



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.