



## **Notice of Availability 2040 Lake Forest General Plan Draft Program Environmental Impact Report**

**Date:** November 8, 2019

**To:** State Clearinghouse  
State Responsible Agencies  
State Trustee Agencies  
Other Public Agencies  
Organizations and Interested Persons

**Lead Agency:** City of Lake Forest  
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**Project Title:** 2040 Lake Forest General Plan

**Project Location:** All lands within the City of Lake Forest

**Project Description:** The City of Lake Forest is preparing a comprehensive update to its existing General Plan, which was prepared in 1994 following the City's incorporation (a partial update involving the Land Use and Circulation Elements was completed in 2008). The General Plan Update is expected to be complete in early 2020.

The overall purpose of the Lake Forest General Plan is to create a policy framework that articulates a vision for the city's long-term physical form and development, while preserving and enhancing the quality of life for Lake Forest residents, and increasing opportunities for high-quality local job growth and housing options. The key components of the General Plan will include broad goals for the future of Lake Forest, and specific policies and actions that will help implement the stated goals.

The Lake Forest General Plan will include a comprehensive set of goals, policies, and actions (implementation measures), as well as a revised Land Use Map. The State requires that the General Plan contain seven mandatory elements: Land Use, Circulation, Housing, Open Space, Noise, Safety, and Conservation, as well as address issues related to climate change and resiliency planning and environmental justice, either as separate Elements or as components of the required Element framework. The Lake Forest General Plan will include all of the State-mandated elements, as well as optional elements, including Community Design (combined with the Land Use Element), Public Facilities, Economic Development, and Community Health and Wellness.

The EIR evaluates the anticipated development that could occur within the Planning Area if every parcel in the city developed at the densities and intensities expected under the proposed General Plan. While no specific development projects are proposed as part of the General Plan Update, the General Plan will accommodate future growth in Lake Forest, including new businesses, expansion of existing businesses, and new residential uses. The buildout analysis utilizes a 20-year horizon, and 2040 is assumed to be the buildout year of the General Plan.

Consistent with the draft General Plan Land Use Map, future growth would be focused in the five focus areas identified by the community and validated by the City Council. As shown in Table 2.0-2, buildout of the General Plan could yield a total of up to 51,334 housing units, a population of 152,462 people, 27,726,585 square feet of non-residential building square footage, and 52,241 jobs within the Planning Area. This represents development growth over existing conditions of up to 22,406 new housing units, 70,574 people, 12,410,885 square feet of new non-residential building square footage and 14,202 jobs.

**Public Review:** 45 days, extending from November 8, 2019 to December 23, 2019 at 5:00 p.m.

**Document Availability:** The Draft EIR and the Lake Forest General Plan are available for review at the City of Lake Forest Community Development Department, 25550 Commercentre Drive, Suite 100, Lake Forest, CA 92630 and online at <https://lakeforest.generalplan.org/>.

**Provision of Comments:** Members of the public and other interested agencies and individuals are invited to provide comments on the Lake Forest General Plan and Draft EIR. Written comments on the Lake Forest General Plan and the Draft EIR can be provided to the City at the address above during the 45-day public review period.

**Significant Environmental Impacts:** The Draft EIR identifies significant environmental impacts related to the following environmental topics: Agricultural Resources, Cumulative Agricultural Resources, Air Quality, Cumulative Air Quality, Wildfires, Cumulative Wildfires, and Irreversible Effects.

Governor's Office of Planning & Research

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