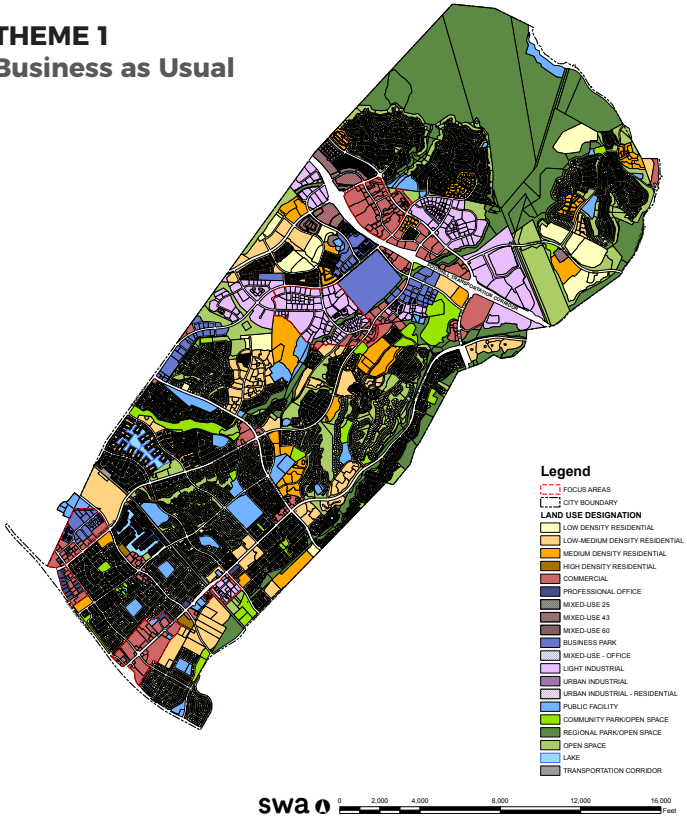


# Attachment 1

**THEME 1**  
**Business as Usual**



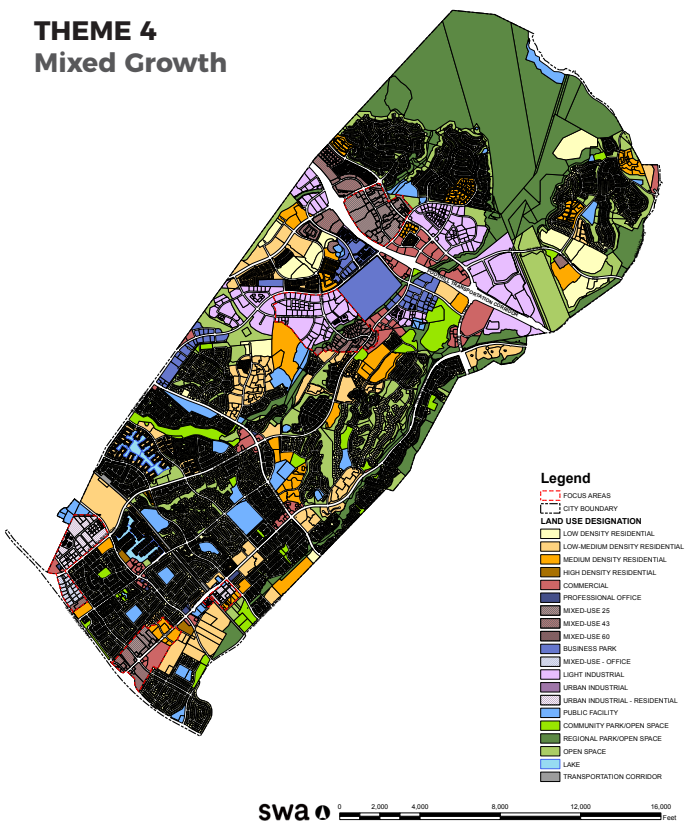
**THEME 2**  
**Expanded Housing Options**



**THEME 3**  
**Expanded Employment Options**



**THEME 4**  
**Mixed Growth**



**LAND USE THEMES**

Each Land Use Theme has been designed to meet the following objectives:

1. Preserve, protect, and enhance the City's existing residential neighborhoods
2. Support local businesses and industries
3. Strengthen the City's image and identity
4. Accommodate future growth in strategic locations near major roadways and transportation facilities
5. Allow for the development of thriving mixed-use activity centers where new housing opportunities can be located near desirable goods, services, and jobs
6. Expand the range of attainable housing choices to allow more people to live and work in Lake Forest
7. Expand the local economy by planning for emerging industries and employment opportunities
8. Create a fiscally-sustainable land use plan with balanced residential and nonresidential development

The information contained on this page represents only a snapshot of information regarding each Land Use Theme. Please see the Land Use Themes Report for more information including larger graphics and background information.

**Summary of Potential Buildout Under Land Use Themes Percentage Comparison**

	Existing Development 1, 2, 3	Theme 1: Business as Usual	Theme 2: Expanded Housing Choices			Theme 3: Expanded Employment Choices			Theme 4: Mixed Growth		
			Total	Change from BAU	% Change from BAU	Total	Change from BAU	% Change from BAU	Total	Change from BAU	% Change from BAU
<b>Units <sup>4</sup></b>	<b>28,984</b>	<b>33,894</b>	<b>48,087</b>	<b>14,192</b>	<b>29.5%</b>	<b>39,075</b>	<b>5,181</b>	<b>13.3%</b>	<b>43,288</b>	<b>9,394</b>	<b>21.7%</b>
Single Family	21,384	25,319	25,839	520	2.0%	25,712	394	1.5%	26,578	1,259	4.7%
Multifamily	7,600	8,575	22,248	13,672	61.5%	13,362	4,787	35.8%	16,710	8,134	48.7%
<b>Population <sup>4</sup></b>	<b>81,812</b>	<b>99,785</b>	<b>136,644</b>	<b>36,859</b>	<b>27.0%</b>	<b>113,335</b>	<b>13,549</b>	<b>12.0%</b>	<b>124,608</b>	<b>24,823</b>	<b>19.9%</b>
Single Family	60,541	76,704	78,118	1,414	1.8%	77,774	1,070	1.4%	80,129	3,425	4.3%
Multifamily	21,271	23,081	58,526	35,445	60.6%	35,561	12,480	35.1%	44,479	21,398	48.1%
<b>Nonresidential Square Feet</b>	<b>15,315,714</b>	<b>25,057,645</b>	<b>26,796,058</b>	<b>1,738,414</b>	<b>6.5%</b>	<b>30,100,888</b>	<b>5,043,243</b>	<b>16.8%</b>	<b>27,699,072</b>	<b>2,641,427</b>	<b>9.5%</b>
Retail	4,055,362	4,717,620	5,544,450	826,829	14.9%	5,522,234	804,614	14.6%	5,162,302	444,681	8.6%
Office	4,274,125	7,719,025	9,530,876	1,811,850	19.0%	10,472,573	2,753,548	26.3%	8,873,712	1,154,686	13.0%
Other <sup>5</sup>	6,986,228	12,620,999	1,720,733	(900,266)	-7.7%	14,10,081	1,485,082	10.5%	3,663,058	1,042,059	7.6%
<b>Jobs</b>	<b>36,749</b>	<b>45,977</b>	<b>50,750</b>	<b>4,773</b>	<b>9.4%</b>	<b>56,684</b>	<b>10,707</b>	<b>18.9%</b>	<b>51,079</b>	<b>5,102</b>	<b>10.0%</b>
Retail	9,012	10,207	12,100	1,892	15.6%	11,724	1,517	12.9%	10,960	752	6.9%
Office	12,212	14,853	19,038	4,185	22.0%	21,568	6,714	31.1%	17,388	2,535	14.6%
Other <sup>5</sup>	15,525	20,916	19,612	(1,304)	-6.7%	23,392	2,476	10.6%	22,732	1,815	8.0%

(1) U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates, Lake Forest, California.

(2) Existing nonresidential square footage is based on SCAG's 2016 Existing Land Use Inventory and typical nonresidential development intensities for existing projects in the City of Lake Forest. For example, 100 acres of "General Office" development at a typical floor area ratio of 0.30 FAR would yield 1,306,800 square feet of nonresidential development (100 acres x 43,560 square feet/acre x 0.30 FAR = 1,306,800 square feet). Assumptions for each existing nonresidential development type are included in Appendix A of the Land Use Themes Report for reference. This figure has been crosschecked with available commercial real estate transaction data from Costar which confirms the above estimate.

(3) Existing jobs estimates are based on 2015 Longitudinal Housing Employment Data prepared by the U.S. Census Bureau (note that 2015 represents the most recent data set for this source of employment information).

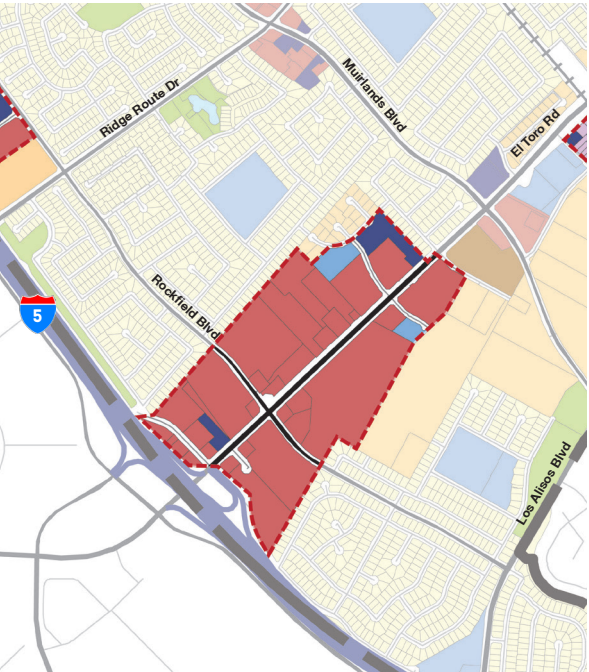
(4) See Appendix A for detailed assumptions by land use type, including expected densities, intensities, and average persons per household. Unit and population totals for all Land Use Themes reflect maximum development negotiated through approved Development Agreements.

(5) Other includes industrial development of all types and community and public facilities.



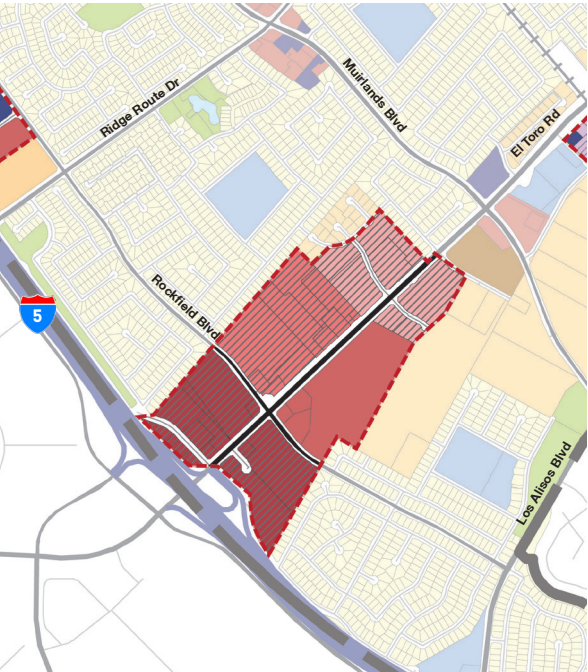
EL TORO ROAD CORRIDOR

THEME 1  
Business as Usual



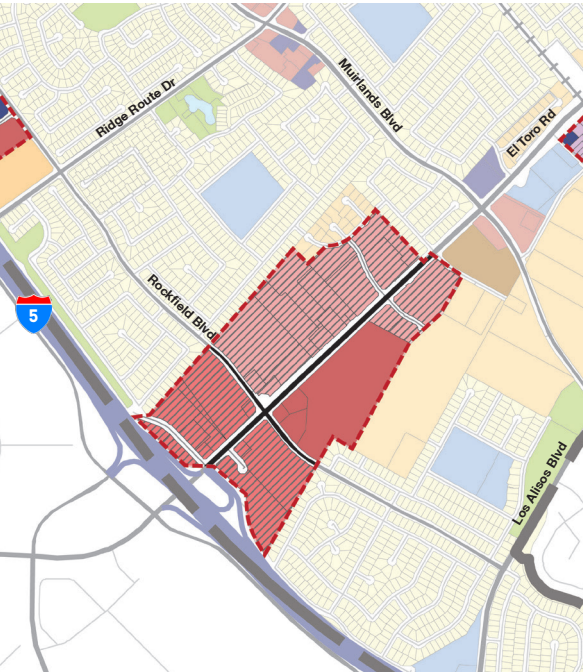
- Primarily commercial uses - no residential
- New investments at the Arbor have been successful

THEME 2  
Expanded Housing Options



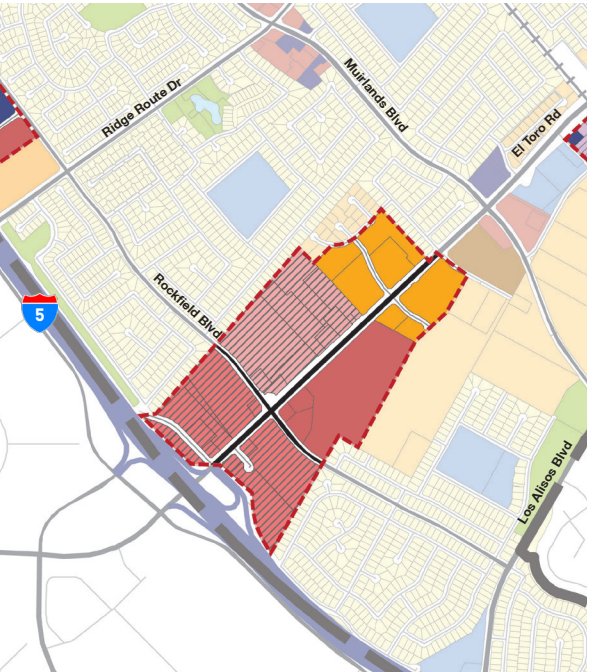
- Three tiered-approach to mixed-use development
- Highest densities and intensities by the freeway and stepping back to less intense uses towards Muirlands Blvd.
- Preserve the Arbors shopping center

THEME 3  
Expanded Employment Options



- Two tiered-approach to mixed-use development
- Highest densities and intensities by the freeway, lower densities and intensities beyond Rockfield Blvd
- Preserve the Arbors shopping center

THEME 4  
Mixed Growth



- Same as Theme 3, except with dedicated Medium Density residential development at northern end as transition to adjacent residential uses.

THEME 5  
GPAC Additional Consideration



- The General Plan Advisory Committee (GPAC) did not identify an alternative land use theme for this focus area.

LEGEND

	Low Density 2-7; du/ac		Business Park; 1.0:1 max FAR
	Low-Medium Density; 7-15 du/ac		Professional Office; 1.2:1 max FAR
	Medium Density; 15-25 du/ac		Mixed-Use Office; 1.5:1 max FAR
	High Density; 25-43 du/ac		Light Industrial; 0.60:1 max FAR
	Commercial; 1.0:1 max FAR		Urban Industrial; 1.0:1 max FAR
	Mixed-Use -25; 25 du/ac and 1.0:1 max FAR		Urban Industrial - Residential; 25 du/ac and 1.0:1 max FAR
	Mixed-Use -43; 43 du/ac and 1.2:1 max FAR		Community Park/Open Space
	Mixed-Use -60; 60 du/ac and 2.0:1 max FAR		Regional Park/Open Space
	Public Facility; 1.2:1 max FAR		Open Space

EL TORO ROAD CORRIDOR BUILDOUT POTENTIAL SUMMARY

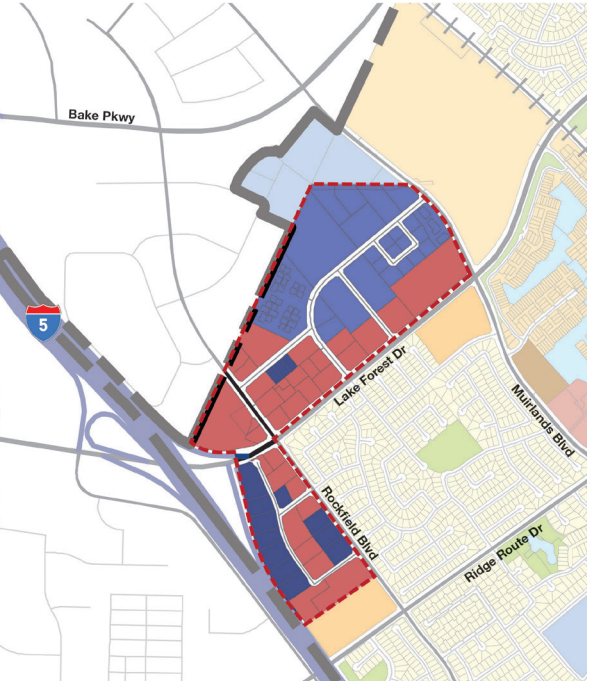
Focus Area Totals	Existing Development	Theme 1: Business as Usual	Theme 2: Expanded Housing Choices		Theme 3: Expanded Employment Choices		Theme 4: Mixed Growth		Theme 5: GPAC Additional Consideration	
			Total	Change from BAU	Total	Change from BAU	Total	Change from BAU	Total	Change from BAU
Units	0	0	3,140	100%	2,237	100%	2,237	100%	-	-
Population	0	0	8,172	100%	5,932	100%	5,932	100%	-	-
Nonresidential SF	757,944	1,188,752	1,773,545	49%	1,773,545	49%	1,367,566	15%	-	-
Jobs	1,694	2,704	3,941	46%	3,941	46%	3,039	12%	-	-
GPAC Poll Preference Tally	N/A	0	3		2		5		-	

The table shown above represents only a summary of the buildout potential of the Focus Area. Please see the Land Use Themes Report for a complete profile of the Focus Area and the assumptions applied to generate the above estimates. These figures represent potential development under the identified land use designations and themes, however there are a number of other factors which influence actual development including market demand, site design, and zoning requirements.



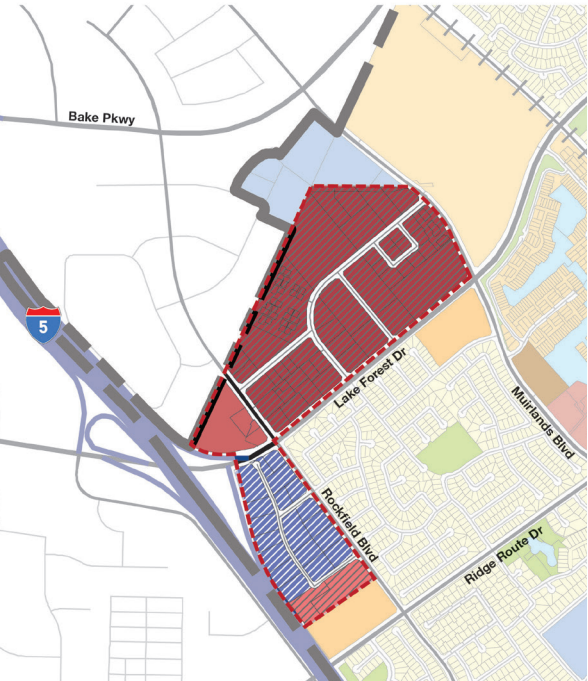
LAKE FOREST DRIVE CORRIDOR

THEME 1  
Business as Usual



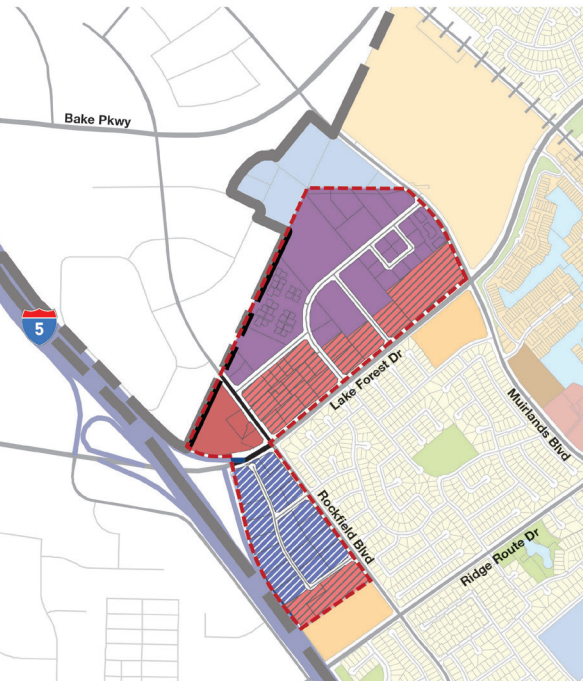
- Mix of professional office, business park, and commercial development surrounded by residential uses

THEME 2  
Expanded Housing Options



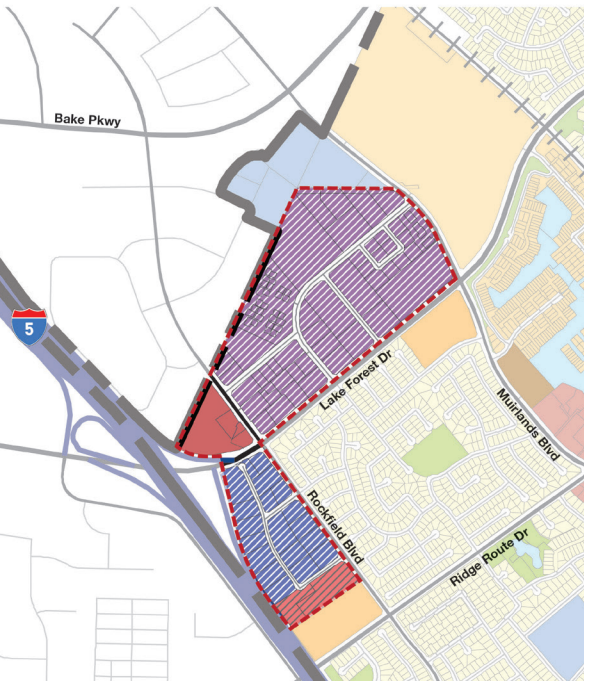
- Highest density and intensity mixed-use along City boundary and along major roadway corridor
- Mixed-Use Office along the freeway/highest visibility
- Mixed-Use 43 transition to adjacent residential

THEME 3  
Expanded Employment Options



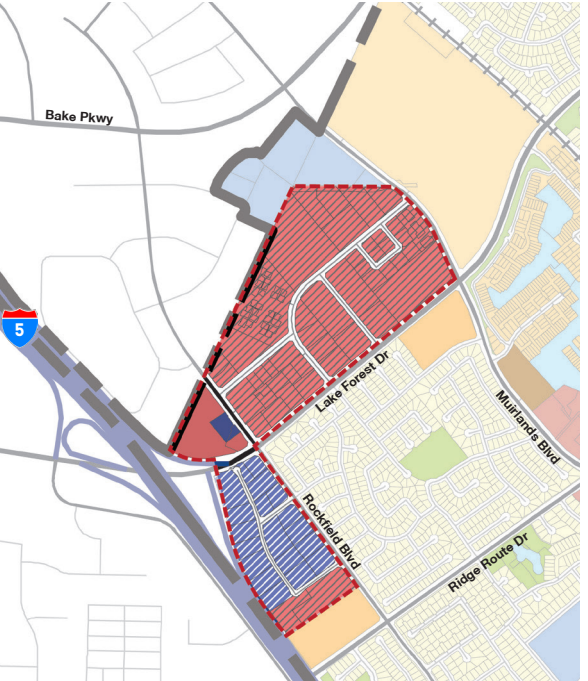
- Introduction of new Urban Industrial use along City boundary
- Mixed-Use 43 development along Lake Forest Drive
- Same uses as Theme 2 along I-5

THEME 4  
Mixed Growth



- Introduction of new Urban Industrial-Residential use north of Rockfield Blvd
- Same uses as Themes 2 and 3 along I-5

THEME 5  
GPAC Additional Consideration



- Modify Theme 2 to reflect MU-43 in place of MU-60 along Lake Forest Drive

LEGEND

	Low Density 2-7; du/ac		Business Park; 1.0:1 max FAR
	Low-Medium Density; 7-15 du/ac		Professional Office; 1.2:1 max FAR
	Medium Density; 15-25 du/ac		Mixed-Use Office; 1.5:1 max FAR
	High Density; 25-43 du/ac		Light Industrial; 0.60:1 max FAR
	Commercial; 1.0:1 max FAR		Urban Industrial; 1.0:1 max FAR
	Mixed-Use -25; 25 du/ac and 1.0:1 max FAR		Urban Industrial - Residential; 25 du/ac and 1.0:1 max FAR
	Mixed-Use-43; 43 du/ac and 1.2:1 max FAR		Community Park/Open Space
	Mixed-Use-60; 60 du/ac and 2.0:1 max FAR		Regional Park/Open Space
	Public Facility; 1.2:1 max FAR		Open Space

LAKE FOREST DRIVE CORRIDOR BUILDOUT POTENTIAL SUMMARY

Focus Area Totals	Existing Development	Theme 1: Business as Usual	Theme 2: Expanded Housing Choices		Theme 3: Expanded Employment Choices		Theme 4: Mixed Growth		Theme 5: GPAC Additional Consideration	
			Total	Change from BAU	Total	Change from BAU	Total	Change from BAU	Total	Change from BAU
Units	0	0	4,297	100%	1,078	100%	2,003	100%	2,822	100%
Population	0	0	11,085	100%	2,782	100%	5,169	100%	7,282	100%
Nonresidential SF	1,391,460	1,564,675	2,148,161	37%	3,097,769	98%	2,861,674	83%	2,148,161	37%
Jobs	2,839	3,307	4,934	49%	5,989	81%	5,330	61%	4,934	49%
GPAC Poll Preference Tally	N/A	0	0		5		0		6	

The table shown above represents only a summary of the buildout potential of the Focus Area. Please see the Land Use Themes Report for a complete profile of the Focus Area and the assumptions applied to generate the above estimates. These figures represent potential development under the identified land use designations and themes, however there are a number of other factors which influence actual development including market demand, site design, and zoning requirements.



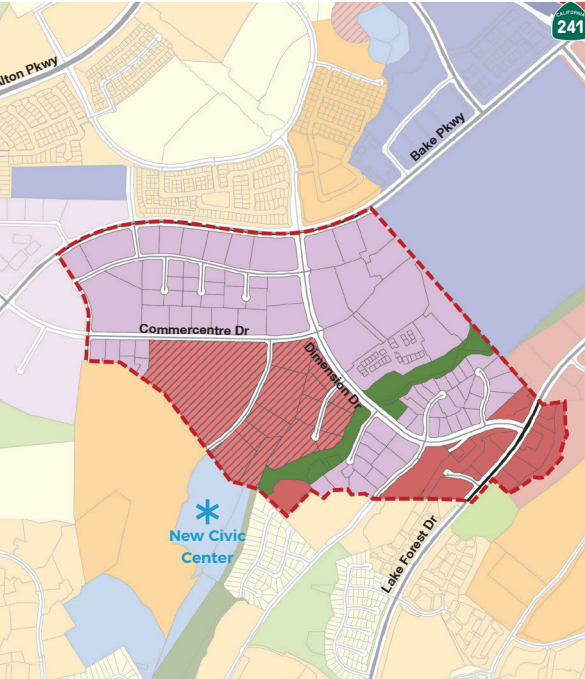
CIVIC CENTER AREA

THEME 1  
Business as Usual



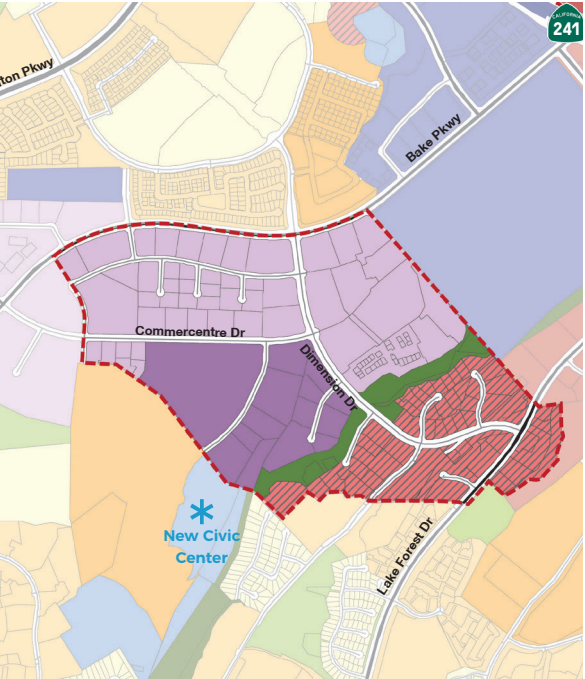
- Large area devoted to Light Industrial uses with support commercial along Lake Forest Drive

THEME 2  
Expanded Housing Options



- Introduction of new Mixed-Use 43 development at entryway to new Civic Center
- Maintain other Light Industrial and commercial uses

THEME 3  
Expanded Employment Options



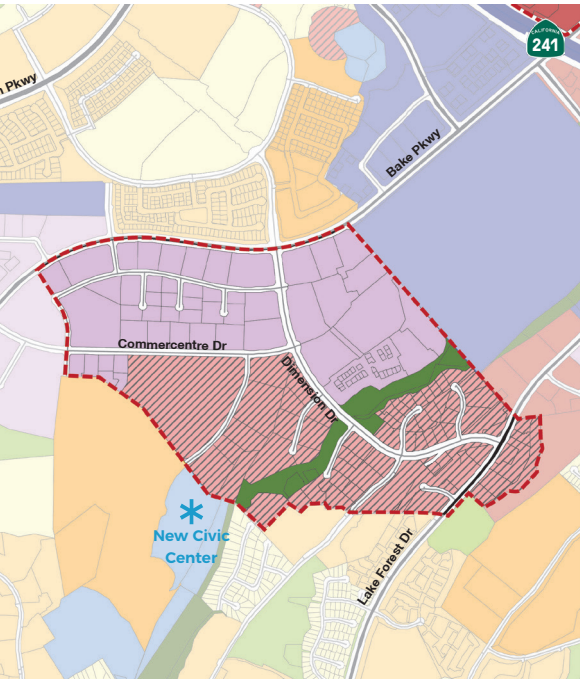
- Transition entrance to new Civic Center to more intense Urban Industrial use (versus Light Industrial)
- Allow for Mixed-Use 43 development along Lake Forest Drive and in proximity to open space facilities

THEME 4  
Mixed Growth



- Introduction of new Mixed-Use 43 development along Lake Forest Drive (existing commercial and light industrial uses)
- Maintain all other areas consistent with Theme 1

THEME 5  
GPAC Additional Consideration



- Combine Themes 2 and 4 so that mixed-use development is allowed both at the core of the Civic Center Area and along Lake Forest Drive
- Allow for development at MU-25 in both Mixed-Use locations

LEGEND

	Low Density 2-7; du/ac		Business Park; 1.0:1 max FAR
	Low-Medium Density; 7-15 du/ac		Professional Office; 1.2:1 max FAR
	Medium Density; 15-25 du/ac		Mixed-Use Office; 1.5:1 max FAR
	High Density; 25-43 du/ac		Light Industrial; 0.60:1 max FAR
	Commercial; 1.0:1 max FAR		Urban Industrial; 1.0:1 max FAR
	Mixed-Use -25; 25 du/ac and 1.0:1 max FAR		Urban Industrial - Residential; 25 du/ac and 1.0:1 max FAR
	Mixed-Use-43; 43 du/ac and 1.2:1 max FAR		Community Park/Open Space
	Mixed-Use-60; 60 du/ac and 2.0:1 max FAR		Regional Park/Open Space
	Public Facility; 1.2:1 max FAR		Open Space

CIVIC CENTER AREA BUILDOUT POTENTIAL SUMMARY

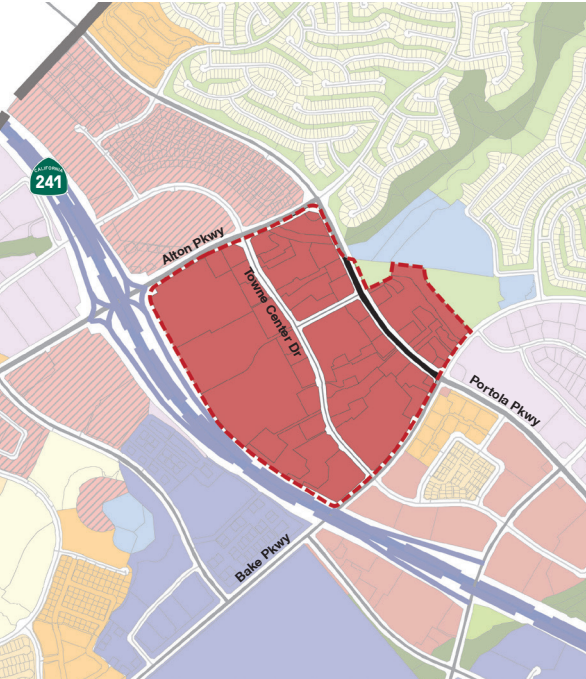
Focus Area Totals	Existing Development	Theme 1: Business as Usual	Theme 2: Expanded Housing Choices		Theme 3: Expanded Employment Choices		Theme 4: Mixed Growth		Theme 5: GPAC Additional Consideration	
			Total	Change from BAU	Total	Change from BAU	Total	Change from BAU	Total	Change from BAU
Units	0	0	1,680	100%	1,670	100%	1,670	100%	2,303	100%
Population	0	0	4,334	100%	4,310	100%	4,310	100%	6,265	100%
Nonresidential SF	2,567,862	3,100,446	3,214,791	4%	4,361,290	41%	3,332,185	7%	3,446,530	11%
Jobs	5,223	5,331	6,030	13%	7,774	46%	6,059	14%	6,758	27%
GPAC Poll Preference Tally	N/A	0	0		0		0		9	

The table shown above represents only a summary of the buildout potential of the Focus Area. Please see the Land Use Themes Report for a complete profile of the Focus Area and the assumptions applied to generate the above estimates. These figures represent potential development under the identified land use designations and themes, however there are a number of other factors which influence actual development including market demand, site design, and zoning requirements.



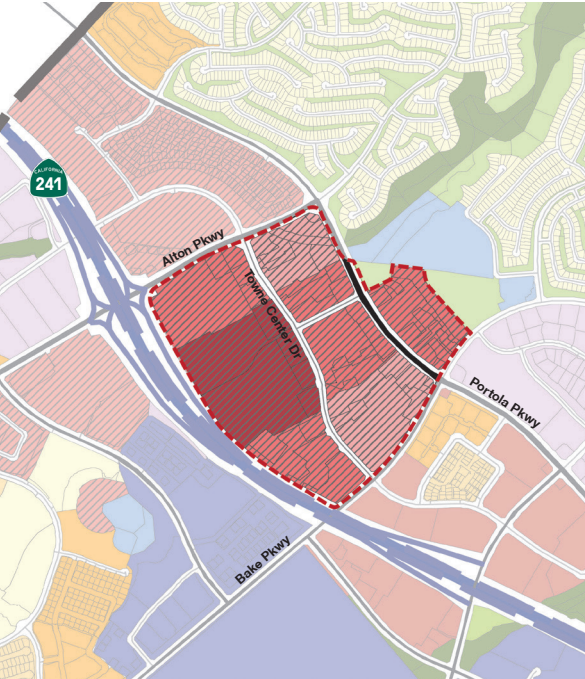
FOOTHILL RANCH TOWNE CENTRE

THEME 1  
Business as Usual



- 100% commercial uses

THEME 2  
Expanded Housing Options



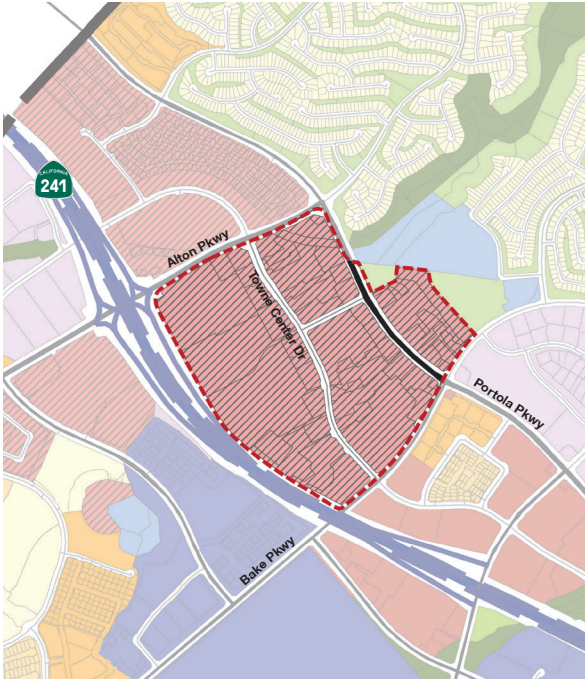
- Tiered approach to mixed-use development, with highest densities and intensities located at the core of the focus area and along the Foothill Transportation Corridor
- Less intense and dense mixed-use along Portola Pkwy

THEME 3  
Expanded Employment Options



- Creation of major office business campus with more intense office development than other areas
- Allows for commercial uses but focuses future growth on new multistory office development

THEME 4  
Mixed Growth



- Consistent application of Mixed-Use 25 Essentially allows for the introduction of new residential development at densities up to 25 du/ac in existing commercial center
- **GPAC Policy Recommendation: Identify area where craft production uses are desirable**

THEME 5  
GPAC Additional Consideration



- The General Plan Advisory Committee (GPAC) did not identify an alternative land use theme for this focus area, however they did identify a policy priority to modify Theme 4, as reflected to the left.

LEGEND

	Low Density 2-7; du/ac		Business Park; 1.0:1 max FAR
	Low-Medium Density; 7-15 du/ac		Professional Office; 1.2:1 max FAR
	Medium Density; 15-25 du/ac		Mixed-Use Office; 1.5:1 max FAR
	High Density; 25-43 du/ac		Light Industrial; 0.60:1 max FAR
	Commercial; 1.0:1 max FAR		Urban Industrial; 1.0:1 max FAR
	Mixed-Use -25; 25 du/ac and 1.0:1 max FAR		Urban Industrial - Residential; 25 du/ac and 1.0:1 max FAR
	Mixed-Use-43; 43 du/ac and 1.2:1 max FAR		Community Park/Open Space
	Mixed-Use-60; 60 du/ac and 2.0:1 max FAR		Regional Park/Open Space
	Public Facility; 1.2:1 max FAR		Open Space

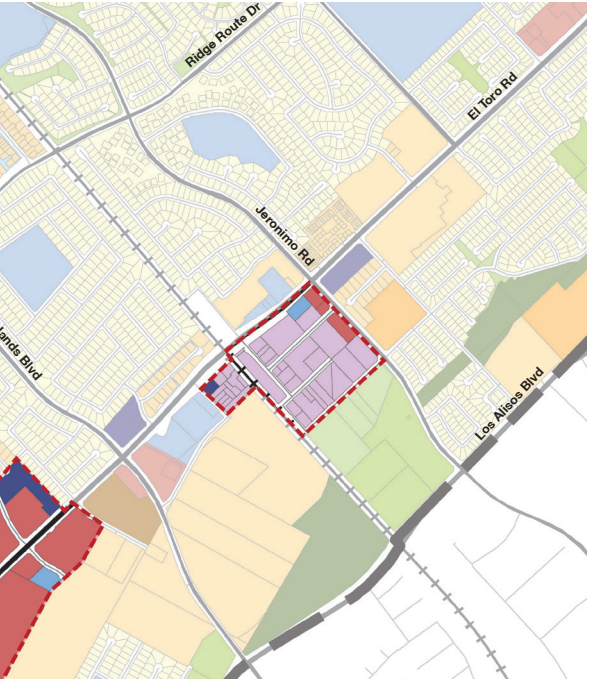
FOOTHILL RANCH TOWNE CENTRE BUILDOUT POTENTIAL SUMMARY

Focus Area Totals	Existing Development	Theme 1: Business as Usual	Theme 2: Expanded Housing Choices		Theme 3: Expanded Employment Choices		Theme 4: Mixed Growth		Theme 5: GPAC Additional Consideration	
			Total	Change from BAU	Total	Change from BAU	Total	Change from BAU	Total	Change from BAU
Units	0	0	4,527	100%	0	100%	2,897	100%	-	-
Population	0	0	11,770	100%	0	100%	7,881	100%	-	-
Nonresidential SF	1,185,954	1,434,213	2,294,741	60%	2,868,426	100%	2,294,741	60%	-	-
Jobs	2,696	3,187	5,099	60%	7,171	125%	5,099	60%	-	-
GPAC Poll Preference Tally	N/A	0	2		0		9		-	

The table shown above represents only a summary of the buildout potential of the Focus Area. Please see the Land Use Themes Report for a complete profile of the Focus Area and the assumptions applied to generate the above estimates. These figures represent potential development under the identified land use designations and themes, however there are a number of other factors which influence actual development including market demand, site design, and zoning requirements.

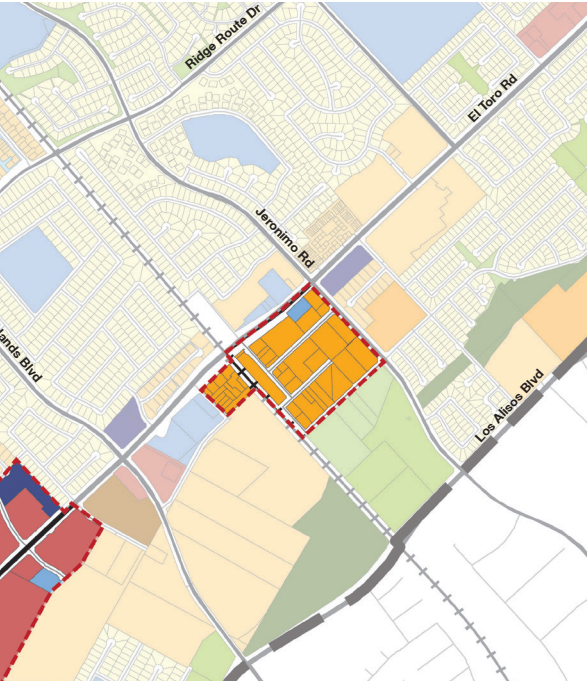


THEME 1  
Business as Usual



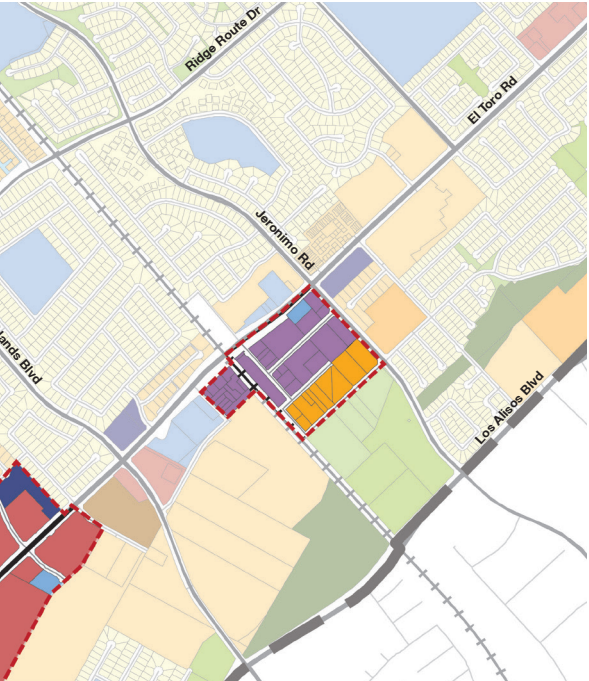
- Primarily light industrial uses with some limited support commercial uses

THEME 2  
Expanded Housing Options



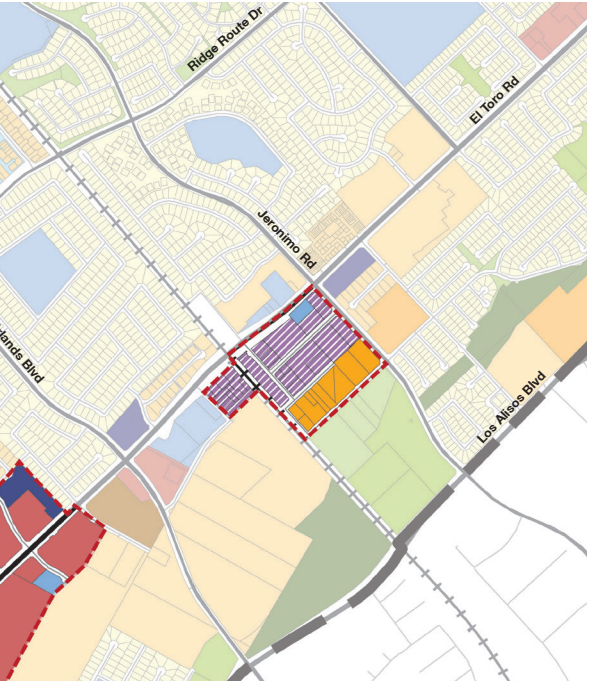
- Transition focus area to Medium Density residential development (no commercial or light industrial uses) at densities between 15 and 25 du/ac

THEME 3  
Expanded Employment Options



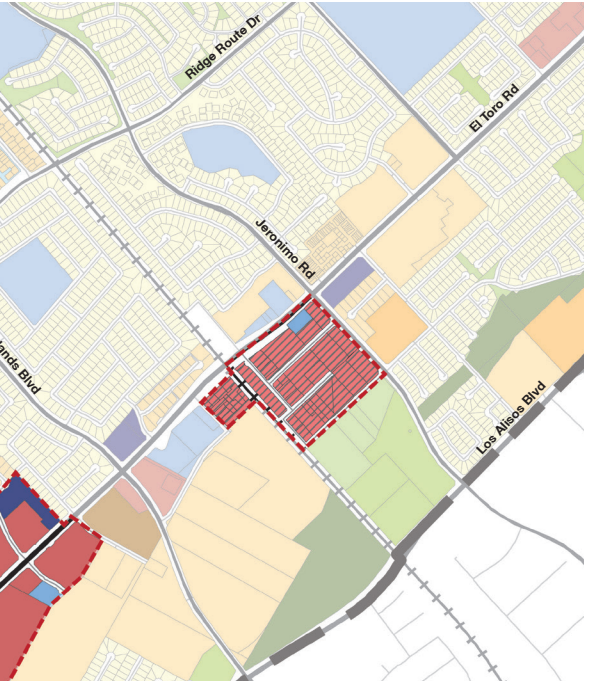
- Maintain a portion for the focus area for more intense industrial development depicted with the Urban Industrial designation
- Introduce Medium Density residential adjacent to recreation facility

THEME 4  
Mixed Growth






- Allow for a mix of industrial and residential uses in the Urban Industrial Residential area
- Introduce Medium Density residential adjacent to recreation facility (same as Theme 3)

THEME 5  
GPAC Additional Consideration



- Designate the entire area, except for the Public Facility, as MU-43 to spur redevelopment

LEGEND

	Low Density 2-7; du/ac		Business Park; 1.0:1 max FAR
	Low-Medium Density; 7-15 du/ac		Professional Office; 1.2:1 max FAR
	Medium Density; 15-25 du/ac		Mixed-Use Office; 1.5:1 max FAR
	High Density; 25-43 du/ac		Light Industrial; 0.60:1 max FAR
	Commercial; 1.0:1 max FAR		Urban Industrial; 1.0:1 max FAR
	Mixed-Use -25; 25 du/ac and 1.0:1 max FAR		Urban Industrial - Residential; 25 du/ac and 1.0:1 max FAR
	Mixed-Use-43; 43 du/ac and 1.2:1 max FAR		Community Park/Open Space
	Mixed-Use-60; 60 du/ac and 2.0:1 max FAR		Regional Park/Open Space
	Public Facility; 1.2:1 max FAR		Open Space

LIGHT INDUSTRIAL/RAIL CORRIDOR BUILDOUT POTENTIAL SUMMARY

Focus Area Totals	Existing Development	Theme 1: Business as Usual	Theme 2: Expanded Housing Choices		Theme 3: Expanded Employment Choices		Theme 4: Mixed Growth		Theme 5: GPAC Additional Consideration	
			Total	Change from BAU	Total	Change from BAU	Total	Change from BAU	Total	Change from BAU
Units	0	0	601	100%	183	100%	601	100%	874	100%
Population	0	0	1,634	100%	497	100%	1,575	100%	2,254	100%
Nonresidential SF	217,800	396,178	0	-100%	662,112	67%	496,584	25%	475,675	20%
Jobs	418	680	0	-100%	1,104	62%	828	22%	1,057	55%
GPAC Poll Preference Tally	N/A	0	1		1		1		8	

The table shown above represents only a summary of the buildout potential of the Focus Area. Please see the Land Use Themes Report for a complete profile of the Focus Area and the assumptions applied to generate the above estimates. These figures represent potential development under the identified land use designations and themes, however there are a number of other factors which influence actual development including market demand, site design, and zoning requirements.