



TO: Lake Forest General Plan Advisory Committee (GPAC)
FROM: Amanda Tropiano, De Novo Planning Group
SUBJECT: General Plan Conservation and Public Facilities Memorandum
DATE: March 29, 2019

The seventh GPAC meeting, scheduled for April 4, 2019, will focus on the topics of conservation and public facilities. This meeting packet includes specific reading materials related to public facilities (utilities, community services, and growth management) and conservation (which includes air quality, greenhouse gases, and conservation of natural resources) and raises key issues to consider in preparation for the GPAC meeting. The Conservation Element is a required element to the City's General Plan; while General Plans are not required to have a separate stand-alone "Public Facilities" element, the City currently has a Public Facilities and Growth Management Element and these topics are expected to be addressed in the Updated General Plan as well. Please note that the topic of Parks and Recreation, including natural open spaces, passive and active recreation facilities, and recreational programs, will be discussed as its own topic at our May 2019 GPAC meeting.

Required Reading

Prior to the meeting on April 4th meeting, please briefing review the following items:

- Existing Conditions Report
 - [Community Services and Facilities](#) (all sections EXCEPT 7.6: Parks and Recreation, which will be discussed at our May 2019 meeting)
 - [Greenhouse Gas and Climate Change](#)
 - [Conservation](#)
- [Current General Plan Public Facilities and Growth Management Element](#)
- [Current General Plan Recreation and Resources Element](#) (all sections EXCEPT those related to Parks and Recreation and Natural Open Space, which will be discussed at our May 2019 meeting)
- [California Office of Planning and Research Conservation Element Guidelines](#)

Public Facilities Background

The City's current Public Facilities and Growth Management Element addresses a range of important topics, although many of these are optional topics the City has decided to address in its General Plan (i.e., they are not required by the California Government Code). While not required by State law, these topics are commonly addressed in General Plans, were addressed in the current General Plan, and are

planned for inclusion in the new General Plan. In general, the topics covered by this element can be grouped into three categories: utilities, community services, and growth management.

Utilities include water supplies; wastewater services (sewer); natural gas, electricity, and telecommunications; and drainage infrastructure (flood control).

Community Services include police and law enforcement; libraries; and schools.

Growth Management addresses topics such as regional transportation (discussed at the Mobility GPAC meeting), Jobs/Housing Balance (discussed at the Economic Development GPAC meeting), and Interjurisdictional Coordination and Cooperation (discussed throughout many General Plan topic themes such as land use, transportation, economic development, and safety). In general, the “growth management” topics considered in the current Public Facilities element will continue to be addressed in the new General Plan, however it is expected that the topics will be integrated into their larger discussion areas to create more streamlined and consistent policy guidance.

Public Facilities Discussion Topics

- A new Lake Forest Civic Center is currently under construction and will open this year. The Lake Forest Civic Center will include the following facilities:
 - Community and Conference Center
 - Senior Center
 - Council Chambers/Performing Arts Hall
 - Administration Building
 - Community Policing Center
 - Emergency Operations Center
 - Electrical Vehicle Charging Stations
 - Connections to Serrano Creek Trail
- In light of the City's new Civic Center and its range of facilities, are there other improvements in governmental services, including civic buildings and facilities, needed elsewhere in the City? If so, what improvements should be considered in the General Plan?
- In most cases, the Public Facilities and Growth Management Element outlines a policy framework whereby the City will work closely with regional agencies and partners to address issues of local concern. In addition to continuing to work with these partners, are there other actions you would like to see the City take related to its utility infrastructure or community services?
- Are there specific water and/or sewer infrastructure projects that the City should prioritize in its collaboration/coordination with local water and sewer service districts serving the City?

- Are there new or improved policy approaches to police and fire protection that should be included in the General Plan Update?
- Given that the City does not own or operate school sites, what policy approaches should the City include in the General Plan to ensure that residents have access to high quality educational opportunities?
- How can Lake Forest enhance civic engagement and improve public participation in local government?
- Given that services such as high-speed internet access are provided by the private sector, are there any notable deficiencies in local services that should be addressed in the General Plan?
- Are there any other specific topics or ideas related to public facilities that you would like to discuss, or feel should be addressed in the General Plan Update?

Conservation Background

State law required the General Plan to include a Conservation Element, which addresses the conservation and utilization of natural resources, including natural habitats, riparian corridors, special status species, and soils/hillsides. This element also addresses the topics of energy conservation, air quality, water quality, and the preservation of cultural and historical resources.

The City's current General Plan primarily addresses these topics primarily in the Recreation and Resources Element, which combines the state-required topics of Conservation as well as Open Space. As previously noted, at the GPAC's next meeting (May 2019) we will focus the discussion specifically on parks, recreation, and the use and preservation of natural open space areas, thereby addressing the Open Space requirements and the "other side" of the City's current Recreation and Resources Element.

The South Coast Air Quality Management District requires that air quality be addressed in General Plans. **Air Quality** is a sub-topic of the current Recreation and Resources Element and is part of the GPAC's April discussion agenda. The purpose of the air quality discussion is to reduce pollutant levels through stationary source, mobile source, transportation and land use control measures, and energy conservation measures.

Conservation Discussion

- What are your initial thoughts after reading the existing Recreation and Resources Element (excluding the discussion on Parks and Open Space)?
 - Does it address the full range of conservation-related issues that are important to you?
 - Do you disagree with any of the policy approaches?
 - Are there specific issues or topics that should be addressed differently?

- What role can existing and emerging technologies play in Lake Forest's future sustainability plans?
- How aggressive should Lake Forest be in terms of requiring energy efficiency in new building construction?
 - a. The benefits of more robust energy efficiency requirements are rather obvious- they reduce energy usage and consumption in new development. This often translates into lower utility bills for owners and tenants.
 - b. The downside of more robust energy efficiency requirements in new development are increased construction costs, which usually translates into higher home and building prices, and increased rents and mortgages.
- In general, what strategies and approaches should the General Plan consider in order to improve energy efficiency and decrease GHG and air quality emissions?
- Are there opportunities for increased alternative fuel and electric vehicle use and charging opportunities in Lake Forest?
- Should the City bolder and strengthen requirements for low impact development (LID) techniques in new development to improve surface water quality?
 - LID strategies may include the use of permeable surfaces, bioswales, and other techniques to naturally filter and clean runoff.
- What steps should the City consider to encourage the use of reusable products or other strategies to reduce waste?
- Are there opportunities for local energy production (i.e., solar roofs or other facilities)?
 - How aggressive should the City be in promoting or requiring the use of alternative energy supplies in Lake Forest?
- Are there local solutions to address air quality (i.e., use of electric equipment and dust control measures?)