



**SPECIAL MEETING
PUBLIC NOTICE
PUBLIC HEARING TO BE HELD BY
THE CITY OF LAKE FOREST PLANNING COMMISSION**

Subject: City of Lake Forest General Plan Update

Hearing Date: December 5, 2019
Hearing Time: 6:30 p.m.
Hearing Location: City of Lake Forest City Council Chambers
25550 Commercentre Drive, #100, Lake Forest, CA 92630

Project Location: Citywide

Project Applicant: City of Lake Forest

Project Description: The City of Lake Forest is considering a comprehensive update of the City's General Plan to provide an updated policy framework and consolidated land use designations intended to guide future growth and development in Lake Forest. The General Plan Update would establish new goals, policies, action items, illustrations, and diagrams necessary to bring the General Plan into compliance with current State law and to reflect the community's visions and values. The General Plan Update would include State-mandated elements of Land Use, Open Space, Conservation, Safety, Noise, and Circulation as well as optional Community Design, Public Facilities, Economic Development, and Community Health and Wellness Elements. The General Plan Update would supersede the City's existing General Plan, adopted in 1994, with the exception of the Housing Element, which was updated in 2013 in compliance with State law. The Lake Forest Planning Commission will review the General Plan Update and consider a recommendation to the City Council on its approval.

Environmental Documentation: Pursuant to the California Environmental Quality Act (CEQA) and the State CEQA Guidelines, an Environmental Impact Report (EIR) has been prepared for the project and is being circulated for public review between November 8, 2019 and December 23, 2019. The EIR is on file and available for public review at the Lake Forest City Hall, 25550 Commercentre Drive, Suite 100, Lake Forest, California 92630 and online at <https://www.lakeforestca.gov/998/Draft-2040-General-Plan>. The Lake Forest Planning Commission will review the Draft EIR and consider a recommendation to the City Council on its certification.

All persons either favoring or opposing this proposal are invited to present their views at this public hearing. The Lake Forest Planning Commission requests that written comments and/or supporting documents be submitted to the Secretary to the Planning Commission before commencement of this hearing.

Any petition for judicial review of a decision of the Lake Forest Planning Commission is controlled by the statute of limitations provisions set forth in Sections 2.50.010 and 2.50.020 of the Lake Forest Municipal Code and Sections 1094.5 and 1094.6 of the California Code of Civil Procedure. Any action or proceeding to attack, review, set aside, or void any decision of the Lake Forest Planning Commission is controlled by Section 2.50.010 and Section 2.50.020 of the Lake Forest Municipal Code ("LFMC"). Any such action or proceeding that seeks judicial review of, attacks, or seeks to set aside or void any decision of the Lake Forest Planning Commission shall be limited to those issues raised at the hearing as provided in Chapter 2.50 of the LFMC. Copies of the procedures for the conduct of City Council public hearings are available from the City Clerk. Here, the Planning Commission is considering a recommendation to the City Council, and such

recommendation, if made, will be forwarded to the City Council for further action. Any action challenging the City Council's decision must be commenced within the time limits specified in Chapter 2.50 of the LFMC.

If you wish to challenge the Lake Forest Planning Commission's action noticed above in court, the challenge will be limited only to those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Secretary to the Planning Commission at, or prior to, the public hearing described in this notice, and the action must be commenced within the time limits specified in Chapter 2.50 of the LFMC.

For additional information, please contact Gayle Ackerman, AICP, Director of Community Development, City of Lake Forest, at (949) 461-3463 or via e-mail at gackerman@lakeforestca.gov.

/s/Maria Huizar
City Clerk