



GENERAL PLAN

2024 ANNUAL PROGRESS REPORT

Reviewed by
Lake Forest City Council
on March 18, 2025



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I. Introduction

Government Code Section 65400 mandates that all cities and counties submit to their legislative bodies an annual report on the status of the General Plan and progress in its implementation, referred to as the “Progress Report.” The Progress Report is intended as a tool for informing local legislative bodies of the jurisdiction’s effectiveness in implementing its general plan. The Progress Report must be sent to the Governor’s Office of Planning and Research (“OPR”) and the State’s Housing and Community Development Department (“HCD”). The Progress report gives OPR the opportunity to identify statewide trends in land use decision-making and track how local planning and development activities relate to statewide planning goals and policies. In addition, OPR is able to track progress on a local jurisdiction’s comprehensive General Plan update using information provided in the Progress Report (*Annual Progress Report Guidance Memo, October 6, 2022*).

The Progress Report must be considered at a public meeting. This General Plan Annual Progress Report does not include the Housing Element Annual Progress Report, with the exception that the Housing Element implementation actions are included in the “Implementation Action Status Table” in this report. The Housing Element Annual Progress Report was reviewed concurrently at the City Council meeting on March 18, 2025.

City of Lake Forest General Plan

The City of Lake Forest incorporated in 1991 and adopted its first General Plan in 1994. For over 26 years, the 1994 General Plan served as a foundational policy document that guided public decision-making related to the City’s physical development. Since adoption of the 1994 General Plan, the City has undergone a number of significant changes – the annexations of Portola Hills and Foothill Ranch, the closure of the El Toro Marine Corps Base, and the launch of the Opportunities Study Area. The 1994 General Plan provided a strategic framework when considering issues regarding the City’s future direction and growth, how land uses should change, and which resources should be preserved and enhanced.

While the 1994 General Plan guided the City’s growth and development over time, the City is now nearing build out and transitioning from expansion and development to maintenance, preservation, rehabilitation, and reuse activities. In recognition of this transition, the City embarked on a multi-year General Plan Update process in January of 2018. Over the span of two years, the City conducted General Plan public outreach including pop-up events, an online survey, workshops, stakeholder interviews, General Plan Advisory Committee meetings, a Planning Commission meeting, and City Council study sessions. In June of 2020, the Lake Forest City Council approved the new “2040 General Plan” and the related Environmental Impact Report (EIR). General Plan 2040

included all new Elements (with the exception of the Housing Element), with new City goals, policies, and implementation actions. Subsequently, the 6th Cycle Housing Element was adopted by the City Council and the new implementation housing programs are included in this Progress Report. General Plan 2040 and the 6th Cycle Housing Element reflects the community's long-term vision and priorities focusing on new residential and mixed-uses, business development and employment attraction, preservation of natural resources, and enhancing community character and quality of life.

II. General Plan Amendments

The Lake Forest City Council approved one General Plan Amendment in 2024. General Plan Amendment 03-18-5145 was approved in conjunction with the "Great Scott" project, which included a General Plan Amendment, Zone Change, Development Agreement, Tentative Parcel Map, and Use Permit. Great Scott Tree Care is a tree trimming company specializing in long-term care of urban forests for municipalities, commercial properties, and homeowner associations. Great Scott proposed to develop a contractor's storage yard and open space on two parcels located at 20751 Linear Lane. The General Plan Amendment changed the Land Use Designation of one of the parcels from Regional Park/Open Space to Urban Industrial-25.

III. Major Development Projects Approved

In 2024, the City approved numerous entitlements for new businesses in the City, changes to existing businesses, and minor construction projects. Additionally, the City reviewed applications for entitlements related to new industrial buildings and a new mixed-use project. The processing of these applications has continued into 2025. In 2024, one major construction project was approved by the City, as described below:

Vesting Tentative Tract Map 19299 and Site Development Permit 10-23-5661 were approved for the subdivision and development of the Sequoias Neighborhood in the existing Meadows Residential Community. The neighborhood includes 57 detached single-family homes, private streets, and common landscaped areas.

IV. Implementation Program Status by Element

The City's 2040 General Plan includes the following 8 Elements: Land Use and Design, Mobility, Economic Development, Recreation and Resources, Public Safety, Public Facilities, Health and Wellness, and Housing. Each Element contains goals, policies that will guide future decisions within the City, and identifies specific implementation actions to ensure the vision and goals of the General Plan are carried out. Appendix A includes a list of each implementation action by Element, and the current status of the implementation action.

Appendix A- Implementation Action Status Table

Implementation Action Status Table



LAND USE AND DESIGN

LAKE FOREST GENERAL PLAN 2040

Implementation Action		Funding Source	Responsible Party	Timing
LU-1a	<i>Update the City's Zoning Map to be consistent with the land use designations shown in Figure LU-1.</i>	General Fund	Planning Division	Ongoing
Status: With the 2022 approval of Zone Change 03-22-5511 related to the addition of new mixed-use zoning districts, the City's Zoning Map is consistent with the revised General Plan Designations from the 2040 General Plan. In 2024, there was one Zone Change for 3 parcels on Linear Lane for the "Great Scott" project to accommodate the development of a contractor's storage yard and open space. The Zone Change was processed concurrently with a General Plan Amendment, which ensured that the new zoning for the property was consistent with Figure LU-1 in the General Plan.				
LU-1b	<i>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.</i>	General Fund	Planning Division	Ongoing
Status: In 2024, the City initiated Zoning Code Amendment 11-23-5675 that includes amendments to approximately 24 different Zoning Code sections. The amendments are based on recurring inquiries received from the public and experiences the City's planners have had communicating code requirements with residents, brokers, architects, property owners, and business owners. Generally, the amendments will provide clarifications, create consistency with State law, create consistency between residential zoning districts, and promote economic development. In 2024, The Planning Commission recommended City Council approval of the Zoning Code Amendment. The Zoning Code Amendment will be reviewed by the City Council in 2025.				
LU-1c	<i>Require preparation of a developer-initiated Specific Plan for the 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.</i>	Project Applicant Deposit	Planning Division	Ongoing
Status: City staff provides this information to potential developers that contact the City. There has been no entitlement applications for mixed-use development in the Foothill Ranch Towne Center.				
LU-1d	<i>Evaluate possible implementation strategies for mixed-use activity centers/focus areas, other than Foothill Ranch Towne Center, such as a</i>	LEAP Grant	Planning Division	Completed

Implementation Action		Funding Source	Responsible Party	Timing
	<i>Specific Plan, Master Plan, Development Agreement, and/or conventional zoning.</i>			
Status: In 2022, the Lake Forest City Council approved Zone Change 03-22-5511 related to the addition of new mixed-use zoning districts. In the process of drafting the new ordinance, staff and a consultant evaluated different implementation strategies to create mixed-use activity centers. The City Council adopted an ordinance that implemented conventional zoning with 5 new zoning districts. The mixed-use zoning districts identify development standards such as density, floor area ratio (FAR), building height, landscape requirements, building setbacks, and permitted uses. The ordinance also included objective design standards.				
LU-1e	<i>Implement the policies and actions in the Housing Element to enhance opportunities to provide affordable housing within the community and accommodate a range of household types, special need populations, and income levels.</i>	General Fund/ CDBG	Planning Division	Ongoing
Status: See the Housing Element Section of this table for the Housing Element implementation actions' specific status.				
LU-1f	<i>Monitor land availability through the regular review of the General Plan Land Use Map and the Zoning Map.</i>	General Fund	Planning Division	Ongoing
Status: City staff continually monitors land availability through regular review of the General Plan Land Use Map and Zoning Map.				
LU-1g	<i>Periodically review the Zoning Ordinance to ensure that the appropriate zoning districts have appropriate uses and development standards to accommodate new and emerging industries' building and site needs.</i>	General Fund	Planning Division	Ongoing
Status: In 2024, City staff initiated Zoning Code Amendment 11-23-5675 (ZC 11-23-5675) that includes amendments to the City's accessory structure regulations. The proposed amendments create regulations for new and emerging residential accessory structure trends such as California rooms, freestanding fireplaces, TV walls, and waterfalls. In 2024, The Planning Commission recommended City Council approval of the Zoning Code Amendment. The Zoning Code Amendment will be reviewed by the City Council in 2025.				
LU-2a	<i>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:</i> <ul style="list-style-type: none"> • <i>Appropriate building scale and/or siting;</i> • <i>Site design and noise-attenuating features to avoid exposure to excessive noise due to long hours of operation or inappropriate location of accessory structures;</i> • <i>Site and structure design to avoid excessive glare or excessive impacts</i> 	Project Applicant Deposit	Planning Division	Ongoing

Implementation Action		Funding Source	Responsible Party	Timing
	<i>from light sources onto adjacent properties; and</i> <ul style="list-style-type: none"> • <i>Site design to avoid unnecessary loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.).</i> 			
Status: The City's entitlement process ensures that new commercial projects are compatible with surrounding uses and comply with the City's Design Guidelines and Zoning requirements. The design guidelines and zoning requirements ensure that new commercial buildings meet the criteria from this implementation action.				
LU-2b	<i>As part of the City's development review process, ensure that new developments are designed to minimize glare and light impacts onto adjacent properties.</i>	Project Applicant Deposit	Planning Division	Ongoing
Status: The City's entitlement process ensures that new construction projects are compatible with surrounding uses and comply with the City's zoning requirements. The City's zoning requirements include regulations to ensure no glare or light impacts onto adjacent properties. In addition, for projects with new exterior lighting, staff requires a photometric plan illustrating that the lighting will not spill over onto the adjacent properties.				
LU-2c	<i>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.</i>	General Fund	Planning Division	Ongoing
Status: In 2024, the City did not adopt any new ordinances related to new state legislation. However, staff has initiated a new ordinance related to Accessory Dwelling Units (ADU) in response to new state legislation. These are anticipated to be reviewed by the City Council in 2025.				
LU-2d	<i>Utilize a site development permit process and the California Environmental Quality Act to review proposed development projects to promote high quality in urban design and minimize environmental impacts.</i>	Project Applicant Deposit	Planning Division	Ongoing
Status: The City's entitlement process ensures that new development projects are compatible with surrounding uses and comply with the City's Design Guidelines and Zoning requirements. The City's Design Guidelines and Zoning requirements promote high-quality design. Additionally, the City's CEQA guidelines, which are consistent with State CEQA laws, ensure that environmental impacts are minimized by using mitigation measures.				
LU-2e	<i>Continue to enforce the Zoning Ordinance and other ordinances to achieve the desired level of regulation.</i>	General Fund	Code Enforcement Division	Ongoing
Status: The City's Code Enforcement Division continually enforces the City's Code based on complaints and field inspections. The City currently has a Code Enforcement Supervisor, a Senior Code Enforcement Officer, a Code Enforcement Officer, and a part-				

Implementation Action		Funding Source	Responsible Party	Timing
time Code Enforcement Officer to enforce the Zoning Ordinance. In 2024, the City initiated the process of hiring two new Code Enforcement officers to work in the evenings and weekends.				
LU-2f	<i>Coordinate with the Orange County Airport Land Use Commission to review any operational or facility changes at John Wayne Airport that could impact the Lake Forest community.</i>	General Fund	Planning Division	Ongoing
Status: No changes proposed during this period.				
LU-3a	<i>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.</i>	General Fund	Planning Division/ Engineering Division	Ongoing
Status: The City utilizes a natural looking river rock in street projects, City structures and in the City park monument signs.				
LU-3b	<i>Explore grant funding opportunities for public art to be included in projects at key gateways, major projects, or public gathering places, as appropriate.</i>	General Fund	Public Works Department	Ongoing
Status: In 2024, the City did not identify any grant funding opportunities.				
LU-4a	<i>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.</i>	General Fund	Public Works Department	Ongoing
Status: The City has initiated a project to replace all the street name signs throughout the City with new signs that include the City Logo. In addition, the City has a project to add landscaped medians on El Toro Road and enhance median/parkway landscaping throughout the city.				
LU-4b	<i>Seek grant funding ("greening" grants) to help offset or fully cover the cost of landscape improvements along public roadways.</i>	General Fund	Engineering Division	Ongoing
Status: In 2024, the City received grant funding to replace City right-of-way parkway turf with drought tolerant landscaping.				
LU-4c	<i>Meet with Caltrans and the Transportation Corridor Agency (TCA) to stay informed regarding ongoing freeway improvements and review landscape plans at the City's on and off-ramps.</i>	General Fund	Engineering Division	Ongoing
Status: In 2024, the City continued reviewing the Cal Trans alternative plans for the reconstruction of the I-5 on and off-ramps for El Toro Road.				
LU-5a	<i>Continually monitor the mix of uses within mixed-use areas and encourage new uses to provide new services that complement existing uses.</i>	LEAP Funding	Planning Division	Ongoing
Status: In 2023, a mixed-use project was completed known as the Shops at Portola Hills and Portola Senior Apartments. The commercial space in the project has not yet been occupied. However, the City is working with perspective businesses to ensure the new businesses meet the Area Plan requirements that will ensure that the businesses are compatible with the residential use.				

Implementation Action		Funding Source	Responsible Party	Timing
LU-5b	<i>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.</i>	LEAP Funding	Planning Division	Completed
Status: In 2022, the Lake Forest City Council approved Zone Change 03-22-5511 related to the addition of new mixed-use zoning districts. The Zone Change included 5 new mixed-use zoning districts that are consistent with the mixed-use general plan land use designations in the five focus areas identified in the General Plan. The City created design standards and guidelines for each zoning district, which will foster an identifiable image for each focus area.				

Implementation Action Status Table



MOBILITY

LAKE FOREST GENERAL PLAN 2040

	Implementation Action	Funding Source	Responsible Party	Timing
M-1a	<i>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.</i>	General Fund	Public Works Department	Ongoing
Status: City staff generally meets monthly with OCTA, and any Master Plan of Arterial Highway changes would be discussed at this meeting.				
M-1b	<i>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:</i> <ol style="list-style-type: none"> <i>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;</i> <i>2. The project's proportional share of the effects on the City's circulation network through payment of fees; and</i> <i>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.</i> 	General Fund	Public Works Department	Ongoing
Status: As part of the development process, the traffic engineer will determine if a project requires a local transportation analysis. Based on the study, the developer may need to pay traffic mitigation fees or construct improvements.				
M-1c	<i>Periodically review and update the City's standard street plans to ensure that the plans reflect the City's goals and circulation system policies.</i>	General Fund	Public Works Department	Ongoing
Status: The City periodically reviews the standard street plans and no updates are needed at this time.				
M-1d	<i>Participate in regional planning forums to ensure that the City's concerns are considered at the regional level.</i>	General Fund	Public Works Department	Ongoing
Status: City Staff regularly attends Orange County Council of Governments (OCCOG) technical advisory meetings.				

Implementation Action		Funding Source	Responsible Party	Timing
M-1e	<i>Monitor land use, circulation planning, and the development review process of neighboring jurisdictions so that the City has an opportunity to recommend that those jurisdictions consider impacts to Lake Forest.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to review and assess neighboring jurisdictions land use, circulation planning, and development review processes for potential impacts to Lake Forest intersections.				
M-2a	<i>Periodically review and assess the vehicular level of service and 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.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to review and assess the vehicular level of service along with City facilities periodically. The 2023-2025 Capital Improvement Plan includes multiple projects to maintain and improve flow of traffic throughout Lake Forest, including, but not limited to, traffic signal synchronization programs, street widening and re-striping projects, and street resurfacing/slurry seals projects. It is anticipated that the 2025-2027 CIP will be similar.				
M-2b	<i>Maintain traffic signal-interconnect systems to coordinate and control traffic flow efficiently.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to maintain and upgrade traffic signal interconnect systems to maintain appropriate communications to the traffic signals to coordinate and control traffic flow efficiently.				
M-2c	<i>Evaluate the use of roundabouts or other innovative design solutions when a thorough 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.</i>	General Fund	Public Works Department	Ongoing
Status: The City is currently preparing a Traffic Operation Improvement Study to determine potential traffic enhancements or improvements, which includes the evaluation of roundabouts at specific intersections where a traffic signal is being considered.				
M-2d	<i>Periodically review and update, as necessary, the City's Signal Coordination Plans.</i>	General Fund	Public Works Department	Ongoing
Status: As part of on-going Traffic Signal Synchronization Projects, the City continues to review and update the signal timing along arterial roadways periodically.				
M-3a	<i>Design, construct, operate, and maintain the street network depicted in the Mobility Element network map that provides safe and efficient access to all City areas.</i>	General Fund	Public Works Department	Ongoing

Implementation Action		Funding Source	Responsible Party	Timing
Status: The City continues to improve necessary street network systems, pursuant to the Mobility Element, through development projects and Capital Improvement Projects.				
M-3b	<i>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 service levels.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to develop and implement Capital Improvement Projects to ensure an adequate service level. The 2023-2025 Capital Improvement Plan includes, but is not limited to, slurry seal projects for residential streets and arterial streets, intersection improvements, and signal synchronization projects to maintain the existing roadways and to improve service levels. It is anticipated that the 2025-2027 CIP will be similar.				
M-3c	<i>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.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to seek opportunities to implement additional complete street elements within our street improvement projects.				
M-3d	<i>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.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to seek opportunities to implement Class II bike lanes and provide connectivity to other regional Class II bike lanes.				
M-4a	<i>Continue to participate in regional transit planning with OCTA through regular communication and coordination.</i>	General Fund	Public Works Department	Ongoing
Status: The City generally meets with OCTA quarterly, and any regional transit planning does get discussed.				
M-4b	<i>Monitor Federal, State, and OCTA transit funding programs to identify potential funding sources for transit programs in Lake Forest. Pursue any potential funding through the identified programs.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to monitor and seek funding for transit-oriented opportunities.				

Implementation Action		Funding Source	Responsible Party	Timing
M-5a	<i>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.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to consider opportunities through new development projects to improve bicycle and pedestrian access and provide connectivity to existing facilities.				
M-6a	<i>Evaluate the applicability of traffic calming tools in appropriate areas.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to evaluate traffic calming tools when reviewing traffic control measures to address concerns.				
M-7a	<i>Periodically review the City's parking code to ensure that it adequately addresses new types and patterns of development and new mobility technologies that may impact parking supply and/or demand in the City.</i>	General Fund	Public Works/Planning	Initiated
Status: In 2024, the City initiated Zoning Code Amendment 11-23-5675 which includes proposed revisions to the parking regulations in the City's Zoning Code which would promote economic development. The ordinance includes reduced parking standards for numerous uses including, but not limited to, medical offices, veterinary hospitals and clinics, dance studios, and health studios. This ordinance was reviewed by the City's Planning Commission on December 4, 2024. The Planning Commission recommended City Council approval of the Zoning Code Amendment. The Zoning Code Amendment will be reviewed by the City Council in January of 2025.				
M-7b	<i>Consider establishing a parking permit program in areas of the City with higher concentrations of street parking complaints and ensuring that the City properly enforces existing parking restrictions and requirements.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to consider establishing parking permit programs throughout the City at the homeowner's association and/or residents' request. The Orange County Sheriff's Department and the City's new Parking Enforcement staff consistently enforces these parking restrictions.				
M-8a	<i>Review and update the City's Municipal Code, as necessary, to reflect Transportation Demand Management best practices.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to monitor best practices regarding Transportation Demand Management.				
M-8b	<i>Consider allowing for a reduction in parking standards if comprehensive TDM programs and/or other parking strategies are provided.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to explore a reduction in parking standards when TDM programs are provided during the site development review phase.				
M-8c	<i>Require developments approved based on TDM plans to incorporate monitoring and enforcement of TDM targets as part of those plans.</i>	General Fund	Public Works Department	Ongoing
Status: The City requires TDM plans to have a monitoring and enforcement component to any approved development based on TDM plans.				

Implementation Action		Funding Source	Responsible Party	Timing
M-9a	<i>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.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to implement the City's Freight Routes Map.				
M-9b	<i>Require traffic index calculations (consistent with the State Department of Transportation) for construction on streets designated as truck routes to provide structural sections that will accommodate the projected truck volumes.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to require traffic index calculations for all new pavement and site development projects.				
M-10a	<i>Develop and support a flexible financing program to fund the roadway system's construction, maintenance, and improvement.</i>	General Fund	Public Works Department	Ongoing
Status: The City continues to explore flexible financing programs to fund roadway system improvements, including implementing LFTM and FCPP programs.				

Implementation Action Status Table



ECONOMIC DEVELOPMENT

LAKE FOREST GENERAL PLAN 2040

	Implementation Action	Funding Source	Responsible Party	Timing
ED-1a	<i>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.</i>	General Fund	Economic Development Division	Ongoing
Status: The City utilizes ESRI Business Analyst Software to track labor force statistics, and CoStar (Commercial Real Estate Information), to track commercial, industrial, and retail businesses throughout the City.				
ED-1b	<i>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.</i>	General Fund	Economic Development Division	Initiated
Status: In 2024, the City hired a consultant to conduct a Market Study which will evaluate existing retail market conditions and provide strategies to successfully promote growth in the City. The report will focus on the City's current shopping center inventory and provide recommendations for transition or re-tenant options based on shopper preferences and other economic trends. The analysis will conclude in 2025.				
ED-1c	<i>Implement marketing and branding strategy identified in the City's Economic Development Action Plan.</i>	General Fund	Economic Development Division	Ongoing
Status: This City implements the marketing and branding strategy through the City's Economic Development webpage, social media pages, and City sponsored events. The webpage is specifically dedicated to providing information to the City's businesses. The webpage includes pages on business development and attraction, a city profile, information regarding resources and resource partners, and available commercial space in the City. The City is active on Facebook, Instagram, and LinkedIn. In addition, the City sponsors annual events such as the commercial broker round table and State of the City.				
ED-1d	<i>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.</i>	General Fund	Economic Development Division	Ongoing

Implementation Action		Funding Source	Responsible Party	Timing
Status: The City utilizes CoStar (Commercial Real Estate Information), to track commercial, industrial, and retail businesses throughout the City.				
ED-1e	<i>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.</i>	General Fund	Economic Development Division	Ongoing
Status: The City has a no Business License requirement, offers Expedited Business Assistance Meetings, manages a dedicated Economic Development Webpage (LakeForestBusiness.com), hosts a variety of events in coordination with the local Chamber that provide networking opportunities and information about resources, provides access to free resources including SCORE Business Counselors, the Small Business Administration, Small Business Development Center, Orange County Workforce Solutions, and more.				
ED-2a	<i>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.</i>	General Fund	Economic Development Division	Ongoing
Status: Staff conducts business visitations on a regular basis. The City contracts with the Lake Forest Chamber of Commerce on a variety of events including business mixers, a new business reception, State of the City/Meet the Mayor, a social media workshop, a business expo, and more. In February 2022, City Council allocated economic support funds to three business types: restaurants, hotels, and other industries impacted by COVID-19. In 2024, the City continued to add funds to the Community Gift Card Program and directed staff to begin a comprehensive branding campaign.				
ED-2b	<i>Continue to prepare and share economic development marketing packages for business retention and expansion, business attraction, and business start-ups.</i>	General Fund	Economic Development Division	Ongoing
Status: The City has a webpage (lakeforestbusiness.com) specifically dedicated to providing information to the City's businesses. The webpage includes pages on business development and attraction, business resources, available commercial space in the City, and an event calendar. The City's Economic Development Division also provides handouts on these topics for attendees at events and visitors to City Hall.				
ED-2c	<i>Provide information on small business assistance programs, the agencies regulating small businesses, and distribute small business resources directories.</i>	General Fund	Economic Development Division	Ongoing
Status: The City's business webpage (lakeforestbusiness.com) also provides links to the organizations that partner with City to provide business resources, including SCORE, U.S. Small Business Administration, Orange County Workforce Solutions, Lake Forest Chamber of Commerce, IRS, and the California Employment Development Department. The City's Economic Development Division also provides handouts on these topics for attendees at events and visitors to City Hall.				

Implementation Action		Funding Source	Responsible Party	Timing
ED-3a	<i>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.</i>	General Fund	Economic Development Division	Ongoing
Status: The City actively meets with businesses on an annual basis. Additionally, the Economic Development Division maintains a "Business Registration List" of all registered businesses in the City.				
ED-3b	<i>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.</i>	General Fund	Planning Division	Ongoing
Status: In 2022, the Lake Forest City Council approved Zone Change 03-22-5511 related to the addition of new mixed-use zoning districts. The Zone Change included 5 new mixed-use zoning districts that are consistent with the mixed-use general plan land use designations. The new zoning districts provide increased flexibility regarding the use of the re-zoned properties. In 2024, the City initiated Zoning Code Amendment 11-23-5675 which includes proposed revisions to the City's Zoning Code which would promote economic development. For example, the ordinance includes reduced parking standards for numerous uses including, but not limited to, medical offices, veterinary hospitals and clinics, dance studios, and health studios. The ordinance also eliminates the need for veterinary offices and animal clinics or hospitals to obtain a Site Development Permit by adding regulations directly in the Code. Lastly, the ordinance also includes allowing Day Care uses with approval of a Use Permit in the A1-Agriculture District. These changes will provide more flexibility regarding use types and expand the locations that these specific types of businesses can locate within the City. This ordinance was reviewed by the City's Planning Commission on December 4, 2024. The Planning Commission recommended City Council approval of the Zoning Code Amendment. The Zoning Code Amendment will be reviewed by the City Council in January of 2025.				
ED-3c	<i>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.</i>	General Fund	Planning Division	Initiated

Implementation Action		Funding Source	Responsible Party	Timing
Status: The City hired a consultant to prepare an analysis of commercial centers located in the City. The objective of the study is to provide a comprehensive report outlining challenges, opportunities, and strengths of these centers, evaluating existing retail market conditions and recommending strategies for economic growth. It is anticipated that the analysis will be completed in Spring of 2025.				
ED-3d	<i>Promote the establishment of workplace alternatives, including home occupations, shared workspaces, and telecommuting.</i>	General Fund	Economic Development Division	Ongoing
Status: The City's business webpage (lakeforestbusiness.com) provides resources for all businesses, including home occupations. City promotes all types of workspaces on the City's website.				
ED-4a	<i>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.</i>	General Fund	Economic Development Division	Ongoing
Status: The City frequently reviews the Economic Development Action plan and develops new Economic Development programming based on the plan. Based on the review of the action plan, the City continually targets meeting with businesses throughout the City, and providing a variety of events that promote networking and access to resources/key stakeholders.				
ED-5a	<i>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.</i>	General Fund	Economic Development Division	Ongoing
Status: The City partners with various resource agencies including Orange County Workforce Solutions, SCORE, Small Business Development Center, Lake Forest Chamber of Commerce, and more, on Job Fairs and Career Fairs. The City also promotes training and education seminars from regional institutions including Saddleback College, Irvine Valley College, and more.				
ED-6a	<i>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.</i>	General Fund	Planning Division	Ongoing
Status: In 2022, the Lake Forest City Council approved Zone Change 03-22-5511 related to the addition of new mixed-use zoning districts. The Zone Change included 5 new mixed-use zoning districts that are consistent with the mixed-use general plan land use designations. The new zoning districts provide increased flexibility regarding the use of the re-zoned properties. In 2024, the City initiated Zoning Code Amendment 11-23-5675 which includes proposed revisions to the City's Zoning Code which would promote economic development. For example, the ordinance includes reduced parking standards for numerous uses including, but not limited to, medical offices, veterinary hospitals and clinics, dance studios, and health studios. The ordinance also eliminates the need for veterinary offices and animal clinics or hospitals to obtain a Site Development Permit by adding regulations directly in the Code. Lastly, the ordinance also includes allowing Day Care uses with approval of a Use Permit in the A1-Agriculture District.				

Implementation Action	Funding Source	Responsible Party	Timing
<p>These changes will provide more flexibility regarding use types and expand the locations that these specific types of businesses can locate within the City. This ordinance was reviewed by the City's Planning Commission on December 4, 2024. The Planning Commission recommended City Council approval of the Zoning Code Amendment. The Zoning Code Amendment will be reviewed by the City Council in January of 2025.</p>			

Implementation Action Status Table



RECREATION AND RESOURCES

LAKE FOREST GENERAL PLAN 2040

	Implementation Action	Funding Source	Responsible Party	Timing
RR-1a	<i>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.</i>	General Fund/ CDBG Funds	Public Works Department	Ongoing
Status: In 2024, the City did not receive any grant funds.				
RR-1b	<i>Continue the City's systematic completion of Americans with Disabilities Act (ADA) compliance upgrades for City parks and recreation facilities.</i>	General Fund	Engineering Division	Ongoing
Status: In fiscal year 2023/2024 the City allocated CDBG funds for new ADA compliant curb ramps and audible pedestrian signals in the City's public rights-of-way.				
RR-1c	<i>Promote volunteer opportunities through various City media, including the City's website, social media, and printed publications.</i>	General Fund	Community Services Division	Ongoing
Status: The City's website includes a page dedicated to volunteering opportunities (https://www.lakeforestca.gov/en/community/volunteer-opportunities). The page includes both opportunities for volunteering through the City, and other agencies, such as Orange County Sheriff's Department and Orange County Animal Care.				
RR-1d	<i>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.</i>	General Fund	Planning Division	Initiated
Status: The City hired a consultant to prepare an Administrative Draft Development Impact Fee Nexus Study, which includes an updated park-in-lieu fee. It is anticipated that the updated in-lieu fee will be reviewed by the City Council in 2025.				
RR-1e	<i>Periodically review and update the fees charged for facility rentals, recreation programs, and other activities to ensure that they are appropriate and equitable.</i>	General Fund	Community Services Division	Ongoing
Status: The City conducted a fee study in 2023, and the fees went in to effect in July 2024. The City hires a third-party consultant to assure that the fees are appropriate and equitable.				

Implementation Action		Funding Source	Responsible Party	Timing
RR-2a	<i>Prepare and distribute in electronic and hard-copy format resource guides regarding public access to regional and local open space.</i>	General Fund	Community Services Division	Ongoing
Status: The City’s website includes a page dedicated to Parks and Fields (https://lakeforestca.gov/571/Parks-Fields). The page includes a park guide for all the City parks, a list of walking trails in the City, and a link to the Orange County Parks website for information on the County trails in Lake Forest. In addition, there is a park facility map in each issue of the City’s bi-annual newsletter, “The Leaflet: City News and Recreation Guide.” The Leaflet is mailed out to all residents and hard copies of the Leaflet are provided at City facilities.				
RR-2b	<i>Periodically coordinate with neighboring jurisdictions to share plans regarding open space protection and access.</i>	General Fund	Planning Division	Initiated
Status: In 2024, City staff met with the City of Irvine staff to go over changes being proposed to their Land Use Element, including open space areas.				
RR-3a	<i>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.</i>	Project Applicant Deposit	Planning Division	Ongoing
Status: As required by CEQA, the Planning Division requires the applicant of a ground disturbing project to prepare a technical cultural resources assessment as described in this implementation action.				
RR-3b	<i>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:</i> <ul style="list-style-type: none"> <i>• If construction or grading activities result in the discovery of significant</i> 	Project Applicant Deposit	Planning Division	Ongoing

Implementation Action		Funding Source	Responsible Party	Timing
	<p><i>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</i></p> <ul style="list-style-type: none"> <i>• 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.</i> 			
Status: The Planning Division has a standard Condition of Approval that is placed on relevant entitlement applications to ensure compliance with this implementation action.				
RR-3c	<p><i>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.</i></p>	Project Applicant Deposit	Planning Division	Ongoing
Status: The Planning Division requires the applicant of a development project to prepare this study when intact extant buildings more than 45 years old are present on a site.				
RR-3d	<p><i>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:</i></p> <ul style="list-style-type: none"> <i>• 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</i> 	Project Applicant Deposit	Planning Division	Ongoing

Implementation Action		Funding Source	Responsible Party	Timing
	<i>resume when appropriate protections are in place and have been approved by the Director of Community Development.</i>			
Status: The Planning Division has a Standard Condition of Approval that is placed on relevant entitlement applications.				
RR-4a	<i>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.</i>	Project Applicant Deposit	Planning Division	Ongoing
Status: As required by the City's CEQA Guidelines and State CEQA laws, the Planning Division requires the applicant of a new industrial or commercial development to prepare a technical air quality study with mitigation measures, as applicable.				
RR-4b	<i>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:</i> 1. <i>Air pollutant emissions associated with the project during construction, project operation, and cumulative conditions.</i> 2. <i>Potential exposure of sensitive receptors to toxic air contaminants.</i> 3. <i>Significant air quality impacts associated with the project for construction, project operation, and cumulative conditions.</i> 4. <i>Mitigation measures to reduce significant impacts to less than significant or the maximum extent feasible where impacts cannot be mitigated to less than significant.</i>	Project Applicant Deposit	Planning Division	Ongoing
Status: In accordance with the City's adopted "CEQA Significance Thresholds" document, all air quality analyses for development and infrastructure projects address SCAQMD requirements.				
RR-4c	<i>Work with Orange County and the South Coast Air Quality Management District to implement programs aimed at improving regional air quality.</i>	General Fund	Community Development	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
RR-4d	<i>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.</i>	General Fund	Building Division	Ongoing
Status: The City adopted (by reference) the 2022 Edition of the California Standards Code (California Code of Regulations, Title 24). All applicable plans submitted for building permits are reviewed for compliance with these Codes.				

Implementation Action		Funding Source	Responsible Party	Timing
RR-4e	<i>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.</i>	General Fund	Community Development	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to draft an updated GHG Inventory. The City is currently reviewing a draft of the GHG Inventory. It is anticipated that this implementation action will be completed in 2025.				
RR-4f	<i>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.</i>	General Fund/Grants	Public Works Department	Ongoing
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to identify and analyze potential sustainability programs for City facilities and staff, which will address this implementation action. The City is currently reviewing a draft of these programs.				
RR-4g	<i>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.</i>	General Fund	Human Resources Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to identify and analyze potential sustainability programs for City facilities and staff, which will address this implementation action. The City is currently reviewing a draft of these programs.				
RR-4h	<i>Evaluate and consider the feasibility of allowing private bicycle rental companies to operate in Lake Forest.</i>	General Fund	Planning Division	Completed
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, the City hired a consultant to prepare a report evaluating the feasibility of allowing private bicycle rental companies to operate in Lake Forest. The report concluded Implementing a bikeshare program in the City of Lake Forest, with its existing land use and transportation infrastructure, is not recommended at this time due to its low density, high auto ownership and dependence, abundance of free parking, distances between housing and activity centers, and poor transit service.				
RR-4i	<i>Encourage community car-sharing and carpooling.</i>	General Fund	Planning Division	Initiated

Implementation Action		Funding Source	Responsible Party	Timing
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to identify and analyze potential sustainability programs for City facilities and staff, which will address this implementation action. The City is currently reviewing a draft of these programs.				
RR-4j	<i>Support the establishment and expansion of a regional network of electric vehicle charging stations and encourage the expanded use of electric vehicles.</i>	General Fund	Building and Planning Division	Ongoing
Status: In 2024, the City has reviewed 5 new EV charging stations, without any discretionary review or approvals.				
RR-4k	<i>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.</i>	General Fund	Building Division	Completed
Status: The City adopted the 2022 California Green Building Code 4.160.4 and 5.106.5, which includes minimum requirements for the installation of electric vehicle charging stations in new multi-family residential and commercial, office, and light industrial development.				
RR-4l	<i>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.</i>	General Fund	Building Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
RR-4m	<i>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 nonresidential 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.</i>	General Fund	Building and Planning Divisions	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
RR-4n	<i>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</i>	General Fund	Planning and Building Divisions	Ongoing

Implementation Action		Funding Source	Responsible Party	Timing
	<p><i>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.</i></p> <ul style="list-style-type: none"> <i>• 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.</i> <i>• Require a minimum of 50 percent of construction debris be diverted for recycling.</i> <i>• Require building materials to contain a minimum 10 percent recycled content.</i> <i>• 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.</i> 			
<p>Status: During the CEQA process, these measures, or very similar measures, are added as mitigation measures and/or conditions of approval.</p>				
RR-4o	<p><i>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.</i></p> <ul style="list-style-type: none"> <i>• Develop a project specific TDM program for residents and/or employees that provides opportunities for carpool/vanpools.</i> <i>• Provide onsite solar/renewable energy in excess of regulatory requirements.</i> <i>• 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.</i> 	General Fund	Planning Division	Ongoing

Implementation Action		Funding Source	Responsible Party	Timing
	<ul style="list-style-type: none"> • <i>Require dripless irrigation and irrigation sensor units that prevent watering during rain storms.</i> • <i>Ensure all parking areas are wired for capability of future EV charging and include EV charging stations that exceed regulatory requirements.</i> 			
Status: During the CEQA process, these measures, or very similar measures, are added as mitigation measures and/or conditions of approval.				
RR-5a	<i>Maintain a buffer area between natural (not manmade) waterways and urban development to protect water quality and riparian areas.</i>	Applicant Funded Deposit	Planning Division	Ongoing
Status: During the environmental review for new projects, the applicant is required to submit biologic and hydrologic studies as well as a Water Quality Management Plan to insure adequate buffers and protection of water quality.				
RR-5b	<i>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.</i>	Applicant Funded Deposit	Planning Division	Ongoing
Status: During the environmental review for new projects, the applicant is required to submit biological studies and to comply with the requirement of the NCCP/HCP, as applicable.				
RR-5c	<i>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.</i>	Applicant Funded Deposit	Engineering and Environmental Compliance Divisions	Ongoing
Status: As part of the City's development process, the applicant is required to submit a Water Quality Management Plan that details the necessary compliance measures that will be implemented to eliminate or reduce impacts. There are no significant groundwater basins in south Orange County.				
RR-5d	<i>Publicize volunteer-based programs that organize community creek restoration and/or cleanup events and provide public education regarding the benefits of city and regional water resources.</i>	General Fund	Environmental Compliance Division	Ongoing
Status: In 2024, the City's Environmental Compliance Division actively collaborated with other south Orange County agencies to host "H2O for HOAs," which is an outreach and education event targeting HOAs, boards of directors, property managers, and contractors to benefit the creeks, watersheds, and to reduce or eliminate pollution and promote water conservation. In addition, the City incorporates programmatic planning which includes creek restoration and other water resource project opportunities into				

Implementation Action		Funding Source	Responsible Party	Timing
its Local Implementation Plan, Water Quality Improvement Plan, and is a participating agency in two Integrated Regional Water Management Plans coordinating multi-benefit projects with grant funding opportunities. Each of these project planning initiatives has critical components which facilitate participation and input from non-governmental organizations (NGOs), and the public. Moreover, the City also promotes and hosts several cleanup events throughout the City which focus on education and efforts to prevent pollutants from entering in the local waterways and environmental resources.				
RR-6a	<i>Regularly monitor the level of service provided by waste and recycling collection contractors to ensure that service levels meet the terms of the contract.</i>	General Fund	Public Works Department	Ongoing
Status: The franchise hauler, CR&R, provides monthly reports to the City with certain performance measures based on the franchise agreement. The City meets with CR&R monthly to review these measures.				
RR-6b	<i>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.</i>	General Fund	Public Works and Finance Departments	Ongoing
Status: Standard language is included in requests for services and in City agreements for services that would generate waste. For example, landscape contractors are required to submit monthly green waste diversion reports to the City. In addition, construction contractors are required to submit proof of waste diversion to the City per the standard construction contract.				
RR-6c	<i>Encourage recycling, reuse, and appropriate disposal of hazardous materials, including the following:</i> <ul style="list-style-type: none"> • 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 	General Fund	Public Works Department	Ongoing
Status: The franchise hauler, CR&R, employs two recycling coordinators, dedicated solely to the City of Lake Forest, to encourage residential and commercial recycling. CR&R performs waste characterization studies and provides education materials to residents and businesses to instruct and encourage proper recycling. In 2021, the City implemented organics recycling as required by SB 1383.				
RR-6d	<i>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.</i>	General Fund	Public Works Department	Ongoing

Implementation Action	Funding Source	Responsible Party	Timing
Status: The franchise hauler, CR&R, provides curbside e-waste collection. In addition, the City promotes e-waste recycling through its semi-annual Household Hazardous Waste drop-off events. The City's website has further information regarding free e-waste recycling provided by the County of Orange at its four Household Hazardous Waste collection sites.			

Implementation Action Status Table



PUBLIC SAFETY

LAKE FOREST GENERAL PLAN 2040

Implementation Action		Funding Source	Responsible Party	Timing
PS-1a	<i>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.</i>	General Fund	Building Division	Ongoing
Status: The City has adopted (by reference) the 2022 Edition of the California Building Standards Code (California Code of Regulations, Title 24) with local amendments. The City's Building Division reviews all development proposals and ensures that all new buildings are designed in accordance with the California Building Standards Code.				
PS-1b	<i>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.</i>	General Fund	Building Division	Ongoing
Status: The City has adopted (by reference) the 2022 Edition of the California Building Standards Code (California Code of Regulations, Title 24) with local amendments, which addresses potential seismic hazards and complies with the Alquist-Priolo Act and Unreinforced Masonry Law.				
PS-1c	<i>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.</i>	General Fund	Management Services	Ongoing
Status: The City's website has an emergency preparedness webpage, that included specific information on earthquake preparedness (https://www.lakeforestca.gov/en/departments/public-safety/emergency-preparedness/earthquake-preparedness). In addition, the Community Development Department completed the City's Local Hazard Mitigation Plan which will include hazard mitigation actions related to earthquakes.				
PS-2a	<i>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, CAL FIRE, the Orange County Flood Control District, and OCFA 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</i>	General Fund	Public Works	Ongoing

Implementation Action		Funding Source	Responsible Party	Timing
	<i>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.</i>			
Status: The City did not have any wildfires in 2024. However, when there is a wildfire in the City, the City coordinates with the County of Orange to establish a debris flow prediction and monitoring program.				
PS-2b	<i>If applicable, mitigate existing non-conforming publicly owned development to contemporary fire safe standards where feasible, including road standards and vegetative hazards</i>	General Fund	Public Works	Ongoing
Status: The City conducts weed abatement when necessary on all public property to reduce vegetative fire hazards.				
PS-2c	<i>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.</i>	General Fund	Building Division	Ongoing
Status: The City has adopted (by reference) the 2022 Edition of the California Building Standards Code (California Code of Regulations, Title 24) with local amendments. These codes include both the 2022 California Building Code and Fire Code. All applicable plans submitted for building permits are reviewed for compliance with these Codes.				
PS-2d	<i>Participate in Mutual Aid Agreements with neighboring cities and the Orange County Operational Area, described in the 2019 Unified County of Orange and Orange County Operational Area Emergency Operations Plan, as required by the Orange County Fire Authority.</i>	General Fund		Ongoing
Status: The City participates in Mutual Aid Agreements with neighboring cities, as required by OCFA.				
PS-3a	<i>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</i>	General Fund	Engineering and Water Quality Divisions	Ongoing

Implementation Action		Funding Source	Responsible Party	Timing
	<i>meet the flood protection requirements of State law, including but not limited to Government Code Sections 65007, 65865.5, 65962 and 66474.5.</i>			
Status: The City monitors changes in federal and state laws related to local flood protection. In 2024, no changes in these laws have required changes to the City's Municipal Code, the City's Emergency Operations Plan, or the local amendments to the City's building codes. As part of the City's monitoring efforts, however, the City has been actively tracking and submitting written comments to the US Army Corps of Engineers and the US Environmental Protection Agency as part of the federal rule making concerning the legal and regulatory definition and application of waters of the United States, also known as "WOTUS". The City's participation and efforts in the federal rule making concerning WOTUS has continued over three presidential administrations and is focused on potential significant negative impacts to the City's ability to operate and maintain its storm drain and flood control infrastructure in order to preserve and protect life and property as well as implement an effective environmental program for pollution prevention and enforcement. As part of the review of new developments in flood hazard zones, the City ensures that the development is consistent with the General Plan's Safety Element and applicable State laws.				
PS-3b	<i>Continue to disseminate information on flooding, flood control on private property, floodplains, and flood preparedness to the public.</i>	General Fund	Engineering Division	Ongoing
Status: The City responds to resident's emails and phone calls related to questions about Flood Zones. The City's website also includes an online FEMA flood map.				
PS-3c	<i>Communicate with FEMA annually regarding updates to Flood Insurance Rate Maps and Letter of Map Revisions.</i>	General Fund	Engineering Division	Ongoing
Status: FEMA periodically coordinates with the City on Letter of Map Revisions. The City did not receive any Letter of Map revisions in 2024.				
PS-3d	<i>Periodically review county, state, and federal flood control best practices and incorporate appropriate standards into the Municipal Code.</i>	General Fund	Engineering Division	Ongoing
Status: The City periodically reviews changes to county, state and federal flood control best practices. In 2023, no changes in these best practices have required any changes to the City's Municipal Code.				
PS-3e	<i>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.</i>	General Fund	Engineering Division	Ongoing
Status: In 2020, the City submitted a grant request for potential funding of improvements to the Serrano Creek channel. After nominating the Serrano Creek areas for OCFCD project consideration for multiple years, it was not nominated during 2024 because the OCFCD indicated they would not support a Serrano Creek project. The City will continue to seek grants to allocate funds towards the implementation of approved mitigation strategies. Funding will be added during year four of the adopted LHMP in preparation for the 5-year update.				

Implementation Action		Funding Source	Responsible Party	Timing
PS-4a	<i>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.</i>	General Fund	Planning Division	Ongoing
Status: As part of the CEQA process, an initial study requires that impacts from hazardous materials be studied. When risks are associated with hazardous materials, the environmental consultant will provide appropriate mitigation measures to reduce the risk.				
PS-4b	<i>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.</i>	General Fund	Building Division	Ongoing
Status: The City's Building Division provides information and the OCFA application for hazardous materials manufacturing, storage, use, transport, and/or disposal for existing and proposed businesses and developments.				
PS-4c	<i>Continue to promote off-site hazardous materials and/or electronic waste drop-off.</i>	General Fund	Public Works Department	Ongoing
Status: The City hosts two Household Hazardous Waste Events each year to collect and dispose of hazardous wastes at no charge to the City's residents. Additionally, the City's website has a page dedicated to trash and recycling (https://lakeforestca.gov/293/Trash-Recycling). The webpage includes information on where to safely dispose of hazardous materials and electronic waste.				
PS-5a	<i>Explore grant funding for the preparation of a Local Hazard Mitigation Plan for the City of Lake Forest.</i>	General Fund	Community Development	Completed
Status: In 2021, the City submitted a grant application for funding for the preparation of a Local Hazard Mitigation Plan. In 2022, the City received grant funding for \$82,000 from CalFire for the Local Hazard Mitigation Plan. The LHMP preparation was included as part of the FY 22-23 budget. The City will continue to seek grants to allocate funds towards the implementation of approved mitigation strategies. Funding will be added during year four of the adopted LHMP in preparation for the 5-year update.				
PS-5b	<i>Regularly practice implementation of the City's Emergency Operations Plan and update it regularly.</i>	General Fund	Management Services	Ongoing
Status: In 2024, the City conducted two Emergency Operation Center (EOC) trainings and exercises for those employees and elected officials.				
PS-5c	<i>Regularly review County and State emergency response procedures that must be coordinated with City procedures.</i>	General Fund	Management Services	Ongoing
Status: Through the regular monthly participation of the Orange County Emergency Management Organizations (OCEMO) updates to the County Plans and State response procedures are reviewed.				

Implementation Action		Funding Source	Responsible Party	Timing
PS-6a	<i>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.</i>	General Fund	Planning Division	Initiated
Status: In 2023, the City hired a consultant to assist with amendments to the City's Noise Ordinance (Lake Forest Municipal Code Section 11.16), General Plan Public Safety Element Section Noise Section, and Lake Forest CEQA Significance Threshold Guide Noise Section. In 2024, Staff worked with the consultant to draft these amendments. It is anticipated that these amendments will be reviewed by the City's Planning Commission and City Council in 2025.				
PS-6b	<i>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.</i>	Project Applicant Deposit	Planning Division	Ongoing
Status: The City's development process requires a noise study for most new development and for uses that could potentially generate noise impacts. The noise study must show compliance with the City's noise ordinance and the General Plan Noise criteria.				
PS-6c	<i>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.</i>	Project Applicant Deposit	Planning Division	Ongoing
Status: The City's development process requires a noise study for most new development and for uses that could potentially generate noise impacts. The noise study must show compliance with the City's noise ordinance and the General Plan Noise criteria.				

Implementation Action		Funding Source	Responsible Party	Timing
PS-6d	<p><i>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:</i></p> <ul style="list-style-type: none"> <i>• When existing noise levels are less than 60 dB, a 5 dB increase in noise will be considered substantial;</i> <i>• When existing noise levels are between 60 dB and 65 dB, a 3 dB increase in noise will be considered substantial;</i> <i>• When existing noise levels exceed 65 dB, a 1.5 dB increase in noise will be considered substantial.</i> 	Project Applicant Deposit	Planning Division	Ongoing
<p>Status: The City's development process requires a noise study for most new development and for uses that could potentially generate noise impacts. The noise study must show compliance with the City's noise ordinance and the General Plan Noise criteria.</p>				
PS-6e	<p><i>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:</i></p> <ul style="list-style-type: none"> <i>• 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 legal City of Lake Forest holiday without a specific exemption issued by the City.</i> <i>• 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.</i> <i>• Noise reduction measures may include, but are not limited to, the following:</i> <ul style="list-style-type: none"> <i>○ Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved</i> 	General Fund	Planning Division	Initiated

Implementation Action	Funding Source	Responsible Party	Timing
<p><i>mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically attenuating shields or shrouds) wherever feasible. o 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.</i></p> <ul style="list-style-type: none"> <i>o Temporary power poles shall be used instead of generators where feasible.</i> <i>o 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.</i> <i>o 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.</i> <i>o Delivery of materials shall observe the hours of operation described above. Truck traffic should avoid residential areas to the extent possible.</i> <ul style="list-style-type: none"> <i>• Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic</i> 			

Implementation Action		Funding Source	Responsible Party	Timing
	<i>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.</i>			
Status: In 2023, the City hired a consultant to assist with amendments to the City's Noise Ordinance (Lake Forest Municipal Code Section 11.16), General Plan Public Safety Element Section Noise Section, and Lake Forest CEQA Significance Threshold Guide Noise Section. In 2024, Staff worked with the consultant to draft these amendments. It is anticipated that these amendments will be reviewed by the City's Planning Commission and City Council in 2025.				
PS-6f	<i>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).</i>	General Fund	Planning Division	Ongoing
Status: Since the adoption of the 2040 General Plan, the City has not had any new applications for residential projects located adjacent to major freeways or rail lines.				
PS-7a	<i>Provide information and resources to the public and businesses regarding steps the City is taking to address the issue of climate change.</i>	General Fund	Planning Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PS-7b	<i>Study the transition to energy-efficient street lights, such as LEDs, for City-owned light facilities.</i>	General Fund	Public Works Maintenance Division	Ongoing
Status: In 2024, the City continued the Heroes Park Electrical Repairs project, which was approved under the 2021-2023 Capital Improvement Projects. The project repairs aged infrastructure preparing the park for future improved LED lighting upgrades.				
PS-7c	<i>Consider purchasing only electric or alternative-energy vehicles for the City vehicle fleet, as appropriate, based on the intended use of the vehicle.</i>	General Fund	Finance Department/	Ongoing
Status: In 2024, the City purchased two hybrid trucks for the City's vehicle fleet.				

Implementation Action		Funding Source	Responsible Party	Timing
PS-7d	<i>Evaluate the feasibility for government-constructed and/or -operated new development to exceed the CalGreen Tier 1, or successor program, standards.</i>	General Fund	Planning Division	Ongoing
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP the City hired a consultant to evaluate the feasibility for government-constructed and/or -operated new development to exceed the CalGreen Tier 1, or successor program, standards. The consultant provided a table of CalGreen Tier 1 and Tier 2 Voluntary Measures for both Residential and Non-Residential construction projects. The table assessed the potential financial impacts of each measure and highlighted easily attainable measures. Currently, the City does not have any building construction projects. However, this list may be used to assist in the design of future government constructed and/or -operated development.				
PS-7e	<i>Promote the use of sustainable and carbon-neutral energy sources in new development as directed by the California Green Building Standards Code.</i>	General Fund	Building Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PS-7f	<i>Explore using renewable energy and clean generation technologies such as solar, wind, biogas, or fuel cells to power City facilities where appropriate.</i>	General Fund	Public Works Department	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to identify and analyze potential sustainability programs for City facilities and staff, which will address this implementation action. The City is currently reviewing a draft of these programs.				

Implementation Action Status Table



PUBLIC FACILITIES

LAKE FOREST GENERAL PLAN 2040

	Implementation Action	Funding Source	Responsible Party	Timing
PF-1a	<i>Regularly coordinate with outside service providers and other agencies regarding their public facility plans and provide local input on goals, objectives, and projects.</i>	General Fund	Public Works Department	Ongoing
Status: The City holds quarterly utility coordination meetings with all the City's utility companies (electric, phone, cable, water). The coordination meetings allow the City and the utilities to coordinate projects and provide input on public facility plans. The City also regularly coordinates with the Orange County Flood Control District on flood control infrastructure and stormwater pollution prevention matters.				
PF-1b	<i>Maintain records regarding the quality and status of public facilities and critical infrastructure and use this information to inform the capital improvement planning process.</i>	General Fund	Public Works Department	Ongoing
Status: The City's maintenance inspectors inspect and report the quality and status of public facilities and critical infrastructure. This data is maintained in an excel database. This data is referenced during the creation of the CIP projects program, which occurs every two years.				
PF-2a	<i>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.</i>	General Fund	Planning Division	Ongoing
Status: City staff regularly attends the Orange County Council of Government (OCCOG) technical advisory committee meetings, which include frequent discussions about regional planning and new legislation. The OCCOG TAC meetings also have frequent presentations from Southern California Association of Governments (SCAG) staff. City staff attends training throughout the year on new legislation related to land use, housing, transportation, and sustainability.				
PF-2b	<i>Continue to evaluate project impacts in accordance with the California Environmental Quality Act.</i>	General Fund	Planning Division	Ongoing
Status: Annually the City updates the "City of Lake Forest Local Guidelines for Implementing the California Environmental Quality Act" ("City's CEQA Guidelines"). The City's CEQA Guidelines were last updated in May of 2024. The annual update ensures that the City's CEQA Guidelines are consistent with all new State CEQA laws.				

	Implementation Action	Funding Source	Responsible Party	Timing
PF-3a	<i>Continue to require, as part of the development review process, project applicants to demonstrate sufficient access to water resources to service the project area.</i>	General Fund	Planning Division	Ongoing
Status: As part of the development process, a developer for new construction on a vacant site, as applicable, is required to provide a will serve commitment letter from the corresponding Water District.				
PF-3b	<i>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.</i>	General Fund	Environmental Compliance Division	Ongoing
Status: The City actively engages in ongoing efforts targeting water conservation as part of its comprehensive pollution prevention and enforcement program. A cornerstone of the City's efforts is chairing the county-wide public education and outreach committee with overarching programmatic efforts directed into the "Overwatering is Out" campaign. More information about these and other efforts can be found at H2OC.org. The City also regularly partners with local water districts to facilitate joint efforts of pollution prevention and water conservation including past grant-funded projects. In addition, the City's website includes an "Environmental Compliance" page (https://www.lakeforestca.gov/en/departments/public-works/environmental-compliance) with more resources and referencing including Best Management Practice (BMP) Fact Sheets that address water conservation and pollution prevention through prohibitions of dry weather discharges. Furthermore, the City uses multiple print and social media platforms to publish outreach and educational materials with the goal of providing substantive information to create positive behavior change through community based social marketing methodologies.				
PF-4a	<i>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.</i>	General Fund	Environmental Compliance Division	Ongoing
Status: The City's website includes a "Water Quality" page (https://www.lakeforestca.gov/294/Water-Quality). The webpage includes many resources and references such as Best Management Practices (BMP) Fact Sheets and brochures related to wastewater management and sanitary sewer overflows. The Fact Sheets and brochures describe the requirements and prohibitions for wastewater discharges generated from any activity. The activity-specific BMP requirements are organized into general categories including residential/homeowner's associations, land development, industrial and commercial business , etc. In addition, the brochures are also available at the City's front counter, provided during City inspections, or during public outreach activities. Moreover, the City's website has a "Water and Sewer Services" page with links to the City's three water and sewer service providers (https://www.lakeforestca.gov/en/departments/public-works/utility-services)				
PF-5a	<i>Project designs shall minimize drainage concentrations, minimize impervious coverage, utilize pervious paving materials, utilize low impact</i>	Project Applicant Deposit	Engineering Division	Ongoing

	Implementation Action	Funding Source	Responsible Party	Timing
	<i>development (LID) strategies, and utilize Best Management Practices (BMPs) to reduce stormwater runoff.</i>			
Status: The City's development process requires applicable projects to provide a Water Quality Management Plan (WQMP), that is reviewed by the City Engineering staff. A WQMP requires a project design that minimizes drainage concentrations, including mitigation of hydromodification impacts, minimizes impervious coverage, utilizes low impact development (LID) strategies, and utilizes Best Management Practices (BMPs) to reduce or eliminate stormwater runoff.				
PF-5b	<i>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.</i>	Project Applicant Deposit	Engineering Division	Ongoing
Status: The City's development process requires applicable projects to provide a Water Quality Management Plan (WQMP), that is reviewed by the City Engineering staff. The City requires the use of low impact development (LID) strategies including infiltration, bioretention, harvest and use, biotreatment, etc. in new development and significant redevelopment projects.				
PF-5c	<i>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.</i>	Project Applicant Deposit	Engineering Division	Ongoing
Status: The City's development process requires applicable projects to provide a Water Quality Management Plan (WQMP), that is reviewed by the City Engineering staff. The City requires new development and significant redevelopment projects to account for time of concentration and runoff volumes within drainage management areas in a comprehensive plan for stormwater management. The project applicant must also address hydromodification impacts and account for sediment transport concerns.				
PF-5d	<i>Identify which storm water and drainage facilities are in need of repair and address these needs through the City's Capital Improvement Program.</i>	General Fund	Engineering Division	Ongoing
Status: The City inspects all storm drains once to twice a year. During the inspection, the storm drains are cleaned and any necessary minor repairs are performed. Data collected during the inspections are documented in an excel database. This data is referenced during the creation of the CIP projects program, which occurs every two years.				
PF-5e	<i>Confer with utility providers regarding major development plans and participate in the planning of the extension of utilities.</i>	General Fund	Engineering Division	Ongoing
Status: The City holds quarterly utility coordination meetings with all the City's utility companies (electric, phone, cable, water). The coordination meetings allow the City and the utilities to coordinate major development plans and the extension of utilities.				
PF-6a	<i>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.</i>	General Fund	Building Division	Ongoing
Status: The Building Division reviews all plans for conformance with Title 24 standards.				

	Implementation Action	Funding Source	Responsible Party	Timing
PF-6b	<i>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.</i>	General Fund	Planning Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PF-6c	<i>Cooperate with other agencies, jurisdictions, and organizations to expand energy conservation programs.</i>	General Fund	Planning Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PF-6d	<i>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.</i>	General Fund	Planning Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PF-6e	<i>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.</i>	General Fund	Planning Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PF-6f	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.	General Fund	Planning Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PF-6g	<i>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.</i>	General Fund	Planning Division	Initiated

	Implementation Action	Funding Source	Responsible Party	Timing
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PF-6h	<i>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.</i>	General Fund	Planning Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PF-6i	<i>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.</i>	General Fund	Planning Division	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PF-6j	<i>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.</i>	General Fund	Building and Planning Divisions	Initiated
Status: In 2024, City staff initiated the City's Sustainability Implementation Program (SIP). As part of the SIP, in 2024, the City hired a consultant to create a new sustainability website and educational flyers, which will address this implementation action. The City is currently finalizing the new sustainability website and anticipates the website will be available to the public in 2025.				
PF-6k	<i>Periodically review and revise existing City ordinances regulating the placement, maintenance, and operation of cell facilities; revise as needed to implement the General Plan.</i>	General Fund	Planning Division	Ongoing
Status: The City periodically reviews and revises the City's wireless communication facilities ordinance (Zoning Code Chapter 9.162), which was last updated in 2022.				
PF-7a	<i>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.</i>	General Fund	OCFA/ Engineering Division	Ongoing

	Implementation Action	Funding Source	Responsible Party	Timing
Status: As part of the development process, both the Orange County Fire Authority and the City Engineer review all new construction projects and street networks to ensure compliance with the City's standards and OCFA requirements related to accessibility for fire engines and other emergency response functions.				
PF-8a	<i>Continue to coordinate and promote crime and fire prevention and suppression programs with the community.</i>	General Fund	OCSD/OCFA	Ongoing
Status: Crime prevention and fire prevention tips are shared on social media platforms. The City has hosted Town Hall meetings for residents on topics such as Homelessness, E-Bikes, and Fire Safety. The Community Emergency Response Team (CERT) Program conducted one session and provided information about emergency preparedness to the Senior Clubhouse and city events.				
PF-8b	<i>Participate in regional and sub-regional planning forums that may address matters affecting the quality of life in Lake Forest and the region.</i>	General Fund	Planning Division	Ongoing
Status: City staff regularly attends the Orange County Council of Governments (OCCOG) technical advisory committee meetings, which include frequent discussions about regional planning and new legislation that may affect the quality of life in the region.				
PF-10a	<i>Regularly coordinate with outside service providers and other agencies regarding their public facility plans and provide local input on goals, objectives, and projects.</i>	General Fund	Engineering Division	Ongoing
Status: The City holds quarterly utility coordination meetings with all the City's utility companies (electric, phone, cable, water). The coordination meetings allow the City and the utilities to coordinate projects and provide input on public facility plans.				

Implementation Action Status Table



HEALTH AND WELLNESS

LAKE FOREST GENERAL PLAN 2040

	Implementation Action	Funding Source	Responsible Party	Timing
HW-1a	<i>Continue to assess the quality of accessible facilities and amenities for seniors and disabled residents at parks and public spaces.</i>	General Fund	Public Works/Community Services	Ongoing
Status: In 2024, the City continued to assess the quality of accessible facilities for seniors and disabled residents, as exemplified by the following City projects: <ul style="list-style-type: none"> Community Services staff continued to partner with business' who specialize in offering classes and programs to the Special Needs Community and held a Special Needs Resource Fair in March of 2024. The resource fair gave parents and service providers the chance to network, exchange information, and learn about new techniques. The City also partnered with Orange County Special Olympics to highlight volunteer opportunities in the City's Leaflet Publication. The City allocated CDBG funds to create accessible curb ramps in the City's public rights-of-way. The City maintains two Universally Accessible Playgrounds in the City (Cherry Park and Pittsford Park). 				
HW-2a	<i>Promote local healthy food sources and regional farmers' markets.</i>	General Fund	Community Services	Ongoing
Status: The City allows a weekly Certified Farmers Market at the City's Sports Park.				
HW-2b	<i>Assess the proximity of public transit to local health facilities and advocate for mobility and transportation improvement where necessary.</i>	General Fund	Public Works/Community Services	Ongoing
Status: The City of Lake Forest offers door-to-door transportation to Lake Forest senior residents via Age Well Senior Services (AWSS) and CA Yellow Cab at reduced costs, including transportation to non-emergency medical appointments and to the City's Senior Clubhouse. In 2024, the City expanded the number of locations that Lake Forest senior residents could take the CA Yellow CAB vehicles to outside of Lake Forest, increasing new ridership by 35%.				
HW-3a	<i>Develop a resource guide for City residents focused on neighborhood upkeep, home maintenance, and community safety.</i>	General Fund	Community Development	Completed
Status: The Community Development Department developed a resource guide for residents that focused on property maintenance, and neighborhood safety. The guide includes helpful contacts to other agencies related to property maintenance. The guide is				

Implementation Action		Funding Source	Responsible Party	Timing
provided to residents by Code Enforcement officers in the field and is available on the City's website: https://www.lakeforestca.gov/en/departments/community-development/code-enforcement .				
HW-3b	<i>Promote and encourage local crime watch programs within City neighborhoods.</i>	General Fund	OCSD	Ongoing
Status: The City coordinates roundtable meetings with Homeowner Associations to address any safety concerns of the residents. Safety meetings were conducted by OCSD to HOA on topics such as e-bikes, homelessness, traffic, crime stats, and emergency preparedness. Information regarding Neighborhood Watch was provided at City events, in City publications and on social media.				
HW-3c	<i>Continue community policing efforts and other relationship-building programs that have been put in place.</i>	General Fund	OCSD	Ongoing
Status: The City continues the following programs to encourage community policing efforts: <ul style="list-style-type: none"> • Hotel Watch is a program to help overnight lodging establishments prevent crime and work with law enforcement to combat illegal activity. • Business Watch is a program to build relationships between local businesses, their neighboring business and law enforcement. Businesses are encouraged to provide emergency contact information so police services can contact responsible parties in the event of an emergency or crime involving the business. The City maintains a voluntary online registration form for businesses to register and update any contact information. 				
HW-3d	<i>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.</i>	General Fund	Management Services/Community Services/Community Development	Ongoing
Status: In 2024, the City started providing in-person Spanish and Mandarin Chinese translation services of public comments during City Council meetings for those speakers who are not proficient in English. Removing the English proficiency barrier will advance the City's goal of ensuring that the entire community is engaged and informed.				

Implementation Action Status Table



2021-2029 Housing Element

	Implementation Action Objective	Funding Source	Responsible Party	Timing
Program 1: Land Use Policy, Entitlements, and Development Capacity (Shortfall Program)	<i>Maintain and monitor the residential sites inventory to ensure sufficient sites remain to accommodate the RHNA allocation throughout the RHNA period. Receive and process development applications for residential projects. Rezone all sites identified in Appendix A consistent with the densities, acreages, and capacity levels identified in Appendix A. Complete all rezoning pursuant to Government Code section 65583.2, subdivisions (h) and (i).</i>	General Fund/ LEAP Grant	Community Development Department	Complete all necessary rezoning by October 15, 2022; complete a Zoning Amendment by May 2023 to rezone sites identified in Appendix A consistent with the requirements of Government Code section 65583.2, subdivisions (h) and (i) and in the interim, fully adhere to the requirements of Government Code section 65583.2, subdivisions (h) and (i); annual monitoring and reporting throughout the planning period..

Status: The City's adopted Housing Element for 2021-2029 includes an inventory of available sites with residential/mixed-use General Plan land use designations which allow a range of residential development opportunities to accommodate the RHNA. The City's 2040 General Plan created new Mixed-Use General Plan Designations in 5 focus areas in the City. All of the residential areas identified in the Housing Element's residential site inventory that require re-zoning are located in these 5 focus areas. On September 9, 2022, the City re-zoned 267 parcels, which included all the parcels in the residential site inventory that required re-zoning, to 5 new mixed-use zoning districts. These five new zoning districts, which are consistent with the mixed-use general plan land use designations, identify development standards such as density, floor area ratio (FAR), building height, landscape requirements, building setbacks, and permitted uses. In May of 2023, the Lake Forest City Council adopted Ordinance 362 to ensure compliance with Government Code section 65583.2, subdivisions (h) and (i). The ordinance created Zoning Code Chapter 9.151 Housing Element Sites Inventory Regulations. Additionally, the City monitors all new residential development in the City through monthly

Implementation Action Objective		Funding Source	Responsible Party	Timing
census surveys for building permit issuance, bi-yearly Housing Inventory Surveys to Center of Demographic Research, Annual Housing Surveys to Department of Finance, and this Annual Housing Progress Report. In 2024, the City approved one residential project for 57 new single-family residences within the Meadows Residential Community. This project is not located on one of Housing Inventory sites. No residential projects were denied in 2024. In addition, a new mixed-use application was submitted in 2024 (but not deemed complete) , which includes 165 residential units on a Housing Element Inventory site.				
Program 2: Monitor Residential Capacity (No Net Loss)	<i>Maintain adequate capacity to accommodate the City's RHNA obligations at all income levels throughout the planning period. Report as required through the HCD annual report process.</i>	General Fund	Community Development Department	Ongoing implementation, at time of approval of a project on a site listed in the Housing Element, and annual reporting throughout the planning period.
Status: The City has developed an annual monitoring and tracking excel database to ensure that adequate inventory is available to meet the City's RHNA obligations. In 2024, the City did not have any new housing development applications approved on any of the housing inventory sites. However, a new mixed-use application was submitted in 2024 (but not deemed complete) , which includes 165 residential units on a Housing Element Inventory site. If this mixed-use project is ultimately approved, the City's Housing inventory will still maintain adequate capacity to accommodate the City's RHNA obligations at all income levels.				
Program 3: Public Property Conversion to Housing Program	<i>Collaborate with the development community on an annual basis, including affordable housing developers, to evaluate the viability of developing City-owned land as affordable housing.</i>	General Fund and Federal/State grants	Community Development Department	Annually
Status: The City has one surplus City-owned parcel that is only .16 acres and zoned for residential uses. The City has contacted non-profit affordable housing developers about the property. Based on discussions with developers, the site is not suitable for the development of housing, due to the small size of the site and it's access from El Toro Road, which is a primary arterial street.				
Program 4: Replacement of Affordable Units	<i>For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required.</i>	General Fund/ Replace ment costs to be borne by develop e r of site	Community Development Department	Ongoing

Implementation Action Objective		Funding Source	Responsible Party	Timing
Status: In 2024, no sites containing affordable housing (within the preceding 5 years) were redeveloped.				
Program 5: Facilitate Affordable and Special Needs Housing Construction	<i>Monitor the City's existing affordable housing stock and support affordable housing developers in their efforts to develop new affordable units in Lake Forest. Proactively encourage developers who are interesting in developing in the City to consider sites in areas of high TCAC (California Tax Credit Allocation Committee) opportunity with the goal of developing 565 new units in areas of high TCAC opportunity (35% of the City's quantified objective for new development).</i>	General Fund	Community Development Department	Annual outreach to the development community; provide ongoing assistance to interested affordable housing developers.
<p>Status: In 2024, one affordable housing project completed construction. The project is a 71-unit affordable apartment complex , that includes permanent supportive housing. In 2020, the City entered into an affordable housing and loan agreement with National Community Renaissance, which included a \$3.7 million loan from the City's affordable housing developer in-lieu fees. The project is located in the TCAC Low Resource Opportunity Area.</p> <p>In 2024, another affordable housing project is nearing construction completion. The project is a 65-unit affordable senior housing apartment located withing the new Meadows Residential Community. This project is a result of a 2020 development agreement, which included an affordable housing implementation plan (AHIP) for the new Meadows Housing Development. This project is located in the TCAC High Resource Opportunity Area.</p> <p>Per the implementation action, since 2021, the City has a total of 123 affordable housing units constructed or under construction in the TCAC High/Highest Resource Opportunity Areas. In addition, the City has a dedicated Affordable Housing webpage that includes information about these projects, which include contact information for the developer. Planning staff frequently provides information about these affordable housing projects on the phone and at the public counter.</p> <p>In addition, in 2024 the City entered a purchase and sales agreement with the nonprofit, South County Outreach to preserved the affordability of a single-bedroom condominium located at 20702 El Toro Road, #35. The affordability requirement for the unit was going to expire in 2027. The City used CDBG funds (net total of \$332,671) to purchase the property and sell the property back to</p>				

Implementation Action Objective		Funding Source	Responsible Party	Timing
<p>South County Outreach with an associated regulatory agreement that requires the property to be rented to very low-income households for a period of 30 years.</p> <p>Lastly in 2024, the City awarded a Notice of Funding Availability (NOFA) for \$3,350,000, from the City's affordable housing in-lieu fees, to National Core Renaissance to develop an affordable housing project in the City. The City has been working closely with the developer on the City's first "by-right" housing review. The project is proposed on a housing element site and will include supportive housing. It is anticipated that the "by-right" application will be submitted in early 2025.</p>				
Program 6: Monitor and Implement Changes in Federal and State Housing, Planning, and Zoning Laws	<i>Comply with new transparency requirements for posting zoning, development standards, and fees on the City's website. Stay updated on changes in federal and state housing, planning, and zoning laws and participate in providing review and comments as appropriate</i>	General Fund	Community Development Department	Update the City's website with consolidated zoning, development standards, and fee information by October 15, 2022. Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).
<p>Status: The City website includes a planning section that includes .pdfs and links to all the City's zoning districts, planned communities, parking code, online zoning map, fees, submittal requirements, ADU resources, and the adopted fee schedule. The City's website also includes a specific Affordable Housing page, which includes information on the City's housing rehabilitation loan and paint programs, and the City's affordable housing projects. In 2024, the City continued to monitor federal and State legislation that could impact housing. This year the City initiated an ordinance to modify the City's ADU regulations related to new state laws, AB 2533 and SB 1211. This ordinance is proposed to be adopted in early 2025.</p>				
Program 7: Zoning Code Amendments – Housing Constraints	<i>Ensure that the City's Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.</i>	General Fund	Community Development Department	Ongoing
<p>Status: In 2022, the City approved ordinances related to new mixed-use zoning districts, multi-family residential objective design standards ordinance in accordance with SB 35 and SB 330 and reasonable accommodation in compliance with State and Federal fair housing and disability laws. In June of 2023, the Lake Forest City Council approved Ordinance 363 and Ordinance 364 which amended Lake Forest Municipal Code Titles 5 and 9 to address low barrier navigation centers, transitional and supportive housing, streamlined review for eligible projects, employee housing, emergency shelter parking, and residential care facilities in accordance with this Housing Element policy.</p>				

	Implementation Action Objective	Funding Source	Responsible Party	Timing
Program 8: Accessory Dwelling Units	<i>Maintain an ADU Ordinance consistent with State Law. Support the development of accessory dwelling units in neighborhoods throughout the City.</i>	General Fund	Community Development Department	<i>Update the City's current ADU ordinance by June 30, 2023 to comply with current State Law. Survey ADU owners/builders to determine affordability and update ADU application to inquire about affordability level: 2021-2022; identify and evaluate potential incentives to encourage production of affordable ADUs: 2022-2023; and present findings to the City's Planning Commission and/or City Council: 2023; implementation and annual reporting throughout the RHNA period through the Housing Element Annual Progress Report: continuous. Prepare and distribute bilingual ADU factsheet by April of 2023. Invite all HOAs and relevant civic organization to meet annually to discuss the City's ADU ordinance and conduct at least four proactive meetings with an HOA or neighborhood organization in a high or highest TCAC resource area. Encourage a 50% increase over the average annual production of ADUs from 2018-2020 (from 4 to 6 ADUs per year), with at least half being affordable to lower income households and half being located in areas of high or highest opportunity.</i>

Status: In 2024, City staff initiated a new ordinance to amend the City's ADU regulations in response to AB 2533 and SB 1211. The ordinance is anticipated to be approved in early 2025. Additionally, this year, the City continued to provide an optional rental survey to applicants for ADU permits, and received 7 surveys. Information from the surveys were used to determine the affordability of some of the ADUs in Table A2. Furthermore, the City is monitoring ADU production and affordability against the projections identified in the Housing Element. The projections over 8 years assume a total of 32 ADUs. This year, 10 ADUs were completed, for a total of 37 ADUs completed since 2021. Additionally, the City's website has an ADU Resources page with the City's ADU guide, applications,

Implementation Action Objective		Funding Source	Responsible Party	Timing
ADU FAQs, the ADU rent survey, and a link to the OC Housing Finance Trust Affordable ADU loan program. In 2024, the City added a link to pre-reviewed ADU plans, that were provided by the Orange County Council of Governments. In 2024, the City's leaflet, which is mailed to all residents, included information to residents about the ADU loan program and the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information on ADUs.				
Program 9: Sites for Homeless Shelters/Homeless Prevention and Assistance Services	<i>Support non-profit organizations that shelter the homeless (subject to available funding and on a case-by-case basis).</i>	CDBG Funds and State HEAP funds	Community Development Department	Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR)
Status: In 2024, the City hired a Community Outreach Specialist to assist individuals experiencing homelessness. The new position is full-time and is funded through the State's Permanent Local Housing Allocation State funds. In addition, the City continued to provide funding for a Homeless Liaison Officer position through the law enforcement services contract with the Orange County Sheriff's Department (OCSO). The new Community Outreach specialist provides outreach and engagement services to chronic homeless with the support of the OCSO Homeless Liaison Officer. In addition, in 2024 the Community Outreach specialist started the preliminary stages of starting a homeless prevention program for the City.				
Program 10: Transitional/Supportive and Affordable Housing	<i>Support non-profit organizations that provide affordable and transitional/supportive housing to individuals at risk for homelessness (subject to available funding and on a case-by-case basis). Preserve 202 existing affordable units including transitional/supportive housing.</i>	CDBG	Community Development Department	Continue to evaluate requests on an annual basis for allocation of CDBG Funds to social service agencies to benefit Lake Forest residents
Status: During FY 2023-2024, the City allocated CDBG funding to three non-profit organizations to assist households at risk of becoming homeless. South County Outreach's food bank program allowed lower-income households to focus limited financial resources on maintaining housing, thus preventing homelessness. Family Assistance Ministries provided food, rent, and utility assistance to lower-income households at risk of eviction and utility service shut-off. Program participants also benefitted from case management services. Families Forward provided transitional housing and rapid rehousing, including supportive services to homeless families with children.				

Implementation Action Objective		Funding Source	Responsible Party	Timing
<p>Cumulatively, these three agencies provided rent, utility, and food assistance to 80 lower-income Lake Forest residents during the reporting period. An additional 116 lower-income Lake Forest residents were assisted with rent/utility assistance during FY 2023-2024 CDBG funds.</p> <p>In 2024, a 71-unit affordable apartment complex, that includes permanent supportive housing, completed construction. The City previously provided the developer with a \$3.7 million loan from the City's affordable housing developer in-lieu fees.</p> <p>Additionally, in 2024, the City awarded a Notice of Funding Availability (NOFA) for \$3,350,000, from the City's affordable housing in-lieu fees, to National Core Renaissance to develop an affordable housing project, which will include permanent supportive housing units in the City.</p> <p>Lastly, the City currently has 325 affordable housing units in the City, which includes some transitional/supportive housing units.</p>				
Program 11: Coordination with Social Service Agencies	<i>Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR)</i>	CDBG Funds	Community Development Department	Ongoing
<p>Status: In fiscal year 2023-2024, 6 non-profit social service agencies received pass-through CDBG funding from the City to provide support and assistance to low-moderate-income residents. These included South County Outreach, Families Forward, Camino Health Center, Age Well, and Alzheimer's Orange County.</p>				
Program 12: California Accessibility Standards Compliance Program	<i>Assure housing units accommodate residents with disabilities.</i>	General Fund	Community Development Department	Ongoing implementation, updates to the City's website by February 15, 2022
<p>Status: In 2024, the City continued to ensure that all construction projects comply with accessibility standards and provide technical assistance to the public. In addition the City's Building Division webpage includes a link the Division of State Architect's Website.</p>				
Program 13: Density Bonus Implementation Program	<i>Continue to implement density bonuses consistent with State law.</i>	General Fund/ Planning Grants	Community Development Department	Annual monitoring of relevant legislation; annual outreach to the development community; ongoing implementation
<p>Status: City staff and the City Attorney's office regularly monitors changing legislation and perform regular updates to the zoning regulations accordingly. In 2024, the City did not receive an application for an affordable housing project and therefore did not receive</p>				

Implementation Action Objective		Funding Source	Responsible Party	Timing
any density bonus requests. However, as part of the City's regular outreach to developers, the City provides information and answers questions about the density bonus provisions. Additionally, the City has been working with National Community Renaissance on a new affordable supportive housing project, which will include a request for concessions under the density bonus law. It is anticipated that this project will be submitted in early 2025.				
Program 14: Rental Assistance	<i>The City will continue to contract the Orange County Housing Authority to administer the Section 8 Rental Assistance Program and provide rental assistance to at least 190 very low-income Lake Forest households. City will support the Orange County Housing Authority's applications for additional Section 8 allocation. The City will promote the Section 8 program to second unit owners by publicizing this program and making the information known to City and County agencies and to housing nonprofits; information will be available in English and Spanish and shared via social media and in hard copy at community gathering spots, such as the library, City Hall, and other civic spaces. The City will educate at least one multifamily apartment manager annually about the Section 8 program; education will be targeted to areas with higher levels of overpayment or TCAC areas of high or higher opportunity.</i>	HUD Housing Choice Vouchers	Community Development Department	Ongoing implementation and annual monitoring throughout the planning period.
Status: Residents continue to be assisted by the Housing Choice Voucher program, which is a HUD Sec. 8 program administered by the Orange County Housing Authority. During FY 2023-24, 161 Lake Forest renter households were assisted with a rental assistance voucher or certificate. This number includes five disabled Lake Forest homeless households (benefitting from Continuum of Care Program Permanent Supportive Housing Certificates) and 18 homeless, disabled veteran households that benefitted from				

Implementation Action Objective		Funding Source	Responsible Party	Timing
Veterans Affairs Supportive Housing (VASH) vouchers. The Housing Choice Voucher program is promoted on the City's webpage dedicated to affordable housing. This webpage includes a link to the OC Housing Authority Housing Voucher Program website. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information on rental assistance via the Housing Choice Voucher program. In the past year the City continued the second Southwest Lake Forest neighborhood improvement project. The City maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which includes information about Lake Forest Housing Programs, including information on rental assistance via the Housing Choice Voucher program. In 2024, a final outreach mailer was provided to all residential properties in this project area, which included a QR Code to the Neighborhood Improvement website.				
Program 15: Conservation of Existing Affordable Units	<i>Work with property owners, interest groups and the State and federal governments to conserve the City's affordable housing stock.</i>	HUD Section 8 Allocation	Community Development Department	Ongoing implementation and annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR). Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (http://www.hcd.ca.gov/hpd/hrc/tech/preserv/), and educate tenants of their rights, in collaboration with property owners.
Status: In 2024, a total of 325 units with affordable housing covenants existed in the City. Of these, 6 are designated "at risk." The City actively monitors these units. Should a notice of intent to convert to market rate units be filed, the City will work with potential purchasers to preserve the units, and ensure that tenants were properly notified of their rights under California law. In the past year, the City preserved an "at-risk" affordable housing unit located at 20702 El Toro Road, #35. The City entered a purchase and sales agreement with the nonprofit, South County Outreach to preserve the affordability of this single-bedroom condominium, which had an affordability covenant that going to expire in 2027. The City used CDBG funds (net total of \$332,671) to purchase the property and sell the property back to South County Outreach with an associated regulatory agreement that requires the property to be rented to very low-income households for a period of 30 years.				
Program 16: Housing Rehabilitation Loan Program	<i>Assist 10 lower-income homeowners annually through the Housing Rehabilitation Loan Program with at least half located in areas of moderate TCAC opportunity (i.e., the Southwest Lake Forest neighborhood).</i>	CDBG	Community Development Department	Annual allocation of CDBG funds through the CDBG Action Plan process, and annual monitoring and reporting through the City's (HUD required) Consolidated Annual Performance Evaluation Report

Implementation Action Objective		Funding Source	Responsible Party	Timing
				(CAPER) process throughout the planning period.
<p>Status: During FY 2022-23, 10 income-qualified homeowners were issued CDBG-funded loans via the City's Housing Rehabilitation Loan Program. Typical improvements include installing energy-efficient windows, heating/ac systems, plumbing, roofs, flooring, and exterior painting. Total expenditure for this activity was \$193,175.15. All of the loans were in areas of low or moderate TCAC opportunity. The City's website has a webpage dedicated to the Rehabilitation Loan Program and includes eligibility requirements, the loan application, and contact information. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information the Housing Rehabilitation Loan program. In the past year the City continued the second Southwest Lake Forest neighborhood improvement project. The City maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which includes information about the Lake Forest Housing Programs, including information on the Housing Rehabilitation Loan program. In 2024, a final outreach mailer was provided to all residential properties in this project area, which included a QR Code to the Neighborhood Improvement website.</p>				
Program 17: Code Enforcement and Neighborhood Preservation	<i>Continue to seek voluntary compliance for code-related issues and violations. Enforce the California Building Code and target education regarding the City's housing rehabilitation loan and paint programs to areas of the community with higher proportions of low- and moderate-income households which may often have code violations. Review code enforcement trends on a quarterly basis to identify any geographic areas of the community that warrant special support and focus future code compliance education in those areas as needed. Strive to increase the number of proactive code enforcement educational interactions by 5% over the course of the planning period.</i>	CDBG/ General Fund	Community Development Department	Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).

Implementation Action Objective		Funding Source	Responsible Party	Timing
<p>Status: In 2024, Code Enforcement officers continued to enforce property maintenance provisions of the Municipal Code and to inform property owners of the City's housing rehabilitation loan and paint grant programs. In 2024, the City adopted an ordinance adding in new "Property Maintenance" chapter of the Code. This new chapter will assist Code Enforcement in addressing housing property maintenance issues. Additionally, in 2024, the City initiated the process to hire two additional full-time Code Enforcement officers to work in the evenings and weekends to provide additional resources for the Code Enforcement Division. It is anticipated that the new Code Enforcement Officers will start at the beginning of 2025.</p> <p>The City's Strategic Business Plan and Budget (2023-2024) includes two specific programs for community preservation. The City's Strategic Business Plan identifies the Property Maintenance Volunteer Program (SP#28, budget \$10,000) and the Community Preservation Program (SP#30, budget \$95,000). These programs are aimed at designing and launching volunteer efforts to provide landscaping and other basic maintenance services to assist low-income and other residents in need who may be unable to address code violations, deteriorated property, or neglected maintenance on their own accord. In 2024, the City completed the Request for Proposal (RFP) process to hire consultants to administer these new programs. It is anticipated that these programs will be in effect by Winter of 2025.</p> <p>In FY 2023-24, CDBG grant funding was allocated to Lake Forest homeowners via the Neighborhood Pride Paint Program ("Paint Program"), the Housing Rehabilitation Loan Program and through other CDBG programs. The Paint Program provides grants to qualifying low-moderate-income homeowners with a demonstrated need, for home painting. The program assists the City's efforts to enhance the appearance of homes in the community and preserve property values. In Fiscal Year 2023-2024, the Paint Program assisted 4 homeowners. The Total expenditure for the Paint Program was \$33,700. The City's website has a webpage dedicated to the Paint Program. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information the Paint Program. In the past year the City continued the second Southwest Lake Forest neighborhood improvement project. The City maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which includes information about Lake Forest Housing Programs, including information on the paint program. In 2024, a final outreach mailer was provided to all residential properties in this project area, which included a QR Code to the Neighborhood Improvement website.</p>				
Program 18: Energy Conservation and Energy Efficiency Opportunities	<i>Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower-income residents.</i>	General Fund	Community Development Department	Ongoing implementation; review the General Plan to determine if updates are appropriate no later than December 1, 2022 and complete updates, if needed, no later than December 1, 2023.
<p>Status: The City's Strategic Business Plan and Budget (2023-2024) includes two specific programs for community preservation. The City's Strategic Business Plan identifies the Property Maintenance Volunteer Program (SP#28, budget \$10,000) and the Community</p>				

Implementation Action Objective		Funding Source	Responsible Party	Timing
Preservation Program (SP#30, budget \$95,000). These programs are aimed at designing and launching volunteer efforts to provide landscaping and other basic maintenance services to assist low-income and other residents in need who may be unable to address code violations, deteriorated property, or neglected maintenance on their own accord. In 2024, the City completed the Request for Proposal (RFP) process to hire consultants to administer these new programs. It is anticipated that these programs will be in effect by Winter of 2025.				
Program 19: Lead Based Paint Education and Reduction Program	<i>Educate the community on issues regarding lead-based paint hazards. Share two bilingual geotargeted social media posts annually to census tracts/neighborhoods with homes built before 1978 with education and resource information. Include a discussion of the issue and resource information in the City News section of the Leaflet and Recreation Guide (once annually), which is distributed to all Lake Forest residents.</i>	Grant Funding	Community Development Department	Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).
Status: The City's website (https://www.lakeforestca.gov/en/departments/economic-development/housing) includes information on lead paint education with links to .pdfs of the EPA's "Protect Your Family From Lead in Your Home" pamphlet in both English and Spanish. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, includes information on the Lake Forest Housing Programs. This information includes a link to the lead based paint information on the City's website. The City also maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which also includes a link to the lead based paint information on the City's website. In 2024, a final outreach mailer was provided to all residential properties in the current Southwest Neighborhood Improvement project area, which includes mostly homes built prior to 1978, which included a QR Code to the Neighborhood Improvement website.				
Program 20: Homebuyer Assistance Programs	<i>Continue to promote the homebuyer assistance programs with a special focus on educating residents in areas of the City with higher proportions of renters and lower-income residents through social media posts and posting hard copy flyers at civic facilities; assist five households annually (as funding is available).</i>	Federal Tax Credits/ Mortgage Revenue Bonds	Community Development Department	Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).

Implementation Action Objective		Funding Source	Responsible Party	Timing
<p>Status: The City coordinates with the County of Orange, which offers a homeownership program where participants may be able to use housing assistance subsidies for mortgage payments. The Homeownership program is special housing program under the Housing Choice Voucher program. The Housing Choice Voucher program is promoted on the City's webpage dedicated to affordable housing. This webpage includes a link to the OC Housing Authority Housing Voucher Program website. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information on Homebuyer Assistance Programs via the Housing Choice Voucher program. In the past year the City continued the second Southwest Lake Forest neighborhood improvement project. The City maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which includes information about Lake Forest Housing Programs, including information on rental assistance via the Housing Choice Voucher program. In 2024, a final outreach mailer was provided to all residential properties in this project area, which included a QR Code to the Neighborhood Improvement website.</p>				
Program 21: Fair Housing Services	<i>Support fair housing service providers and efforts to minimize discriminatory housing practices.</i>	CDBG	Community Development Department	Annual allocation of funds to fair housing service provider. Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR) and CDBG CAPER.
<p>Status: The City partners with the Fair Housing Council of Orange County (FHCOC) to eliminate discriminatory housing practices in the community and further fair housing. In Fiscal Year 2023-24, the City awarded FHCOC a \$7,500 grant to fund counseling services for Lake Forest tenants and landlords, fair housing enforcement, and community education in furtherance of fair housing. During Fiscal Year 2023-2024, a total of 101 households were assisted addressing 284 issues and disputes related to rental agreements, notices, security deposits, unit habitability, and other housing issues. FHCOC reported one housing discrimination complaint was received from a Lake Forest resident during the year; however, the issue was resolved through counseling. The City Housing Webpage includes information on Fair Housing with links to "Fair Housing is Your Right Under the Law Q&A Flyer" in both English and Spanish. The flyer provides information about discrimination, tenant rights, and includes contact information for the Fair Housing Council of Orange County. Additionally, the City's monthly e-newsletter April edition, which is emailed to residents, included information on Lake Forest Housing Programs, including information on the FHCOC. In the past year the City continued the second Southwest Lake Forest neighborhood improvement project. The City maintains a website specifically for the Southwest Neighborhood Improvement Task Force projects, which includes information about Lake Forest Housing Programs, including the FHCOC contact information. In 2024, a final outreach mailer was provided to all residential properties in this project area, which included a QR Code to this Neighborhood Improvement website.</p>				
Program 22: Affirmatively Furthering Fair	<i>Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless</i>	General Fund	Community Development Department	Ongoing outreach and coordination, beginning immediately; annual review of fair housing educational information to ensure that the most recent information

	Implementation Action Objective	Funding Source	Responsible Party	Timing
Housing Program	<i>of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers.</i>			provided by the City's fair housing service provider is being disseminated; annual presentations and media outreach.

Status: In the past year, the City has implemented the following related to affirmatively furthering fair housing:

- The City maintains a “Fair Housing Matters” section on the City’s “Housing” webpage. The City has added flyers that the City created in partnership with the Fair Housing Council of Orange County in both Spanish and English. The flyer provides information about discrimination, tenant rights, and includes contact information for the Fair Housing Council of Orange County.
- In Fiscal Year 2023-2024, the City awarded the Fair Housing Council of Orange County a \$7,500 grant for counseling services for tenants and landlords, enforcement, and community education in furtherance of fair housing. During Fiscal Year 2023-2024, a total of 101 households were assisted addressing 284 issues and disputes related to rental agreements, notices, security deposits, unit habitability, and other housing issues. (Program 21)
- In 2024, the City awarded a Notice of Funding Availability (NOFA) for \$3,350,000, from the City’s affordable housing in-lieu fees, to National Core Renaissance to develop an affordable housing project in the City. The City has been working closely with the developer on the City’s first “by-right” housing review. The project is proposed on a housing element site and will include supportive housing. It is anticipated that the “by-right” application will be submitted in early 2025. (Housing Program 5)
- The City continued the Housing Rehabilitation Loan Program and issued 14 CDBG funded loans to income-qualified residents. (Housing Program 16)
- The City continued the City’s Neighborhood Improvement Task Force (NITF) for a second neighborhood in Southwest Lake Forest. In 2024, The NITF then initiated resource responses to the key recommendations, which included addressing concerns with the commercial properties on Bridger Road, addressing concerns within Cavanaugh Park, and increasing police services patrols in the area. The final phase of the project included wrapping up the results to inform the community of completed projects and of future plans. Future plans include capital improvement projects, such as the redesign of Cavanaugh Park. Additionally, a flyer was distributed to residents to report on the neighborhood-specific issues addressed in the project efforts and will provide resources for future inquiries and services. Following the successful completion of the first two project phases, the NITF is now gearing up for its next endeavor, Area 3. This upcoming project will encompass a larger area, stretching from El Toro Road to the west, Rockfield Blvd to the north, I-5 freeway to the south, and reaching the City’s most easterly boundary to the east. (Housing Program 24)

	Implementation Action Objective	Funding Source	Responsible Party	Timing
Program 23: Economic Displacement Risk Analysis	<i>Conduct a Displacement Risk Analysis Study to identify the local conditions that lead to displacement and develop and implement an action program based on the results; the action program will include specific metrics relevant to the local community based on the results of the analysis. Identify potential partners to participate in the study that specialize in eviction related topics related to displacement. Annually monitor program effectiveness.</i>	General Fund/ Grant Funding	Community Development Department	Conduct analysis by December 31, 2023 and begin to establish resulting programs (if any) by December 31, 2024. Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).
<p>Status: The City's 5 new mixed-use areas are spread out throughout the City in the low, moderate, and high TCAC opportunity areas. None of the mixed-use areas currently have any residential units, therefore the redevelopment of these properties will not create any direct displacement of residents. To date, the City has not approved any new applications for housing in any of the new re-zoned mixed-use areas. In 2024, the City initiated an analysis of 6 commercial centers located in the new mixed-use areas. The objective of the study is to provide a comprehensive report outlining challenges, opportunities, and strengths of these 6 areas, evaluating existing retail market conditions and recommending strategies for economic growth. The results of this study will facilitate the City's understanding of the future redevelopment of these properties and therefore any potential economic displacement of the surrounding land uses.</p>				
Program 24: Neighborhood Improvement Task Force	<i>Improve the Southwest Lake Forest neighborhood through implementation of the recommendations of the Neighborhood Improvement Plan.</i>	General Fund/ Grant Funding	City Manager's Department	Identification of improvements to implement in 2022; implementation of improvements from 2022-2023; assessment of need for future neighborhood project by January 2023.
<p>Status: In 2023, the City initiated the second Southwest Lake Forest Neighborhood Improvement Project. The second area is bounded by El Toro Road, Rockfield Boulevard, Gowdy Avenue, and Cavanaugh Road. This area is home to 213 residential properties and 43 businesses. As was done in the first project, City staff used existing City resources to implement a multi-phased plan to improve response and services in the neighborhood. The first phase in 2023 began with an assessment and community outreach. This included engaging a public affairs and community outreach firm to gather empirical information from residents by conducting a door-to-door survey in the area. A community pop-up event was also held where residents were able to interact with City and Fire Authority personnel as well as other agencies to obtain information and resources.</p>				

Implementation Action	Objective	Funding Source	Responsible Party	Timing
<p>Based on the findings of the survey and outreach, the second phase was initiated (2023-2024). A report was produced by the outreach firm which outlines key recommendations for the NITF to address. Additionally, a consultant specializing in Crime Prevention Through Environmental Design (CPTED) was engaged to assist the NITF with identifying opportunities to implement strategies to mitigate these concerns. CPTED has been successfully used by public safety organizations, city planners, schools, businesses, and other property owners, to discourage undesired behavior and revitalize communities. An action plan was subsequently developed based on the key assessments and CPTED strategies to address the concerns of the community.</p> <p>The NITF then initiated resource responses to the key recommendations. This included addressing concerns with the commercial properties on Bridger Road, addressing concerns within Cavanaugh Park, and increasing police services patrols in the area.</p> <p>The final phase of the Southwest Lake Forest Project included wrapping up the results to inform the community of completed projects and of future plans. Future plans include capital improvement projects, such as the redesign of Cavanaugh Park. Additionally, a flyer was distributed to residents to report on the neighborhood-specific issues addressed in the project efforts and will provide resources for future inquiries and services.</p> <p>The City of Lake Forest's Neighborhood Improvement Task Force (NITF) continues to make strides in enhancing community well-being in Southwest Lake Forest. Following the successful completion of the first two project phases, the NITF is now gearing up for its next endeavor, Area 3. At the end of 2024, the City began the process of seeking proposals from consultants for this project. It is anticipated the project will start in early 2025.</p>				