NOTICE OF PREPARATION AND SCOPING MEETING
CITY OF LAKE FOREST

DATE:	THURSDAY SEPTEMBER 5, 2019
SUBJECT:	NOTICE OF PREPARATION (NOP) AND SCOPING MEETING FOR THE LAKE FOREST GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT
TO:	STATE CLEARINGHOUSE, STATE RESPONSIBLE AGENCIES, STATE TRUSTEE AGENCIES, OTHER PUBLIC AGENCIES, INTERESTED ORGANIZATIONS, MEMBERS OF THE PUBLIC, AND THE COUNTY CLERK
LEAD AGENCY:	CITY OF LAKE FOREST, DEVELOPMENT SERVICES DEPARTMENT
PROJECT TITLE:	CITY OF LAKE FOREST GENERAL PLAN UPDATE

NOTICE IS HEREBY GIVEN that the City of Lake Forest will prepare an Environmental Impact Report (EIR) for the City of Lake Forest General Plan Update. The City is the lead agency for the project. The purpose of this notice is (1) to serve as a Notice of Preparation (NOP) of an EIR pursuant to the State CEQA Guidelines § 15082, (2) to advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project, and (3) to notice the public scoping meeting.

The City determined that the proposed project would require preparation of a full-scope EIR; thus, an Initial Study was not prepared in conjunction with this Notice of Preparation (NOP). Consistent with § 15168 of the State CEQA Guidelines, the City will prepare an EIR to address the environmental impacts associated with the project at a programmatic level. The proposed project is a long-term plan consisting of policies that will guide future development activities and City actions. No specific development projects are proposed as part of this General Plan Update. However, the program EIR can serve to streamline environmental review of future projects.

Notice of Preparation 30-Day Comment Period: The City of Lake Forest, as Lead Agency, requests that responsible and trustee agencies, and the Office of Planning and Research, respond in a manner consistent with § 15082(b) of the CEQA Guidelines. Pursuant to Public Resources Code § 21080.4, responsible agencies, trustee agencies and the Office of Planning and Research must submit any comments in response to this notice no later than 30 days after receipt. In accordance with the time limits established by CEQA, the NOP public review period will begin on September 5, 2019 and end on October 4, 2019.

In the event that the City does not receive a response or request for additional review time from any Responsible or Trustee Agency by the end of the review period, the Lead Agency may presume that the Responsible Agency or Trustee Agency has no response to make (State CEQA Guidelines Section 15082(b)(2)).

Comments in response to this notice must be submitted in writing at the address below by the close of the 30-day NOP review period, which is 6:00 PM on October 4, 2019:

Gayle Ackerman, AICP, Director of Community Development
City of Lake Forest
25550 Commercentre Drive, Suite 100
Lake Forest, CA 92630

Scoping Meeting: The City will hold a scoping meeting in conjunction with this NOP in order to present the project and the EIR process and to provide an opportunity for agency representatives and the public to assist the lead agency in determining the scope and content of the environmental analysis for the EIR. The date, time and place of the meeting is as follows:

Tuesday September 24, 2019
6:00 p.m. to 7:00 p.m.
Lake Forest City Hall
25550 Commercentre Drive
Lake Forest, CA 92630

Project-Related Documents: Extensive outreach has been conducted with the Lake Forest community as part of the General Plan Update process, including coordination with the City's General Plan Advisory Committee (GPAC). Additionally, the Lake Forest City Council has received six quarterly public briefings regarding the General Plan Update. Lake Forest's existing General Plan documents and materials for the General Plan Update and Program EIR, including the Existing Conditions Report, Issues and Challenges Report, Land Use Themes Report, Vision and Values Summary Report, Community Vision Statement, GPAC meeting materials, and City Council Briefing presentations are available at: https://lakeforest.generalplan.org/.

Signature: *Gayle Ackerman*

Name: Gayle Ackerman, AICP, Director of Community Development

PROJECT LOCATION

As shown on Figure 1, the City of Lake Forest is located in the heart of South Orange County and the Saddleback Valley, approximately 47 miles southeast of Los Angeles. Lake Forest was incorporated as a city in 1991 to help ensure that it will always be an ideal place for business to prosper and people to live, work and play. Since being incorporated, Lake Forest has expanded its limits to include the communities of Foothill Ranch and Portola Hills. These newer communities are master planned developments that brought homes and commercial centers to the Eastern boundary of Lake Forest throughout the 1990s. The total land area of Lake Forest is approximately 16 square miles.

Lake Forest is bordered by the Santa Ana Mountains/County of Orange to the northeast, the City of Mission Viejo to the east, the City of Laguna Hills to the south, and the City of Irvine to the west. The city is accessed by Interstate 5 (I-5) and the Foothill Transportation Corridor/State Route 241 (SR-241).

PROJECT DESCRIPTION

The City of Lake Forest is in the process of preparing a comprehensive update to its existing General Plan. The update is expected to be completed in 2020 and will guide the City's development and conservation for the next 20 years to 2040. As shown on Figure 2, the City limits and its Sphere of Influence (SOI) are contiguous, and together comprise what is referred to as the "Planning Area" for the General Plan.

State law requires that a general plan contain eight elements: land use, circulation, housing, open space, noise, safety, environmental justice, and conservation. The contents of these elements are outlined in

state law. At the discretion of each jurisdiction, the general plan may combine these elements and may add optional elements relevant to the physical features of the jurisdiction. The Lake Forest General Plan will include all of the State-mandated elements, as well as optional elements, including Community Design (combined with the Land Use Element), Public Facilities, Economic Development, and Community Health and Wellness.

The following objectives are identified for the General Plan Update:

1. Reflect the current goals and vision expressed by city residents, businesses, decision-makers, and other stakeholders;
2. Address issues and concerns identified by city residents, businesses, decision-makers, and other stakeholders;
3. Protect Lake Forest's family-oriented environment, character, and sense of community;
4. Provide a range of high-quality housing options;
5. Attract and retain businesses and industries that provide high-quality and high-paying jobs so that residents can live and work in Lake Forest;
6. Expand retail shopping opportunities to provide better local services and increased sales tax revenues;
7. Continue to maintain the road network and improve multimodal transportation opportunities;
8. Maintain strong fiscal sustainability and continue to provide efficient and adequate public services; and
9. Address new requirements of State law.

GENERAL PLAN BUILDOUT SUMMARY

The EIR will evaluate the anticipated development that could occur within the Planning Area if every parcel developed at the densities and intensities expected under the General Plan. While no specific development projects are proposed as part of the General Plan Update, the General Plan will accommodate future growth in Lake Forest, including new businesses, expansion of existing businesses, and new residential uses; the land uses proposed for the Planning Area are illustrated on Figure 3, Benchmark Land Use Plan.

The buildout analysis utilizes a 20-year horizon, and 2040 is assumed to be the buildout year of the General Plan. Table 1 provides a statistical summary of the buildout potential associated with the Benchmark Land Use Plan compared to existing on-the-ground conditions and the currently adopted General Plan.

Table 1 Buildout Statistical Summary

	Housing Units	Population	Nonresidential Square Footage	Jobs	Jobs per Housing Unit
Existing Conditions (8/1/19)	28,928	81,888	15,315,700	38,039	1.31
Current General Plan	36,700	108,998	26,077,229	48,209	1.31
Benchmark Land Use Map	51,334	152,462	27,726,585	52,241	1.02
New Growth Potential Over Existing Conditions	22,406	70,574	12,410,885	14,202	-
New Growth Potential Over Current General Plan	14,634	43,464	1,649,356	4,032	-

PUBLIC AGENCY APPROVALS

The City Council is the final decision-making body for the General Plan Update. Before the City Council considers the proposed project, the Planning Commission will review it and make recommendations to City Council. While other agencies may be consulted during the General Plan Update process, their

approval is not required for adoption of the General Plan Update. However, subsequent development under the General Plan Update may require approval of state, federal and responsible trustee agencies that may rely on the programmatic EIR for decisions in their areas of expertise.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

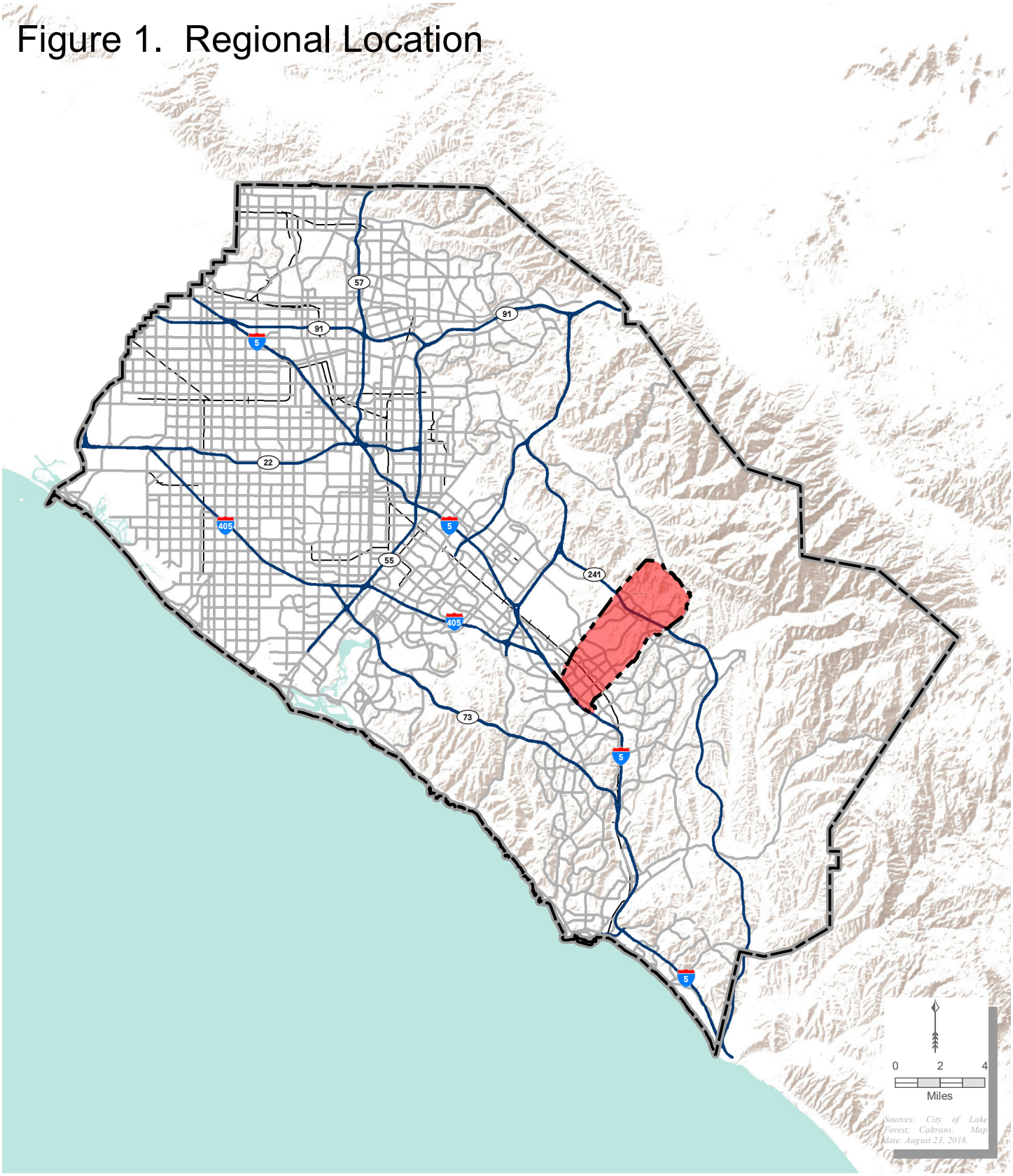
The proposed project could potentially affect the following environmental factors, and each will be addressed in the EIR:

» Aesthetics
» Air Quality
» Agricultural & Forest Resources
» Biological Resources
» Cultural Resources
» Energy
» Geology/Soils
» Greenhouse Gas Emissions
» Hazards and Hazardous Materials
» Hydrology/Water Quality
» Land Use and Planning
» Mineral Resources
» Noise
» Population and Housing
» Public Services
» Parks and Recreation
» Transportation and Traffic
» Tribal Cultural Resources
» Utilities and Service Systems
» Wildfires
» Mandatory Findings of Significance

ATTACHMENTS

» Figure 1: Regional Location
» Figure 2: Aerial Photograph
» Figure 3: Benchmark Land Use Plan (Planning Area)

Figure 1. Regional Location



Legend

Orange County

City of Lake Forest

Our Vision. Our Plan.

Lake Forest 2040

De Novo Planning Group

A Land Use Planning, Design, and Environmental Firm

Figure 2. Aerial Photograph

Legend

City of Lake Forest

Lake Forest 2040
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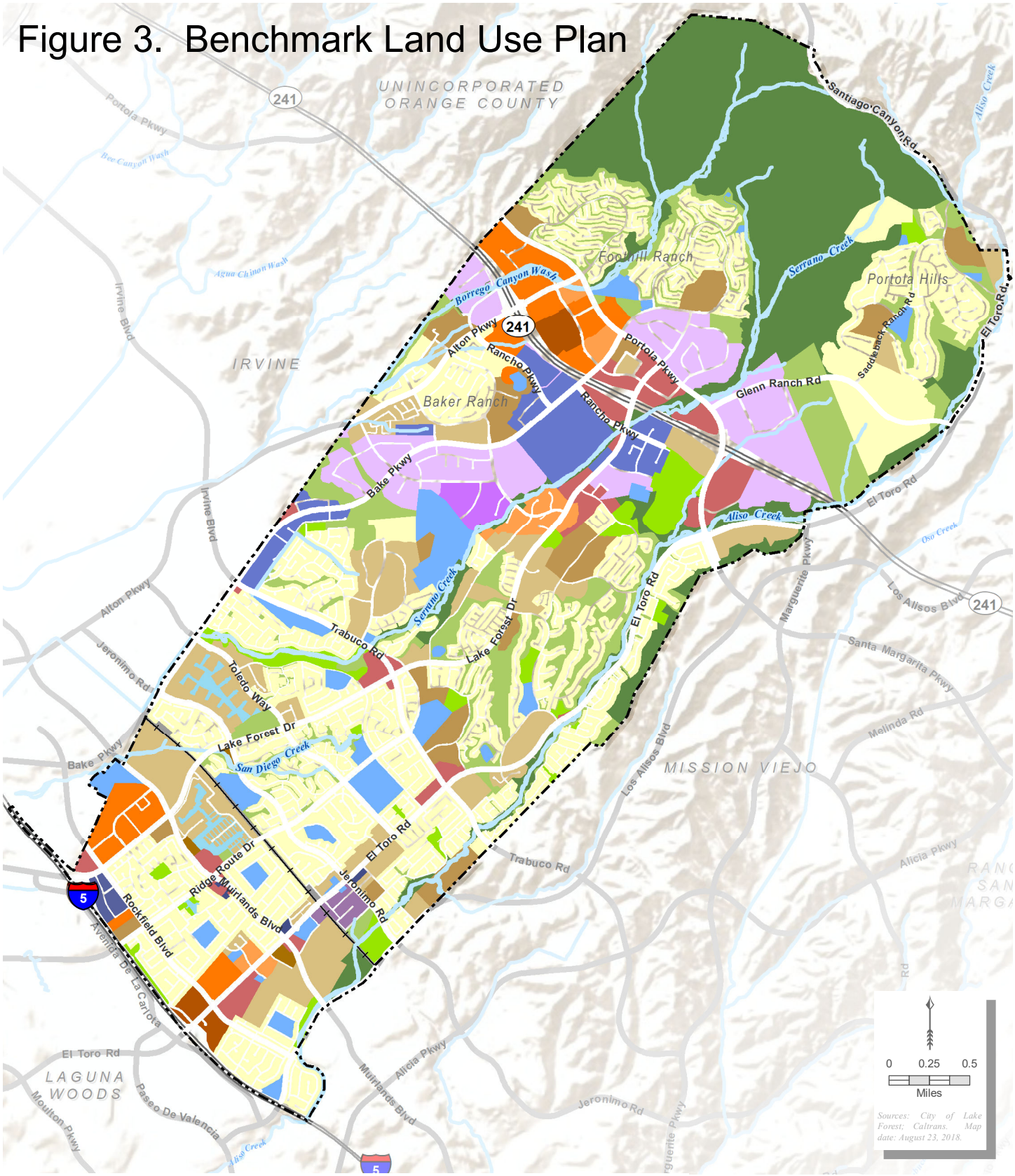
Figure 3. Benchmark Land Use Plan



Legend

- LOW DENSITY RESIDENTIAL
- LOW-MEDIUM DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- COMMERCIAL
- MIXED-USE 32
- MIXED-USE 43
- MIXED-USE 60
- BUSINESS PARK
- MIXED-USE - OFFICE
- PROFESSIONAL OFFICE
- LIGHT INDUSTRIAL
- URBAN INDUSTRIAL 25
- URBAN INDUSTRIAL 43
- PUBLIC FACILITY
- COMMUNITY PARK/OPEN SPACE
- REGIONAL PARK/OPEN SPACE
- OPEN SPACE
- LAKE
- TRANSPORTATION CORRIDOR

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