33 MT CO₂e per capita by 2050.
- RR-4.9 **GHG Reduction.** Consider and adopt new policies and programs that will help to provide energy efficient alternatives to fossil fuel use and reduce consumption in order to reduce greenhouse gas emissions.
- RR-4.10 **Carbon Reduction.** Expand the number of parks and trees in Lake Forest to provide a larger carbon sink or area containing natural sources that retain more carbon than what those sources emit.
- RR-4.11 **Public Engagement.** Promote regional air quality programs in order to inform the public on regional air quality concerns and encourage the engagement of all Lake Forest residents in future planning decisions related to air quality.

RR-4 Actions

- RR-4a Review all new industrial and commercial development projects for potential air quality impacts to residences and other sensitive receptors. Ensure that mitigation measures and best management practices are implemented to reduce significant emissions of criteria pollutants.
- RR-4b Review development, infrastructure, and planning projects for consistency with SCAQMD requirements during the CEQA review process. Require project applicants to prepare air quality analyses to address SCAQMD and General Plan requirements, which include analysis and identification of:
1. Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.
 2. Potential exposure of sensitive receptors to toxic air contaminants.
 3. Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.
 4. Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.
- RR-4c Work with Orange County and the South Coast Air Quality Management District to implement programs aimed at improving regional air quality.
- RR-4d Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations (CCR), Title 24 standards as well as the energy efficiency standards established by the Lake Forest Municipal Code.
- RR-4e Monitor GHG emissions generated by the community over time for consistency with the established GHG reduction targets, and update the City's community GHG Inventory every five years. In the event that the City determines that ongoing efforts to reduce GHG emissions are not on track to meet the City's adopted GHG reduction targets, the City shall establish and adopt new and/or revised GHG reductions measures that will effectively meet the established GHG reduction targets.
- RR-4f Provide the necessary facilities and infrastructure to facilitate the use of City-owned low or zero-emission vehicles such as electric vehicle charging facilities and conveniently located alternative

fueling stations at key City facilities as operations necessitate and/or as funding becomes available.

- RR-4g Evaluate and consider multi-modal transportation benefits to all City employees, such as free or low-cost monthly transit passes. Encourage employer participation in similar programs. Encourage new transit/shuttle services and use.
- RR-4h Evaluate and consider the feasibility of allowing private bicycle rental companies to operate in Lake Forest.
- RR-4i Encourage community car-sharing and carpooling.
- RR-4j Support the establishment and expansion of a regional network of electric vehicle charging stations and encourage the expanded use of electric vehicles.
- RR-4k Establish and adopt standards and requirements for electric vehicle parking, including minimum requirements for the installation of electric vehicle charging stations in new multi-family residential and commercial, office, and light industrial development.
- RR-4l Periodically review and update the City's Green Building Program to reflect best practices, such as encouraging the use of cement substitutes and recycled building materials for new construction.
- RR-4m Update the City's Green Building Program to promote the reduction of urban heat islands through vegetation management and cool surfaces. Encourage multi-family residential and non-residential development to increase the use of higher-albedo materials for surfaces including roofs, parking areas, driveways, roads, and sidewalks. Encourage developments with parking lot areas to shade these areas with vegetation or solar panels when appropriate. Support various programs to plant and maintain trees, which can also contribute to a reduction of urban heat islands.
- RR-4n Future development projects implemented under the General Plan will be required to demonstrate consistency with SCAQMD construction emission thresholds. Where emissions from individual projects exceed SCAQMD thresholds, the following actions shall be incorporated as necessary to minimize impacts. These measures do not exclude the use of other, equally effective mitigation measures.
- Require all off-road diesel equipment greater than 50 horsepower (hp) used for this Project to meet USEPA Tier 4 final off-road emission standards or equivalent. Such equipment shall be outfitted with Best Available Control Technology (BACT) devices including a California Air Resources Board Certified Level 3 Diesel Particulate Filter (DPF) or equivalent. This DPF will reduce diesel particulate matter and NOx emissions during construction activities.
 - Require a minimum of 50 percent of construction debris be diverted for recycling.
 - Require building materials to contain a minimum 10 percent recycled content.
 - Require materials such as paints, primers, sealants, coatings, and glues to have a low volatile organic compound concentration compared to conventional products. If low VOC materials are not available, architectural coating phasing should be extended sufficiently to reduce the daily emissions of VOCs.
- RR-4o Future development projects implemented under the General Plan will be required to demonstrate consistency with SCAQMD's operational emission thresholds. For projects where operational emissions exceed regulatory thresholds, the following measures may be used to reduce impacts. Note the following measures are not all inclusive and developers have the

option to add or substitute measures that are equally or more appropriate for the scope of their project.

- Develop a project specific TDM program for residents and/or employees that provides opportunities for carpool/vanpools.
- Provide onsite solar/renewable energy in excess of regulatory requirements.
- Require that owners/tenants of non-residential or multi-family residential developments use architectural coatings that are 10 grams per liter or less when repainting/repairing properties.
- Require dripless irrigation and irrigation sensor units that prevent watering during rain storms.
- Ensure all parking areas are wired for capability of future EV charging and include EV charging stations that exceed regulatory requirements.

GOAL RR-5 BIOLOGICAL RESOURCES

A community that harmoniously coexists with existing plant and animal life.

RR-5 Policies

- RR-5.1 **City Programs.** Promote City programs that focus on habitat protection and biological conservation.
- RR-5.2 **Regional Coordination.** Coordinate with county, state, and federal agencies and local non-profits to protect and preserve biologic resources in Lake Forest.
- RR-5.3 **Sensitive Communities.** Protect and conserve Lake Forest’s biological resources, with a special focus on sensitive, rare, or endangered plant and wildlife species in accordance with state and federal resource agency requirements.
- RR-5.4 **Habitat Conservation.** Support habitat conservation efforts to set aside and preserve suitable habitats, with priority given to habitats for rare and endangered species in Lake Forest in accordance with state and federal resource agency requirements.
- RR-5.5 **Native Species.** Encourage the use of native vegetation where possible.
- RR-5.6 **Wildlife Corridors.** Participate in the planning of drainage channels, ridgelines, and other areas that provide potential wildlife linkages between open space areas in the community and the vicinity.
- RR-5.7 **Development.** Require that all new development identify potential impacts to existing biological resources and provide mitigation measures as necessary pursuant to CEQA in order to protect these resources from negative externalities.
- RR-5.8 **Local Coordination.** Coordinate with private and public organizations within the region to implement strategies and programs that protect and preserve biological resources within Lake Forest.
- RR-5.9 **Human Interaction.** In areas where residents and sensitive biological resources interact, establish protective policies and/or implement design features to protect and insulate biological resources from human impacts.

- RR-5.10 **Urban Forest.** Build upon existing streetscapes and develop an urban forest along the City’s major corridors to provide avian habitat, sequester carbon monoxide emissions, foster pedestrian activity, and provide shade. The City’s “urban forest” refers to all public- and privately-owned trees, vegetation, and landscaping throughout Lake Forest which provide a range of benefits to the community, including reduced energy use, cooling along streets and sidewalks, improved air and water quality, diversification of wildlife habitat, and increased health and well-being.
- RR-5.11 **Education and Appreciation.** With community partners, support a range of educational programs that cultivate an appreciation of Lake Forest’s natural environment and biological resources.

RR-5 Actions

- RR-5a Maintain a buffer area between natural (not manmade) waterways and urban development to protect water quality and riparian areas.
- RR-5b Require new development, as well as infrastructure projects, long-range planning projects, and other projects, to comply with the requirements of the Orange County Central-Coastal Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP) to ensure that potentially significant impacts to special-status species and sensitive resources are adequately addressed.
- RR-5c Require new development which has the potential to result in water quality impacts to the City’s creeks and the local groundwater basin to implement all feasible mitigation measures to reduce impacts.
- RR-5d Publicize volunteer-based programs that organize community creek restoration and/or clean-up events and provide public education regarding the benefits of city and regional water resources.

GOAL RR-6 SOLID WASTE MANAGEMENT & RECYCLING

A community that minimizes the generation and disposal of waste to landfills through recycling and participation in waste diversion programs.

RR-6 Policies

- RR-6.1 **Compliance with State Legislation.** Compliance with and Exceedance of State Legislation. Continue to comply with all State regulations regarding waste diversion, source reduction, recycling, and composting, and strive to achieve an 85% diversion rate from landfills by 2040.
- RR-6.2 **Compliance with Regional Plans.** Reduce the per capita generation of solid waste in Lake Forest in concert with the County of Orange source reduction and recycling plans for reducing solid waste.
- RR-6.3 **Waste Service Performance Collection Facilities.** Support efforts of the solid waste service provider to maintain adequate residential, commercial, and industrial solid waste and mixed recycling collection service levels and solid waste facilities in accordance with state law, and periodically review waste collection performance to verify adequacy of service.

- RR-6.4 **Landfill Capacity.** Continue to coordinate with the County of Orange to ensure adequate landfill capacity in the region.
- RR-6.5 **Municipal Waste.** Increase the City’s role in the source reduction and recycling components of waste management through recycling programs at City facilities to reduce the quantity of City-generated waste.
- RR-6.6 **Fees and Funding.** Work with the solid waste service provider to periodically review collection, recycling, and disposal fees to achieve state and federal mandates, meet community expectations, and reflect cost efficiencies or increases for service delivery.
- RR-6.7 **Hazardous Waste.** Promote the proper disposal of hazardous waste—including paint, tires, medications, medical sharps, infectious waste, asbestos waste, construction waste, and electronic waste; encourage materials to be recycled or disposed of in a manner that is safe for the environment, residents, and visitors to Lake Forest.
- RR-6.8 **Organic Waste.** Explore opportunities to collect and compost organic matter, including grass clippings, landscaping, Christmas trees, composting and mulch, and other sources of organic waste; when feasible distribute for use in parks, medians, and other municipal areas
- RR-6.9 **Public Education.** Promote citywide educational programs to inform citizens of the benefits of recycling and appropriate recycling options and locations.

RR-6 Actions

- RR-6a Regularly monitor the level of service provided by waste and recycling collection contractors to ensure that service levels meet the terms of the contract.
- RR-6b Include standard language in requests for services and in City agreements requiring contractors to use best management practices to maximize diversion of waste from the landfill in order to meet the City’s specified diversion rates.
- RR-6c Encourage recycling, reuse, and appropriate disposal of hazardous materials, including the following:
- Increased participation in single family and multifamily residential curbside recycling programs;
 - Increased participation in commercial and industrial recycling programs for paper, cardboard, and plastics;
 - Reduce yard and landscaping waste through methods such as composting, grass recycling, and using resource efficient landscaping techniques; and
- RR-6d Encourage local businesses to provide electronic waste (e-waste) drop-off services and encourage residents and businesses to properly dispose of, or recycle, e-waste.



Introduction to Public Safety

The goal of Lake Forest’s Public Safety Element is to reduce the risk of death, injury, property damage, economic loss, and harm due to natural and manmade disasters. This element will view risks on both a short-term and long-term basis, and will place a special emphasis on local and regional risk factors.

The Public Safety Element closely relates to the Public Facilities Element and supports the City’s Emergency Management Plan. The long-term risks associated with Climate Change are also addressed in here.

Organization of Element

The Public Safety Element will address each of the topics below as they relate to Lake Forest. The goals and policies of this element are organized around the following topics:

- *Seismic and Geologic Hazards*
- *Fire Safety*
- *Flooding*
- *Hazardous Waste and Materials*
- *Emergency Operations*
- *Noise*
- *Climate Change and Resiliency Planning*

Contents:

- + Seismic and Geologic Hazards
- + Fire Safety
- + Flooding
- + Hazardous Waste and Materials
- + Emergency Operations
- + Noise
- + Climate Change and Resiliency Planning

GOAL PS-1 SEISMIC AND GEOLOGIC HAZARDS

A community that is adequately prepared for natural hazards related to landslides, geologic instability, and seismic activity.

PS-1 Policies

- PS-1.1 **Geologic Hazard Identification.** Maintain the City’s geologic and seismic hazards map in concert with updates from the California Geologic Survey and local surveys and update as appropriate.
- PS-1.2 **Earthquake Protection.** Enforce State seismic design guidelines and all relevant building codes to reduce the risk of damage associated with seismic activity.
- PS-1.3 **Liquefaction.** Require special site-specific studies in areas potentially subject to liquefaction (shown in Figure 9-5 of the General Plan Existing Conditions Report) to determine the nature and extent of possible liquefaction and to identify engineering and development siting measures to permit development to occur.
- PS-1.4 **Development.** Require assessment and mitigation of hazards related to liquefaction, landslides, and flooding for new development projects or City improvement projects that are identified by the City as susceptible to these hazards.
- PS-1.5 **Risk Inventories.** Develop inventories of at-risk public buildings and infrastructure within the City of Lake Forest and evaluate potential mitigation projects to address risks, as financially feasible.
- PS-1.6 **Critical Facilities.** Require new critical infrastructure and facilities that may be built in the City to incorporate site specific seismic structural design as required by applicable building codes.
- PS-1.7 **Public Education.** Educate the public through programs and outreach materials on natural threats pertaining to Lake Forest and best practices for reducing damage and personal harm.

PS-1 Actions

- PS-1a Review development proposals to ensure compliance with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces such as earthquakes and wind.
- PS-1b Update building, zoning, and grading codes as needed to ensure adopted standards mitigate potential seismic hazards and comply with the Alquist-Priolo Act and Unreinforced Masonry Law.
- PS-1c Establish a public relations and education program to increase public awareness on potential geologic and seismic hazards in the community, their associated risks, and preparedness strategies.

GOAL PS-2 FIRE SAFETY

A City that is safe and adequately prepared for urban and wildfire emergencies.

PS-2 Policies

- PS-2.1 **Building Fire Codes.** Require that all buildings and facilities within Lake Forest comply with local, state, and federal regulatory standards such as the California Building and Fire Codes as well as other applicable fire safety standards.
- PS-2.2 **Fire Protection Services.** Coordinate with the Orange County Fire Authority and CalFire as it protects the safety and security of the Lake Forest community.
- PS-2.3 **Fire Hazard Identification.** Maintain and regularly update the City's fire hazard overlay map for changes in fire hazard severity districts consistent with changes in hazard designations by CAL FIRE.
- PS-2.4 **Very High Fire Hazard Zone.** Require that all development in Very High Fire Hazard Zones meet Very High Fire Hazard Zone standards as designated by City Ordinance.
- PS-2.5 **Urban Fire Risks.** Work with the City's fire service provider to maintain an ongoing fire inspection program to reduce fire hazards associated with multifamily development, critical facilities, public assembly facilities, industrial buildings, and nonresidential buildings.
- PS-2.6 **Grant Funding.** Seek grant funding, on our own and in collaboration with regional partners, to mitigate potential wildfire threats to the community and to implement special training workshops and projects related to defensible space and fuel reduction practices.
- PS-2.7 **Regional Coordination.** Coordinate with the County of Orange, neighboring cities, and other fire protection agencies to reduce the potential for wildfire hazards in the Saddleback Valley.
- PS-2.8 **Interagency Support.** Participate in the mutual aid system and automatic aid agreements to back up and supplement capabilities to respond to emergencies.
- PS-2.9 **Educational Programs.** Work with the Orange County Fire Authority to disseminate educational programs on fire safety measures and fire hazard risks for residents in fire hazard severity zones.

PS-2 Actions

- PS-2a In the event of a significant wildfire in the upslope areas east of the City, the City shall immediately coordinate with relevant federal, state, and local agencies, including but not limited to the USDA, USFS, CalFire, the Orange County Flood Control District, and the Orange County Fire Authority to establish and implement, as feasible, a flooding and debris flow prediction and monitoring program. The intent of the program shall be to map and assess the likelihood of debris flow (in %), potential volume of debris flow (in m³), and combined relative debris flow hazard. In the event that a flood or debris flow risk is predicted during a subsequent storm event, the City shall implement procedures contained in the Emergency Operations Plan to notify residents and business owners of evacuation orders in affected areas. This action is written and adopted with the understanding that the City of Lake Forest does not possess the resources to implement such a monitoring program independently, and must rely on the expertise and resources of outside agencies.
- PS-2b Continue to require that all new habitable structures be designed in accordance with the most recent California Building and Fire Code with local amendments adopted by the City, including the use of fire sprinklers in residential structures.
- PS-2c Participate in Mutual Aid Agreements with neighboring cities and the Orange County Operational Area, as required by the Orange County Fire Authority.

GOAL PS-3 FLOOD HAZARDS

A community that is protected from potential flood hazards.

PS-3 Policies

- PS-3.1 **Regulatory Compliance.** Coordinate with local, state, and federal agencies to ensure that the City's regulations related to flood control are in compliance with federal, State, and local standards.
- PS-3.2 **FEMA Coordination.** Coordinate with the Federal Emergency Management Agency (FEMA) to ensure that Federal Insurance Rate Maps correctly depict flood hazards in the City.
- PS-3.3 **Municipal Code.** Implement the standards and requirements defined in the Municipal Code to reduce flood hazards and address flood-prone areas within Lake Forest.
- PS-3.4 **Existing Flood Zones.** Maintain dialogue with the County of Orange regarding regional flood facilities.
- PS-3.5 **Changing Conditions.** Coordinate with the Orange County Flood Control District to consider the need to expand the capacity of flood control facilities based on changing flood conditions associated with climate change and extreme weather.
- PS-3.6 **Mitigation.** Require that all new development and redevelopment in areas susceptible to flooding incorporate mitigation measures designed to reduce flood hazards.
- PS-3.7 **Adequate Infrastructure.** Maintain and regularly assess the status of local storm drainage infrastructure to ensure that the system is functioning properly.
- PS-3.8 **Public Awareness.** Promote public education and information dissemination on flooding hazards to help property owners protect their homes and businesses from flood damage.

PS-3 Actions

- PS-3a Monitor changes in Federal and State laws and regulations related to local flood protection, including the National Flood Insurance Program and incorporate necessary changes into the Municipal Code, the City's Emergency Operations Plan, and building codes as required and ensure that the City's regulations continue to require that new development within flood hazard zones is consistent with this Safety Element and is required to meet the flood protection requirements of State law, including but not limited to Government Code Sections 65007, 65865.5, 65962 and 66474.5.
- PS-3b Continue to disseminate information on flooding, flood control on private property, floodplains, and flood preparedness to the public.
- PS-3c Communicate with FEMA annually regarding updates to Flood Insurance Rate Maps and Letter of Map Revisions.
- PS-3d Periodically review county, state, and federal flood control best practices and incorporate appropriate standards into the Municipal Code.
- PS-3e Work with the Orange County Flood Control District to apply for grants that provide funding for local drainage controls, FEMA's Hazard Mitigation Grant and Flood Mitigation Assistance Programs, and their Pre-disaster Mitigation Program, CalEPA and the CA State Water Resources Control Board offer grants to municipalities throughout California.

GOAL PS-4 HAZARDOUS WASTE AND MATERIALS

A community that is protected from the potential for hazardous waste and materials contamination.

PS-4 Policies

- PS-4.1 **Regulations.** Ensure that the Orange County Fire Authority continues to enforce the Uniform Fire Code relating to the use of hazardous material and ensure that appropriate regulations are followed and precautions are taken for the type and amount of hazard being created.
- PS-4.2 **Cleanup Sites.** Require that developers coordinate with the Orange County Health Care Agency to confirm that hazardous waste cleanup sites located within the City are remediated by the property owner in a manner that keeps the public safe.
- PS-4.3 **County Plans.** Utilize the Orange County Hazardous Waste Management Plan to ensure that local regulation and practices are consistent with the policy direction and action programs that the County recommends.
- PS-4.4 **Proposed Facilities.** Require appropriate environmental analysis to be conducted for any proposed hazardous waste materials treatment or transfer, in accordance with environmental review requirements.
- PS-4.5 **Emergency Response.** Work with the Orange County Fire Authority and other responding agencies to ensure that emergency personnel respond safely and effectively to a hazardous materials incident in the city.
- PS-4.6 **Public Education.** Coordinate with the City's waste service provider(s) and the County of Orange to increase public awareness about proper disposal related to household hazardous waste and inform the Lake Forest community regarding relevant services and programs to address issues related to hazardous waste and materials.

PS-4 Actions

- PS-4a As part of the development review process, require projects that result in significant risks associated with hazardous materials to include measures to address the risks and reduce the risks to an acceptable level.
- PS-4b Continue to require the submittal of information regarding hazardous materials manufacturing, storage, use, transport, and/or disposal by existing and proposed businesses and developments to the Orange County Fire Authority.
- PS-4c Continue to promote off-site hazardous materials and/or electronic waste drop-off.

GOAL PS-5 EMERGENCY OPERATIONS

A community that is highly prepared and equipped to handle emergency situations, in order to minimize loss of life, injury, property damage, and disruption of vital services.

PS-5 Policies

- PS-5.1 **Critical Facilities.** Coordinate with service providers to ensure the resilience of critical facilities, lifeline services, and infrastructure, and plan for the use of critical facilities during post-disaster response and recovery.
- PS-5.2 **Emergency Preparedness Plans.** Maintain an updated Emergency Operations Plan specific to Lake Forest.
- PS-5.3 **Local Coordination.** Coordinate with local key stakeholders (officials, schools, businesses, and organizations) within the community to make them aware of their role in the emergency plan and the necessary requirements in case of emergency.
- PS-5.4 **Automatic and Mutual Aid.** Continue to participate in automatic and mutual aid agreements with adjacent service providers to ensure efficient and adequate resources, facilities, and support services during and after emergencies.
- PS-5.5 **Communications.** Evaluate the potential to utilize a comprehensive emergency communication system that allows for efficient connection in case of emergency.
- PS-5.6 **Emergency Evacuation Routes and Access.** Work with the Orange County Fire Authority and the Orange County Sheriff's Department to maintain, update, and regularly exercise emergency access, protocols, and evacuation routes to assess their effectiveness.
- PS-5.7 **Emergency Shelters.** Periodically coordinate with emergency shelter providers to ensure that necessary equipment supplies are available in case of emergency.
- PS-5.8 **Community Training Programs.** Continue to support community-based emergency training programs as a valuable asset to the community.
- PS-5.9 **Public Awareness.** Prepare residents for emergency situations by making emergency strategies, including evacuation routes, publicly-known and easily accessible.
- PS-5.10 **School Safety.** Coordinate with local schools related to their programs and practices regarding emergency preparedness.

PS-5 Actions

- PS-5a Explore grant funding for the preparation of a Local Hazard Mitigation Plan for the City of Lake Forest.
- PS-5b Regularly practice implementation of the City's Emergency Operations Plan and update it regularly.
- PS-5c Regularly review County and State emergency response procedures that must be coordinated with City procedures.

GOAL PS-6 NOISE

A comfortable community environment that is free from excessive noise pollution.

PS-6 Policies

- PS-6.1 **Land Use Planning.** Require development and infrastructure projects to be consistent with the maximum allowable noise exposure standards identified in Table PS-1 to ensure acceptable noise levels for existing and future development.
- PS-6.2 **Sensitive Facilities.** Ensure appropriate mitigation is incorporated into the design of noise-sensitive facilities to minimize noise impacts.
- PS-6.3 **Site Design.** Require site planning and project design techniques to minimize noise impacts adjacent to sensitive uses.
- PS-6.4 **Noise Control.** Ensure that noise levels do not exceed the limits established in Table PS-2 by incorporating sound-reduction design in new construction or revitalization projects impacted by non-transportation-related noise sources.
- PS-6.5 **Roadway Noise.** Encourage nonmotorized transportation alternatives for local trips and the implementation of noise sensitivity measures in the public realm, including traffic-calming road design, lateral separation, natural buffers, and setbacks to decrease excessive motor vehicle noise.
- PS-6.6 **Highway Noise.** Continue to coordinate with the California Department of Transportation (Caltrans) and the Transportation Corridor Agency (TCA) to achieve maximum noise abatement in the design of new highway projects or improvements along I-5.
- PS-6.7 **Vehicles and Trucks.** Monitor and enforce existing speed limits and motor vehicle codes requiring adequate mufflers on all types of vehicles traveling through the city.
- PS-6.8 **Commercial Noise.** Require the use of noise attenuation measures, including screening and buffering techniques, for all new commercial development expected to produce excessive noise; in existing cases where the City's noise standards are exceeded, work with Code Enforcement to require compliance.
- PS-6.9 **Interjurisdictional Coordination.** Coordinate with neighboring cities to minimize noise conflicts between land uses along the City's boundaries.
- PS-6.10 **Airplane Noise.** Maintain communication with John Wayne Airport and other relevant air transportation agencies to ensure that all future plans have limited impacts to the community of Lake Forest.

PS-6 Actions

- PS-6a Update Chapter 11.16 of the Lake Forest Municipal Code to ensure that the noise standards are consistent with this General Plan, including Tables PS-1 and PS-2, and to require new residential, mixed-use with a residential component, and other noise-sensitive development to be designed to minimize noise exposure to noise sensitive uses through incorporation of site planning and architectural techniques. The update shall also include noise standards for residential uses within a mixed-use development, which may differ from other adopted residential noise standards.
- PS-6b Review new development projects for compliance with the noise requirements established in this General Plan, including the standards established in Tables PS-1 and PS-2. Where necessary, require new development to mitigate excessive noise through best practices, including building location and orientation, building design features, placement of noise-generating equipment away from sensitive receptors, shielding of noise-generating equipment, placement of noise-tolerant features between noise sources and sensitive receptors, and use of noise-minimizing materials such as rubberized asphalt.
- PS-6c Require acoustical studies for all new discretionary projects, including those related to development and transportation, which have the potential to generate noise impacts which exceed the standards identified in this General Plan. The studies shall include representative noise measurements, estimates of existing and projected noise levels, and mitigation measures necessary to ensure compliance with this element.
- PS-6d In making a determination of impact under the California Environmental Quality Act (CEQA), a substantial increase will occur if ambient noise levels have a substantial increase. Generally, a 3 dB increase in noise levels is barely perceptible, and a 5 dB increase in noise levels is clearly perceptible. Therefore, increases in noise levels shall be considered to be substantial when the following occurs:
- When existing noise levels are less than 60 dB, a 5 dB increase in noise will be considered substantial;
 - When existing noise levels are between 60 dB and 65 dB, a 3 dB increase in noise will be considered substantial;
 - When existing noise levels exceed 65 dB, a 1.5 dB increase in noise will be considered substantial.
- PS-6e Update the City's Noise Ordinance (Chapter 11.16) to reflect the noise standards established in this General Plan and proactively enforce the City's Noise Ordinance, including requiring the following measures for construction:
- Restrict construction activities to the hours of 7:00 a.m. to 7:00 p.m. on Monday through Friday, and 8:00 a.m. to 6:00 p.m. on Saturdays. No construction shall be permitted outside of these hours or on Sundays or federal holidays, without a specific exemption issued by the City.
 - A Construction Noise Management Plan shall be submitted by the applicant for construction projects, when determined necessary by the City. The Construction Noise Management Plan shall include proper posting of construction schedules, appointment of a noise disturbance coordinator, and methods for assisting in noise reduction measures.
 - Noise reduction measures may include, but are not limited to, the following:

- Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) wherever feasible.
- Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. This muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available. This could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- Temporary power poles shall be used instead of generators where feasible.
- Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City of provide equivalent noise reduction.
- The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.
- Delivery of materials shall observe the hours of operation described above. Truck traffic should avoid residential areas to the extent possible.
- Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to the building. A vibration limit of 0.30 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction.

PS-6f The City shall require new residential projects located adjacent to major freeways, hard rail lines, or light rail lines to follow the FTA vibration screening distance criteria to ensure that residential uses are not exposed to vibrations exceeding 72 VdB for frequent events (more than 70 events per day), 75 VdB for occasional events (30-70 events per day), or 80 VdB for infrequent events (less than 30 events per day).

Table PS-1: Land Use Compatibility for Community Noise Environment

Land Use ¹	Outdoor Activity Areas ^{2,3}	Interior Spaces	
		Ldn/CNEL, dB	Leq, dB ⁴
Residential	60	45	-
Motels/Hotels	65	45	-
Mixed-Use	65	45	-
Hospitals, Nursing Homes	60	45	-
Theaters, Auditoriums	-	-	35
Churches	60	-	40
Office Buildings	65	-	45
Schools, Libraries, Museums	70	-	45
Playgrounds, Neighborhood Parks	70	-	-
Industrial	75	-	45
Golf Courses, Water Recreation	70	-	-

1. Where a proposed use is not specifically listed, the use shall comply with the standards for the most similar use as determined by the City.

2. Outdoor activity areas for residential development are considered to be the backyard patios or decks of single-family units and the common areas where people generally congregate for multi-family developments. Where common outdoor activity areas for multi-family developments comply with the outdoor noise level standard, the standard will not be applied at patios or decks of individual units provided noise-reducing measures are incorporated (e.g., orientation of patio/deck, screening of patio with masonry or other noise-attenuating material). Outdoor activity areas for non-residential developments are the common areas where people generally congregate, including pedestrian plazas, seating areas, and outside lunch facilities; not all residential developments include outdoor activity areas.

3. In areas where it is not possible to reduce exterior noise levels to achieve the outdoor activity area standard w using a practical application of the best noise-reduction technology, an increase of up to 5 Ldn over the standard will be allowed provided that available exterior noise reduction measures have been implemented and interior noise levels are in compliance with this table

4. Determined for a typical worst-case hour during periods of use.

Table PS-2: Performance Standards for Stationary Noise Sources, Including Affected Projects ^{1,2,3,4}

Noise Level Descriptor	Daytime	Nighttime
	7 am to 10 pm	10 pm to 7 am
Hourly Leq, dBA	55	50

1. Each of the noise levels specified above should be lowered by 5 dB for simple noise tones, noises consisting primarily of speech or music, or recurring impulsive noises. Such noises are generally considered to be particularly annoying and are a primary source of noise complaints.

2. No standards have been included for interior noise levels. Standard construction practices should, with the exterior noise levels identified, result in acceptable interior noise levels.

3. Stationary noise sources which are typically of concern include, but are not limited to, the following:

- | | |
|----------------------|---------------------------------------|
| HVAC Systems | Cooling Towers/Evaporative Condensers |
| Pump Stations | Lift Stations |
| Emergency Generators | Boilers |
| Steam Valves | Steam Turbines |
| Generators | Fans |
| Air Compressors | Heavy Equipment |
| Conveyor Systems | Transformers |
| Pile Drivers | Grinders |
| Drill Rigs | Gas or Diesel Motors |
| Welders | Cutting Equipment |
| Outdoor Speakers | Blowers |

4. The types of uses which may typically produce the noise sources described above include but are not limited to: industrial facilities, pump stations, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.

GOAL PS-7 CLIMATE CHANGE AND RESILIENCY PLANNING

A well-prepared community where risks to life, property, the economy, and the environment resulting from climate change, including extreme weather events, are minimized.

PS-7 Policies

- PS-7.1 **Community Preparedness.** Promote a well-prepared City that can effectively overcome natural disasters and scarcity of resources due to climate change.
- PS-7.2 **Regional Actions.** Participate in discussions regarding regional actions that reduce impacts from climate change.
- PS-7.3 **Community Engagement.** Educate the community regarding potential hazards due to climate change and develop programs and educational material to encourage public readiness.
- PS-7.4 **Ecological Recovery.** Coordinate with federal, state, and local agencies to establish ecological recovery programs.
- PS-7.5 **Energy Supply.** Promote plans and programs that increase sustainable energy sources.
- PS-7.6 **Programs.** Implement necessary actions and programs to improve drought preparation and response for the most vulnerable community members.
- PS-7.7 **Cooling Centers.** Designate public buildings, specific private buildings, or institutions with air conditioning as public cooling shelters; extend hours at air-conditioned sites during periods of extreme heat or power outage (if the site is supported by a backup generator).
- PS-7.8 **Storms.** Continue to provide access to flood protection resources and services (signage, sandbags, etc.) as feasible at designated public facilities during and after extreme weather events.
- PS-7.9 **Special Assistance.** Address the needs of individuals with limited mobility or limited access to transportation for access to safe and comfortable shelter during extreme heat events or other severe weather events.
- PS-7.10 **Leadership.** Demonstrate leadership in local climate planning efforts through a range of tangible actions and policies at the municipal operations level.

LOOKING AHEAD

As Lake Forest looks to the future, State law requires the City to consider climate impacts facing California as well as methods to adapt and be resilient to climate change effects. As a result of climate change, Lake Forest may experience more intense and frequent heat waves, drought, and wildfires, and more severe storms and extreme weather events.

Emissions scenarios used in the General Plan and Environmental Impact Report are the same as those used by the Intergovernmental Panel on Climate Change's Fifth Assessment Report and are called Representative Concentration Pathways, or RCPs. There are four RCPs: 2.6, 4.5, 6.0, and 8.5. Each represents a set of possible underlying socioeconomic conditions, policy options, and technological considerations, spanning from a low-end scenario that requires significant emissions reductions resulting in zero global emissions by 2080 (RCP 2.5) to a high-end, "business-as-usual," fossil-fuel-intensive emissions scenario (RCP 8.5). The low-end scenario is most closely aligned with California's ambitious greenhouse gas reduction targets and the aspirational goals of the United Nations Framework Convention on Climate Change 2015 Paris Agreement. Thus far, global emissions continue to follow the business-as-usual trajectory.

PS-7 Actions

- PS-7a Provide information and resources to the public and businesses regarding steps the City is taking to address the issue of climate change.
- PS-7b Study the transition to energy-efficient street lights, such as LEDs, for City-owned light facilities.
- PS-7c Consider purchasing only electric or alternative-energy vehicles for the City vehicle fleet, as appropriate, based on the intended use of the vehicle.
- PS-7d Evaluate the feasibility for government-constructed and/or -operated new development to exceed the CalGreen Tier 1, or successor program, standards.
- PS-7e Promote the use of sustainable and carbon-neutral energy sources in new development as directed in the City's Green Building Program.
- PS-7f Explore using renewable energy and clean generation technologies such as solar, wind, biogas, or fuel cells to power City facilities where appropriate.



Introduction to Public Facilities

The provision of adequate utilities and community services is vital to maintaining a high quality of life in Lake Forest; these services are provided by the City of Lake Forest as well as local utilities, agencies, and districts. The future public facility and infrastructure needs of new projects must be carefully considered when evaluating new opportunities for growth to ensure that existing residents and businesses continue to receive adequate services and new developments have the necessary facilities and infrastructure to support long-term viability.

While not specifically required by State law for inclusion in the General Plan, this Public Facilities Element is a critical component in meeting the infrastructure and public services needs of the Lake Forest community. This Element works collaboratively with the topics addressed in all other General Plan Elements, specifically the City’s Land Use, Recreation and Resources, Public Safety, and Community Health and Wellness Elements.

Organization of Element

The Public Facilities Element will address each of the topics below as they relate to Lake Forest. The goals and policies of this element are organized around the following topics:

- *Provision of Services and Facilities*
- *Growth Management*
- *Water System*
- *Wastewater System*
- *Stormwater System*
- *Energy Management*
- *Telecommunications*
- *Community Safety*
- *Educational Resources*
- *Regional Partnerships*

Contents:

- + Provision of Services and Facilities
- + Growth Management
- + Water System
- + Wastewater System
- + Stormwater System
- + Energy Management
- + Telecommunication s
- + Community Safety
- + Educational Resources
- + Regional Partnerships

GOAL PF-1 PROVISION OF SERVICES AND FACILITIES

A community that provides effective, adequate, and cost-efficient community services and facilities for residents, businesses, institutions, and visitors in Lake Forest.

PF-1 Policies

- PF-1.1 **Public Facility Plans.** Maintain and implement public facility master plans, in collaboration with appropriate outside service providers and other agencies, to ensure compliance with appropriate regional, state, and federal laws and to provide efficient public facilities and services to Lake Forest.
- PF-1.2 **Revenue Sources.** Identify and proactively pursue local, stable and predictable sources of revenue to meet public facility, service, and infrastructure needs.
- PF-1.3 **Capital Improvements.** Maintain and fund the capital improvement program to ensure the adequate and efficient provision of public facility and municipal improvements.
- PF-1.4 **Impact on Resources.** Require new utility infrastructure to avoid sensitive natural and cultural resources to the greatest extent feasible.
- PF-1.5 **Private Sector.** Pursue public private partnerships to assist in funding the provision of public facilities and services. Encourage new large-scale development projects to incorporate community features such as meeting spaces/rooms that may be used by community organizations.
- PF-1.6 **Infrastructure Rehabilitation.** Prioritize the regular maintenance and rehabilitation of public facilities and critical infrastructure to extend its useful life.

PF-1 Actions

- PF-1a Regularly coordinate with outside service providers and other agencies regarding their public facility plans and provide local input on goals, objectives, and projects.
- PF-1b Maintain records regarding the quality and status of public facilities and critical infrastructure and use this information to inform the capital improvement planning process.

GOAL PF-2 GROWTH MANAGEMENT

A community that has planned for orderly, and efficient growth by preparing for the increased need for public services and facilities to serve existing and future users.

PF-2 Policies

- PF-2.1 **New Development.** Require that new development participates in the provision and expansion of public services, recreational amenities, and facilities.
- PF-2.2 **Demonstrate Capacity.** Require new development to demonstrate that the City’s public services and facilities can accommodate the increased demand for said services and facilities associated with the project as part of the entitlement process.
- PF-2.3 **Mitigate Impacts.** Require new development to offset or mitigate impacts to community services and facilities to ensure that service levels for existing users are not degraded or impaired by new development, to the satisfaction of the City.
- PF-2.4 **Mixed-use Developments.** Encourage mixed-use developments along major corridors and around activity and employment centers, as defined in the Land Use Element, to reduce public service costs and environmental impacts through compatible land use relationships, and efficient circulation and open space systems.

PF-2 Actions

- PF-2a Coordinate with the Southern California Association of Governments and the Governor’s Office of Planning and Research to stay informed of legislation and documentation of the nexus between land use, house, transportation, and sustainability.
- PF-2b Continue to evaluate project impacts in accordance with the California Environmental Quality Act.

GOAL PF-3 WATER SYSTEM

A community served by an efficient, well-maintained water system that provides all its residents with access to clean, safe, and potable water.

PF-3 Policies

- PF-3.1 **Coordination with Water Districts.** Coordinate with local water districts when considering land use changes in order to assist the districts in planning for adequate capacity to accommodate future growth.
- PF-3.2 **Use of Recycled Water.** Work collaboratively with local water districts to encourage the use of recycled water for State-approved uses.
- PF-3.3 **Water Pressure.** Coordinate with local water districts and Orange County Fire Authority to encourage water pressures that remain high enough throughout all areas of the community to provide needed water capacity for fire protection.
- PF-3.4 **Emerging Technologies.** Encourage service providers to explore the use of new technologies in the acquisition, treatment, distribution, and consumption of water including monitoring technologies, and other best practices.
- PF-3.5 **Educate the Public.** Educate the public on water issues and conservation strategies, in partnership with water districts and regional partners; focus on business activities with the potential to pollute and distribute Best Management Practices (BMP) guidance for business activities.
- PF-3.6 **Water Conservation.** Support water conservation measures that comply with state and federal legislation and that are consistent with measures adopted in all applicable Urban Water Management Plans.

PF-3 Actions

- PF-3a Continue to require, as part of the development review process, project applicants to demonstrate sufficient access to water resources to service the project area.
- PF-3b Continue educational outreach designed to increase public participation in water conservation and water quality awareness through printed material and the City's website and social media accounts.

GOAL PF-4 WASTEWATER SYSTEM

A community with a wastewater system that is efficient, safe, and cost-effective.

PF-4 Policies

- PF-4.1 **Statewide Requirements.** Encourage water district compliance with the current Statewide General Waste Discharge Requirements concerning the operation and maintenance of sanitary sewer collection systems.
- PF-4.2 **Sewer Deposit Best Practices.** Encourage wastewater service providers to identify and implement best practices and feasible technologies for wastewater collection and treatment, including those that reduce the amount of wastewater requiring treatment, prevent contamination, maintain the highest possible energy efficiency, and reduce costs and greenhouse gas (GHG) emissions.
- PF-4.3 **Reduced System Demand.** Reduce wastewater system demand by encouraging water-conserving designs and equipment, encouraging water-conserving devices, and designing wastewater systems to minimize inflow and infiltration.
- PF-4.4 **Recycled Water.** Work with water districts and end users to increase and maximize the use of recycled water for existing and future needs as new technology, funding, and infrastructure is available.
- PF-4.5 **Service Levels.** Coordinate with water districts on proposed land use changes so that they can plan for adequate delivery of services to future development in Lake Forest.
- PF-4.6 **Public Education.** Collaborate with water districts in developing a public education program that teaches residents and businesses how to help maintain a safe and clean wastewater system, such as by limiting the amount of oils, pesticides, and toxic chemicals entering the sewer system.

PF-4 Actions

- PF-4a Develop public education material on wastewater management strategies and assist in distributing the material, along with a reference to the water districts' websites, to Lake Forest community members. The information could be distributed online via the City's website and/or social media accounts as well as in hard-copy at City Hall or other City facilities.

GOAL PF-5 STORM DRAIN SYSTEM

A community with an efficient, attractive, and environmentally sound storm drain system.

PF-5 Policies

- PF-5.1 **Maintain Capacity.** Encourage the Orange County Flood Control District to maintain sufficient levels of storm drainage service, improve flood control facilities and channel segments, and implement other best practices in order to protect the community from flood hazards.
- PF-5.2 **Data Collection.** Encourage the Orange County Flood Control District to map, track, and analyze data on all current storm drain facilities in order to provide clear and accurate forecasts for future demand.
- PF-5.3 **Stormwater Runoff.** Encourage that stormwater be directed towards permeable surfaces to allow for more percolation of stormwater into the ground.
- PF-5.4 **Stormwater Capture.** Encourage the use of professionally designed stormwater capture methods to aid in the reuse of rain water for non-potable uses in compliance with applicable State regulations.
- PF-5.5 **Recycled water.** Explore the expansion of infrastructure for recycled stormwater for irrigation and other non-potable uses when safe, financially feasible, and available.
- PF-5.6 **Stormwater Treatments.** Promote Best Management Practices (BMPs) and Low Impact Development measures (LID) to treat stormwater before discharge from the site. The facilities shall be sized to meet regulatory requirements.
- PF-5.7 **Creeks.** Work with the Orange County Flood Control District, and other involved agencies, to implement a solution that balances flood control objectives, retention of natural resources, and provision of recreation opportunities along the community's creeks.
- PF-5.8 **County Partnerships.** Coordinate with the County to ensure that the Orange County Drainage Area Management Plan and the Orange County Stormwater Resource Plan reflect the needs and priorities of Lake Forest.
- PF-5.9 **National Programs.** Cooperate in regional programs to implement the National Pollutant Discharge Elimination System program.
- PF-5.10 **Materials Discharge.** Encourage the Orange County Flood Control District to minimize the discharge of materials into the storm drain system that are toxic or which would obstruct flows.

PF-5 Policies

- PF-5a Continue to review development projects to identify potential stormwater and drainage impacts and require development to include measures to ensure that off-site runoff is not increased beyond pre-development levels during rain and flood events.
- PF-5b Project designs shall minimize drainage concentrations, minimize impervious coverage, utilize pervious paving materials, utilize low impact development (LID) strategies, and utilize Best Management Practices (BMPs) to reduce stormwater runoff.

- PF-5c Promote the use of LID strategies in new development and redevelopment projects, including but not limited to the use of canopy trees and shrubs, vegetated swales, and permeable paving.
- PF-5d Require new development to mitigate increases in stormwater peak flows and/or volume. Mitigation measures, such as LID strategies, should take into consideration impacts on adjoining lands in the City.
- PF-5e Identify which storm water and drainage facilities are in need of repair and address these needs through the City's Capital Improvement Program.

GOAL PF-6 ENERGY MANAGEMENT

A community with adequate power, provided through economically and environmentally sustainable means.

PF-6 Policies

- PF-6.1 **Compliance with State Legislation.** Comply with all state requirements regarding the generation of power and encourage energy providers to investigate the use or expansion of renewable sources of energy.
- PF-6.2 **New Development.** Continue to require new development and redevelopment to provide verification from energy utilities that states they are able to accommodate the additional demand for service.
- PF-6.3 **City-Sponsored Projects and Activities.** Evaluate renewable energy capacity on municipal property and renewable energy use in City-sponsored projects and activities.
- PF-6.4 **Business Community.** Support the decisions of the Lake Forest business community as they select and implement the most appropriate, financially feasible, and responsible energy source for their individual operations.
- PF-6.5 **Conservation.** Promote conservation strategies during design, construction, and maintenance of facilities.
- PF-6.6 **Public-Private Partnerships.** Investigate the opportunity to engage in public-private partnerships on energy efficiency, energy storage, and microgrid development to achieve cost savings, reduce energy use, and improve energy reliability
- PF-6.7 **Public Education.** Promote public education programs that advocate for reducing energy consumption, and promote renewable sources of energy.
- PF-6.8 **Innovation.** Encourage innovative energy management solutions in new developments.
- PF-6.9 **Promote Energy Conservation in Existing Building Stock.** Promote energy conservation by residents and businesses in existing structures, through the City's newsletter, flyers, and website, in close coordination with other agencies and local energy providers, including the SCAQMD and Southern California Edison.

PF-6 Actions

- PF-6a Confer with utility providers regarding major development plans and participate in the planning of the extension of utilities.

- PF-6b Continue to review development projects to ensure that all new public and private development complies with the California Code of Regulations, Title 24 standards as well as the energy efficiency standards established by the General Plan and the Municipal Code.
- PF-6c Develop a public education program to increase public participation in energy conservation, including information on programs that provide free or low-cost energy efficiency audits and retrofits to existing buildings.
- PF-6d Cooperate with other agencies, jurisdictions, and organizations to expand energy conservation programs.
- PF-6e Support SCE and other private partners to promote widespread marketing through the City's newsletter, flyers, and website to encourage conservation and greater energy efficiency in homes and businesses.
- PF-6f Promote the CEC Building Energy Benchmarking Program (AB 802) on the City's website to help benchmark and monitor energy use for participating businesses seeking to increase energy efficiency and realize cost savings.
- PF-6g Educate City residents via the City's newsletter, flyers, website, and at community events about appliance and equipment incentives and rebates offered by utility providers, the CEC, and the South Coast Air Quality Management District.
- PF-6h Support SCE by promoting the energy and cost saving benefits of solar hot water heating systems for businesses and residents in the City through the City website, newsletter, and handouts.
- PF-6i Support SCE by promoting residential retrofit programs through the City's newsletter, flyers, and website to help homeowners convert to all electrical appliances and HVAC systems, consistent with the goals established in SCE's Pathway 2045 efforts.
- PF-6j Promote, via the City's website and materials for residents and businesses, participation in SCE's Green Rate program, which allows residential and business electricity customers to pay low monthly fees to meet electricity needs from either 50 percent or 100 percent renewable sources.
- PF-6k Provide a related flyer at the public counter and strongly encourage new development projects to install electrified space (HVAC) and water heating systems in lieu of natural gas systems, above and beyond the requirements of Title 24 (2019 version), consistent with the strategies identified in SCE's Pathway 2045, before and during the building plan check process.

GOAL PF-7 TELECOMMUNICATIONS

A community with a modern telecommunications system that improves communication, business development, and provides equitable access.

PF-7 Policies

- PF-7.1 **Telecommunications.** Encourage service providers to provide the highest level of telecommunications infrastructure available, along with a wide range of modern telecommunications services for Lake Forest residences, businesses, institutions, and public agencies.

- PF-7.2 **Cell Towers, Radio Towers, and Appurtenances.** Regulate and ensure that cell towers, radio towers, and other appurtenances do not block, impede, or impair the visual quality of Lake Forest, to the extent legally possible.
- PF-7.3 **Aesthetics.** Work with utility providers to develop innovative ways for maintaining the aesthetics of the community, by improving the visual design of communication systems with shielding, grouping devices, undergrounding, and other techniques.
- PF-7.4 **Use of Technologies.** Continue to utilize proven telecommunication technologies while proactively exploring the viability of new communication technologies for their relevancy and implementation in Lake Forest.
- PF-7.5 **Public Right-of-Way.** Explore creative solutions to minimize the time required to install and activate new telecommunication sites or technologies within the public right-of-way.

PF-7 Actions

- PF-7a Periodically review and revise existing City ordinances regulating the placement, maintenance, and operation of cell facilities; revise as needed to implement the General Plan.

GOAL PF-8 COMMUNITY SAFETY

A community protected from illicit activities and crime by high-quality public safety services, facilities, and technology.

PF-8 Policies

- PF-8.1 **Police and Fire Department Facilities.** Encourage the Orange County Fire Authority and the Orange County Sheriff's Department to maintain adequate staff and equipment to provide efficient, high quality, and responsive fire protection and emergency medical services to existing and future growth in Lake Forest.
- PF-8.2 **Emergency Response Times.** Work cooperatively with the Orange County Fire Authority, Orange County Sheriff's Department, and providers of emergency medical services to ensure acceptable response times in accordance with provider standards, and seek opportunities to improve emergency response times throughout Lake Forest.
- PF-8.3 **Department Consultation.** Promote coordination between the City of Lake Forest and Police and Fire services during the review of new development applications to ensure that adequate attention is being paid to fire and safety concerns during the design and planning of a project.
- PF-8.4 **Crime Prevention.** Promote and support community-based crime prevention programs, such as community policing, public education, youth crime prevention, and outreach programs, as an important tool to the provision of professional police services.
- PF-8.5 **Community Awareness.** Support the Orange County Fire Authority and the Orange County Sheriff's Department in promoting community awareness regarding crime through public service organizations, and the establishment of citizen involved programs and patrols.
- PF-8.6 **Site Design.** Recognize the role of site design in crime prevention and implement best practices into existing plans and new development strategies.
- PF-8.7 **Technology.** Encourage and support efforts to improve police, fire, and emergency medical services through improved use of modern technology and industry best practices.

PF-8 Actions

- PF-8a The Orange County Fire Authority and City Engineer will review proposed development projects and street networks to evaluate the accessibility for fire engines and other emergency response functions.
- PF-8b Continue to coordinate and promote crime and fire prevention and suppression programs with the community.

GOAL PF-9 EDUCATIONAL RESOURCES

A community that supports the continued lifelong learning of all its residents with high-quality educational facilities and opportunities.

PF-9 Policies

- PF-9.1 **Community Support.** Encourage an environment in which community learning, literacy, and cultural opportunities are enhanced, encouraged, supported, and celebrated.
- PF-9.2 **Adequate Facilities.** Continue to engage Saddleback Valley Unified School District in the environmental review process for land use changes so that they can provide adequate educational opportunities for all students in a timely manner in accordance with the pace of residential development.
- PF-9.3 **Childcare Opportunities.** Encourage the expansion of childcare opportunities in Lake Forest to increase the number of high-quality childcare opportunities available to residents and study ways to incentivize the establishment of childcare facilities in our community.
- PF-9.4 **Early Childhood Development.** Ensure that land use regulations allow for community organizations, schools, and businesses to provide and expand opportunities for early childhood care (0–8 years) and development.
- PF-9.5 **Youth Development.** Recognize and appreciate the value that teens and the local youth provide to the character and vibrancy of the community, and strive to improve services, facilities, and activities available to serve teens and local youth.
- PF-9.6 **Advanced Education.** Identify and support regional programs that provide education and technical training programs that most align with the skills needed to support Lake Forest businesses.
- PF-9.7 **Adult Education.** Support partnership opportunities between the City, businesses, and educational institutions to increase community education and lifelong learning.
- PF-9.8 **Library System.** Promote the regional library system which provides educational and technological resources to the Lake Forest community.
- PF-9.9 **Partnerships.** Explore partnerships with local and regional youth education and childcare providers to expand these services in Lake Forest.

GOAL PF-10 REGIONAL PARTNERSHIPS

A community that leverages partnerships with regional service providers, agencies, neighboring jurisdictions, and the County of Orange to provide efficient, enhanced, and cost-effective public services to the residents of Lake Forest.

PF-10 Policies

- PF-10.1 **Cooperation.** Encourage cooperation and coordination between and among cities in Orange County for delivery of services to the public.
- PF-10.2 **Regional Issues.** Continue to participate in the preparation of plans and programs addressing regional infrastructure and public services issues.
- PF-10.3 **Cost Sharing.** Explore equitable methods for sharing the costs of facilities or services that serve multiple jurisdictions in Orange County.
- PF-10.4 **Regional Services Providers.** Collaborate with the various regional facility and service providers to deliver high levels of service to Lake Forest residents, and to plan for new development.
- PF-10.5 **Regional Public Facilities.** Consider the capacity of regional public facilities and services when reviewing land use changes.
- PF-10.6 **Capital Improvement Planning.** Encourage agencies to carry out long-range capital improvement planning, which includes funding methods for the construction of projects that are compatible with regional land use planning goals and objectives.

PF-10 Actions

- PF-10a Participate in regional and sub-regional planning forums that may address matters affecting the quality of life in Lake Forest and the region.



Introduction to Health and Wellness

The places where people live, work, and play profoundly shape the health of a community. Transportation options, accessible parks, crosswalks, the availability of grocery stores, and real or perceived levels of crime and safety are a few examples of physical indicators that provide a framework for a community, sculpt the daily routines of residents, impact lifestyle choices, and ultimately affect public health and longevity. Working with local and regional partners, the City of Lake Forest can support an active and healthy lifestyle for people who live and work in our community.

Addressing public health and wellness in the Lake Forest General Plan acknowledges the profound effects of the built environment on travel choices, access to food, levels of physical activity, and exposure to risk from accidents or pollution. Each of these has a health impact, and the General Plan provides an opportunity to sustain healthy lifestyle choices for Lake Forest residents. While this Health and Wellness Element is not required by State Law, it has been prepared to reflect the City of Lake Forest's commitment to supporting a healthy and well community for generations to come.

Organization of Element

The Health and Wellness Element will address each of the topics below as they relate to Lake Forest. The goals and policies of this element are organized around the following topics:

- *Active Living*
- *Healthy Lifestyles*
- *Community Building*

Contents:

- + Active Living
- + Healthy Lifestyles
- + Community Building

Environmental Justice and SB 1000

Senate Bill 1000, also known as The Planning for Healthy Communities Act, is a comprehensive state legislation that requires California cities to prepare an Environmental Justice element of their General Plan (or address the topic within the context of other elements) when one or more Disadvantaged Communities (DACs) is identified within their Planning Area and/or if the City is home to a low-income area that is also disproportionately affected by certain environmental issues. Senate Bill 535 (SB 535) provides direction on how to identify DACs and Assembly Bill 1550 (AB 1550) provides direction on how to identify low-income communities; low-income communities as identified by AB 1550 that are within 1/2 mile of a SB 535 DAC are low-income communities that are disproportionately affected by environmental issues, and warrant the same policy direction as a DAC within the context of a jurisdiction's General Plan.

The California Air Resources Board (CARB) has mapped DACs (per SB 535 and in accordance with CalEPA definitions), low-income communities (per AB 1550), and low-income communities within 1/2 mile of a SB 535 DAC, thereby providing the most complete resource to determine whether or not the environmental justice element component of SB 1000 is relevant to a specific jurisdiction. CARB uses the CalEnviroScreen 3.0 mapping tool to identify SB 535 disadvantaged communities. CARB has prepared its own methodology to map low-income communities in accordance with AB 1550 using data from the American Community Survey, American Fact Finder, and the California Department of Housing and Community Development.

Using the CARB mapping tool, which integrated CalEnviroScreen 3.0, it is evident that Lake Forest does not have any SB 535 communities (DACs) but it does have some low-income communities, as defined by AB 1550. However, since none of the AB 1550 low-income communities are located within 1/2-mile of a DAC, there are no communities within the Planning Area which trigger the need for Lake Forest to prepare an Environmental Justice element.

Although the City of Lake Forest does not have any DACs, the City values the role of planning for environmental justice and community health and wellness in its General Plan for all community members. The City has used a framework for community planning that considers strategies for promoting environmental justice as it relates to all residents. In this Element we have identified and evaluated a number of goals, policies, and actions that deal with these issues so the City can be better prepared to address issues related to environmental justice and community health and wellness over the next twenty years.

DISADVANTAGED COMMUNITIES (DACs)

The term 'Disadvantaged Community' is a broad designation that may include any community that lacks appropriate resources or is confronted with any exceptional economic, health, or environmental burden. In relation to environmental justice, disadvantaged communities are typically those communities that disproportionately face the burdens of environmental hazards.

Using the CalEPA definition of a disadvantaged community, Senate Bill 1000 provides stakeholders with the CalEnviroScreen 3.0 map to identify communities that are disproportionately disadvantaged by environmental hazards. The CalEnviroScreen 3.0 map is a science-based tool developed by the Office of Environmental Health Hazards Assessment on behalf of CalEPA that uses existing environmental, health, and socioeconomic data to rank all census tracts in California with a CalEnviroScreen score.

Based on this score, the map identifies where DACs are located within each city. Lake Forest has no DACs within its Planning Area.

GOAL HW-1 ACTIVE LIVING

A community environment that fosters opportunities for people living and working in Lake Forest to enjoy healthy lifestyles and active living.

HW-1 Policies

- HW-1.1 **Development Pattern.** Encourage mixed-use, pedestrian-, and transit-oriented development in select locations such as along major roadways and around key activity centers to enhance nonmotorized access and reduce traffic.
- HW-1.2 **Trails and Walkability.** Enhance the built environment and maintain a trail system that supports walkability and an interconnected active infrastructure system.
- HW-1.3 **Open Space.** Maintain the City’s existing public spaces which provide valuable opportunities for exercise, gathering, community enrichment, and youth development.
- HW-1.4 **Multimodal Access.** Consider access to multimodal transportation options, including walking, biking, and transit, when making decisions regarding where future growth should occur.
- HW-1.5 **Public Transit.** Work with public transit service providers to encourage direct paratransit and public transit service to community facilities, public spaces, and regional medical facilities.
- HW-1.6 **Pedestrian Safety.** Consider strategies to calm traffic and increase pedestrian safety on City streets.
- HW-1.7 **Events and Program.** Develop and support events and City programs that facilitate active living for people living and working in Lake Forest.
- HW-1.8 **Special Needs Residents.** Address the accessibility requirements of special needs residents of Lake Forest by supporting and partnering with organizations working with these unique groups.

HW-1 Actions

- HW-1a Continue to assess the quality of accessible facilities and amenities for use by seniors and disabled residents at parks and public spaces.

GOAL HW-2 HEALTHY LIFESTYLES

A City that promotes healthy living options for people of different ages, incomes, and abilities.

HW-2 Policies

- HW-2.1 **Regular Physical Activity.** Support healthy lifestyles among residents by increasing opportunities for a variety of regular physical activities for people of all ages.
- HW-2.2 **Housing Options.** Promote a land use plan that allows for a range of housing types and affordability options to support healthy living for families of various incomes and sizes.
- HW-2.3 **Housing Conditions.** Evaluate housing and neighborhood conditions as the housing supply ages in order to proactively address issues that may be detrimental to public health.
- HW-2.4 **Seniors.** Ensure that senior residents of Lake Forest have adequate resources including but not limited to City programs, accessible community infrastructure, and social/emotional support opportunities.
- HW-2.5 **Work Force Wellness.** Work with the business community to encourage the prioritization of employee wellbeing through programs, events, and other strategies focused on mental and physical health.
- HW-2.6 **Healthcare Programs.** Engage with regional and local healthcare providers to support access to a full range of health care facilities and services, including hospitals, acute care facilities, neighborhood health portals/clinics, and mental health facilities for Lake Forest residents.
- HW-2.7 **Healthy Food Access.** Support sustainable and affordable local food systems including farmer's markets, federal food assistance programs, and healthy food retailers.
- HW-2.8 **Schools.** Collaborate with the school district to promote healthy lifestyle choices on campus.
- HW-2.9 **Environmental Justice.** Assess the disproportionate impacts of environmental pollution and work to remedy these disproportionate impacts.
- HW-2.10 **Public Education.** Educate the public about the health benefits of physical activity, nutrition, and other healthy lifestyle issues and healthy lifestyle opportunities and programs in Lake Forest.

HW-2 Actions

- HW-2a Promote local healthy food sources and regional farmers markets.
- HW-2b Assess the proximity of public transit to local health facilities and advocate for mobility and transportation improvement where necessary.

GOAL HW-3 COMMUNITY BUILDING

A welcoming and family-friendly community with a sense of neighborly pride and civic responsibility.

HW-3 Policies

- HW-3.1 **Neighborhoods.** Support neighborhoods that sustain physical and mental health, create a sense of community, foster safe public spaces, and support lifecycle housing opportunities.
- HW-3.2 **Public Participation.** Encourage public participation in local decision making, especially by those that are traditionally underrepresented.
- HW-3.3 **Public Spaces.** Encourage incorporation of design features in new construction that can provide accessible venues and public spaces for community programs and activities.
- HW-3.4 **Aging in Place.** Promote community building and a high quality of life in Lake Forest by supporting housing options and neighborhood amenities that allow residents to age in place.
- HW-3.5 **Cultural Diversity.** Promote an inclusive environment that respects and celebrates the cultural diversity of Lake Forest.
- HW-3.6 **Community Services.** Provide services to the community and evolve programs to meet changing community needs over time.
- HW-3.7 **Partnerships.** Build effective community partnerships that protect and improve the social well-being and security of all our citizens.
- HW-3.8 **Volunteers.** Utilize homeowner associations, community groups, and business groups as sources of individual volunteers for important appointed positions on City commissions, boards, and task forces.
- HW-3.9 **Public Communication.** Develop appropriate contemporary vehicles, such as social media posts, printed or digital newsletters, information brochures, cable television programming and announcements, and other creative methods, to communicate important information to the population of Lake Forest.

HW-3 Actions

- HW-3a Develop a resource guide for City residents focused on neighborhood upkeep, home maintenance, and community safety.
- HW-3b Promote and encourage local crime watch programs within City neighborhoods.
- HW-3c Continue community policing efforts and other relationship-building programs that have been put in place.
- HW-3d Ensure that low income and minority populations have equal influence in the land use decision-making process by utilizing culturally appropriate approaches to public participation and involvement.

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