



City of Lake Forest

General Plan Update 2040
Preproposal Meeting

November 17, 2016

How the City Developed

Lake Forest
Planned
Community



Lake Forest

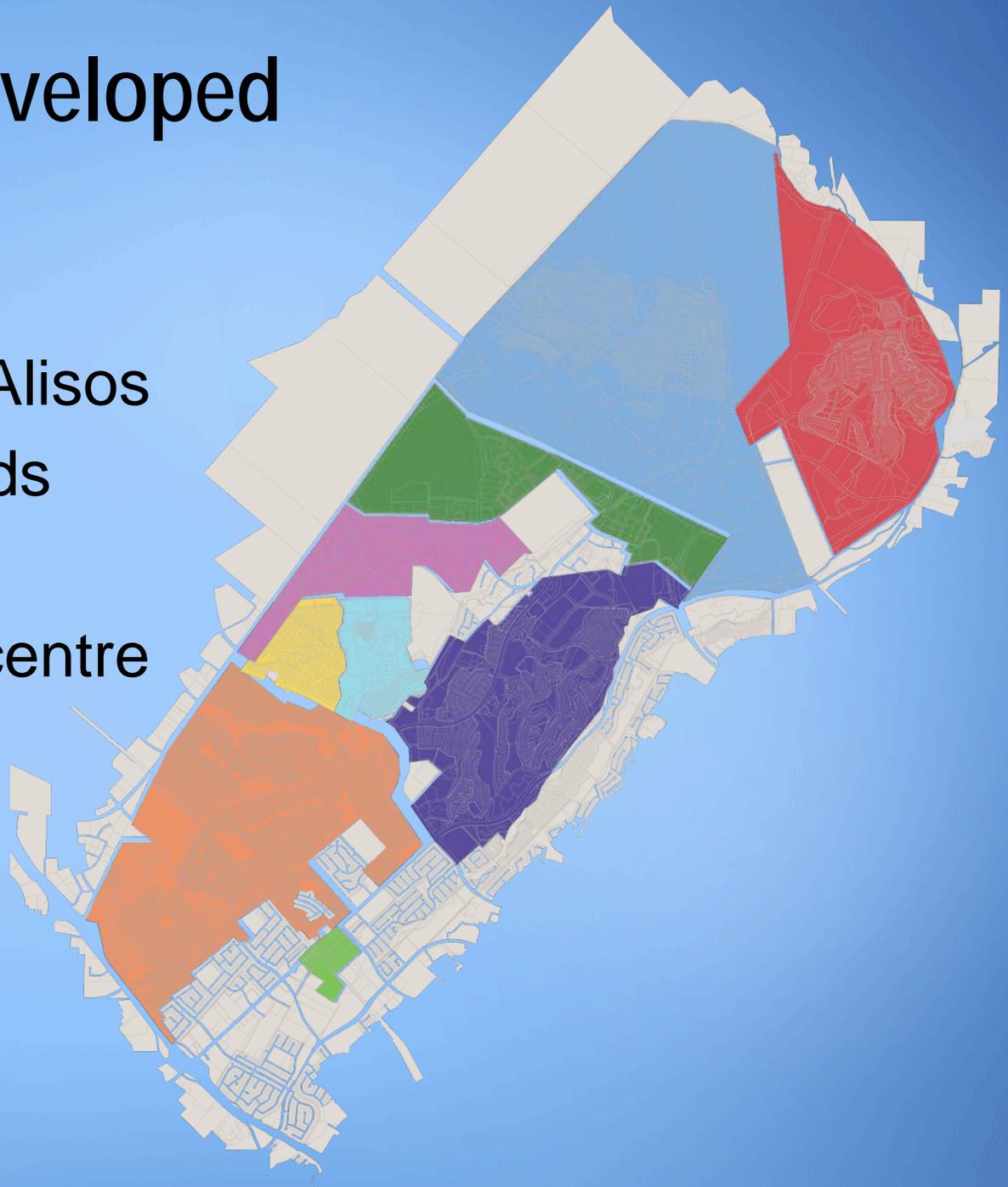
Lake I and Lake II Design Features

- Man-made lakes
- Master HOA and CC&R's to preserve community character
- Clubhouse



How the City Developed

- Lake Forest
- El Toro
- Rancho De Los Alisos
- Serrano Highlands
- Rancho Serrano
- Pacific Commercentre
- Baker Ranch
- Foothill Ranch
- Portola Hills

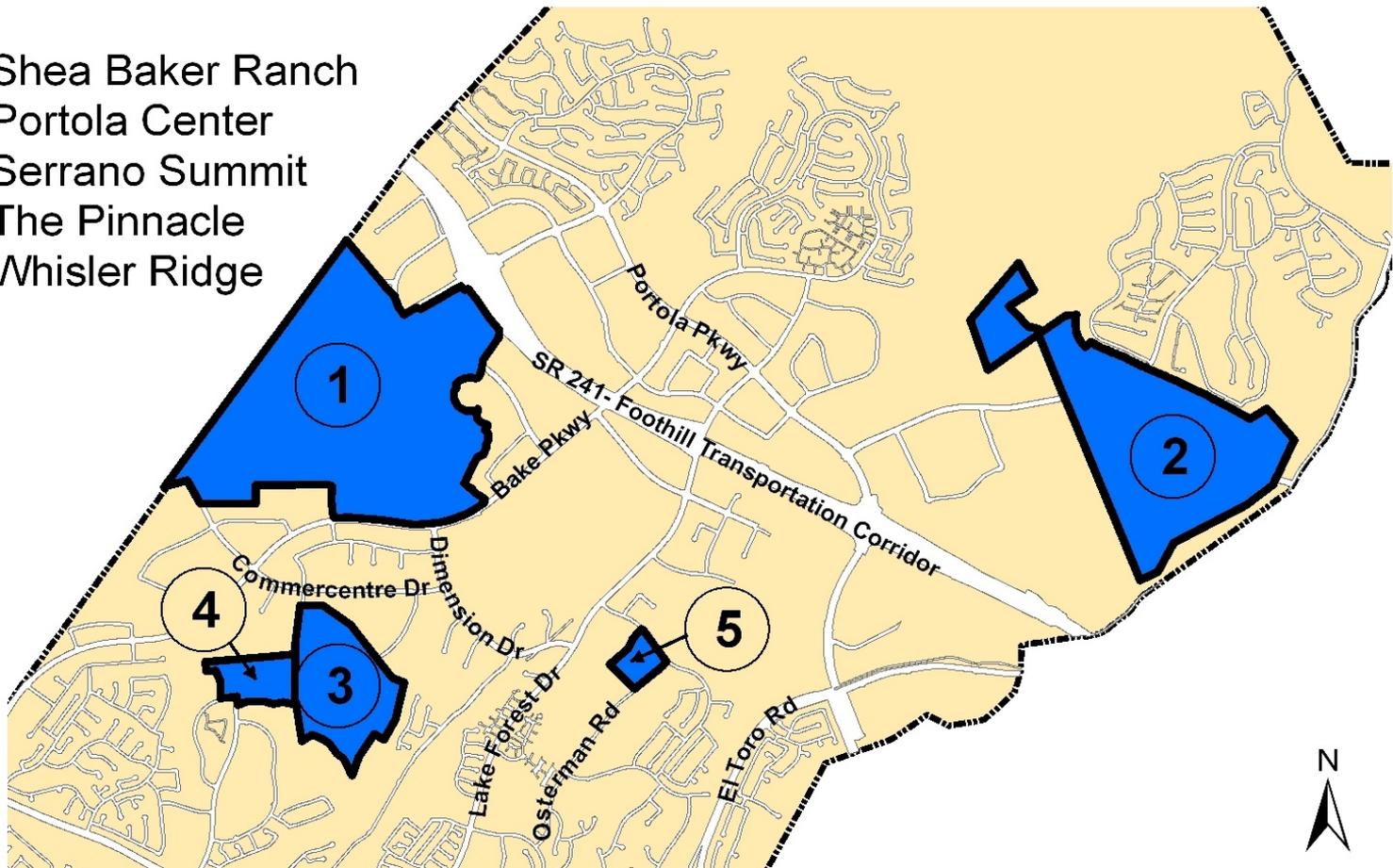


Opportunities Study - 2004-2010



Opportunities Study

- 1. Shea Baker Ranch
- 2. Portola Center
- 3. Serrano Summit
- 4. The Pinnacle
- 5. Whisler Ridge



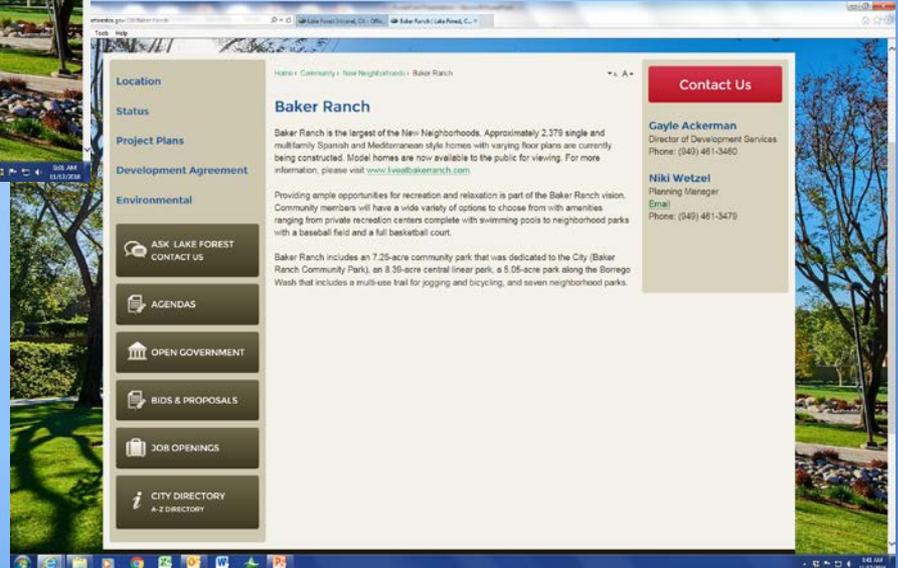
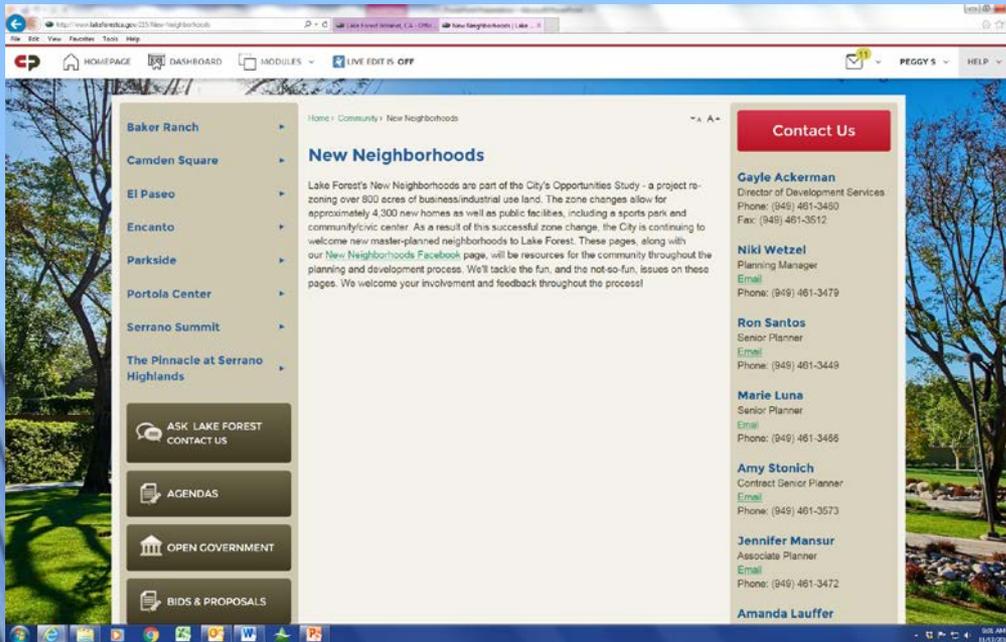
Opportunities Study

CITYWIDE BENEFITS

- Sports Park/Community Center
- New Neighborhood Parks
- Traffic Improvements
- Civic Center
- Completion of vacant areas of City with compatible uses



Lake Forest New Neighborhoods



Baker Ranch Residential

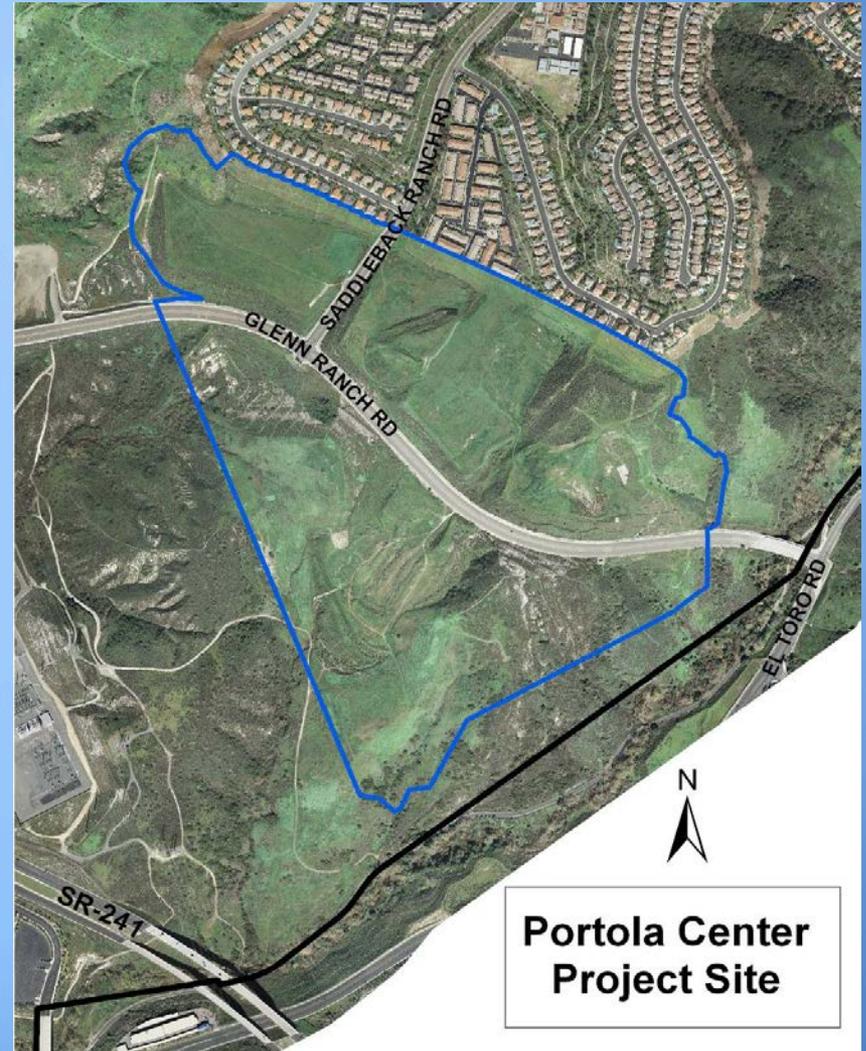


Baker Ranch Residential



Portola Center

- Part of Portola Hills Planned Community
- 195 acres
- 930 homes
- Mixed Use site with 10,000 sq. ft. non-residential
- Parks / Trails



Portola Center



Portola Center



Coming Soon: Serrano Summit

- Owned by the Irvine Ranch Water District
- 99 acres
- 82 acres residential
- 608 homes
- Civic Center site
- Trail connections
- Parks
- Approved



Coming Soon: Civic Center

- ~8-acre site
- Indian Ocean Drive extension
- Serrano Creek Trail connection
- Scenic Lookout
- Community Center
- Council Chambers
- Administrative Offices
- Passive Park



Sports Park



Wal-Mart Remodel



Heritage Montessori



Jack in the Box



Smart & Final



Subaru Dealership



Lake Forest Gateway Center



Let's watch!

City of Lake Forest General
Plan Update 2040

General Plan Update 2040

We look forward to hearing from you.

The schedule is as follows:

| | |
|--|--------------------------------|
| Proposals Due at City Hall | December 12, 2016 at 5:00 p.m. |
| Oral Presentations/Interviews | January 19 and 20, 2017 |
| Negotiations Complete/Agreement signed by Proposer | February 21, 2017 |
| City Council Selection* | March 7, 2017 |

*The City expects, but does not guarantee, that the decision on selection of a firm will be made by the City Council on the date indicated above.