

GENERAL PLAN FACT SHEET



What is a General Plan?

The state of California requires every city and county in California to adopt a General Plan, which is the **local government's long-term blueprint** "for the physical development of the city and any land outside its boundaries that bears relation to its planning." The General Plan represents the community's view of its future and expresses the long-term growth and development goals. **It addresses issues that impact the entire city**, such as how land is used, where buildings are built, the locations of roads and parks, safety, noise, and more.

The General Plan contains the goals and policies upon which the City Council and Planning Commission will base their land use decisions. **All city plans, zoning, and private development must be consistent with the diagrams and policies in the General Plan.**

The General Plan will be accompanied by an Environmental Impact Report (EIR), as required by State law. The EIR ensures that environmental opportunities and constraints are identified and incorporated into the planning process, and identifies policies that can mitigate any adverse environmental effects of other aspects of the Plan.



Why is the City updating its General Plan?

The City's current General Plan is over 20 years old. Since that time the City has undergone a number of significant changes including 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 City's current General Plan has served Lake Forest well over the past 20 years, but **a modern General Plan will help reflect contemporary community values and priorities** and provide the framework to balance a high quality-of-life with improved economic and fiscal conditions over the next 20 years. The goals, policies, and actions of the General Plan will serve as the City's roadmap for future decision-making and provide the community, staff, and elected and appointed officials with clear direction on where the City wants to go and what needs to happen in order to get there.

What topics are addressed in the General Plan?

General Plans are divided into elements based on specific topics. There are seven mandatory elements:

- » Land Use
- » Circulation
- » Housing
- » Conservation
- » Open Space
- » Safety
- » Noise

State law allows local governments to organize and format their general plans however they desire, as long as the required topics or elements are addressed. Cities can also choose to include additional elements, such as community design, economic development, or historical resources.

As a part of preparing the General Plan Update, the existing elements may be reorganized and new elements may be added to emphasize new planning issues that have arisen since the current General Plan was adopted.

What is the schedule for the General Plan?

The Lake Forest General Plan Update will take place over a **two-year period** from 2017 to approximately 2019.

What is an EIR?

An Environmental Impact Report (EIR) is a **comprehensive assessment of the environmental effects that could result from implementation of the proposed plan and amendments**. It is prepared in compliance with the California Environmental Quality Act. In addition to addressing potential impacts related to community concerns such as aesthetics, biological resources, recreation, traffic, and infrastructure, the EIR will also identify mitigation to reduce or avoid significant impacts.

Who is working on the General Plan?

The Lake Forest General Plan project team is led by **planning and economic development professionals from the City of Lake Forest** as well as specialists in city planning, transportation, infrastructure, economic development, and architecture. Participants in public outreach process will include leadership of the City of Lake Forest (elected and appointed officials, staff), regional regulators and public agencies, community leaders, interest groups, and community members.



How can I get involved?

The City of Lake Forest is committed to involving the community in the planning process. The General Plan Update process provides residents, businesses, and interested parties the chance to help guide the future of the community.

A **successful General Plan will reflect the community's vision and priorities**, and we believe that your voice is vital to producing a plan that will reflect your vision for the city's future. **Community input is needed to establish the long-term vision for Lake Forest and to identify key issues and priorities.**

As the City embarks on the next comprehensive update of its General Plan, community members will play a key role in the visioning process. Areas of focus will include promoting business development, attracting jobs, preserving natural resources, and enhancing the community character and quality of life - everyone is a stakeholder. **The General Plan Update process provides an opportunity for community members to discuss and weigh in on the City's future.** We encourage you to take advantage of the many opportunities to participate, including meetings, workshops, and public hearings.

In order to collect community input in an open, engaging, and actionable way, **the City has designed a series of community venues and events** where you will have the opportunity to participate in and be informed of the planning process. These include:

- » Visioning Workshops
- » General Plan Advisory Group (GPAC)
- » Stakeholder Interviews
- » Open House
- » Public Review
- » Draft General Plan
- » Planning Commission
- » City Council Hearings

Get Involved!



Visit the General Plan website to learn more:

www.LakeForest.GeneralPlan.org