



AIRPORT LAND USE COMMISSION

FOR ORANGE COUNTY

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AGENDA ITEM 1

December 19, 2019

TO: Commissioners/Alternates

FROM: Lea Choum, Executive Officer

SUBJECT: City of Lake Forest General Plan Update - Review for Consistency with the *Airport Environs Land Use Plan (AELUP) for Heliports*

Background

On March 16, 2006, your Commission conducted a workshop per Public Utilities Code (PUC) 21676(a) to review the General Plans for the cities of Lake Forest, Laguna Woods, Laguna Hills and Mission Viejo for consistency with the *AELUP for Heliports*. At that time, ALUC staff reviewed the aforementioned General Plans and it was our recommendation that the cities consider addressing the items listed below in their next General Plan update and then return to your Commission for consistency consideration:

- 1) Clarify in the General Plan if Heliports/Helistops are permitted within the jurisdiction.
- 2) If development of Heliports/Helistops are permitted, the General Plan should address compliance with the *AELUP for Heliports* by incorporating the following language into the document:

“The City will ensure that each applicant, seeking a Conditional Use Permit or similar approval for the construction or operation of a heliport or helistop, complies fully with the state permit procedure provided by law and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), by the Airport Land Use Commission for Orange County (ALUC) and by Caltrans/Division of Aeronautics. This requirement shall be in addition to all other City development requirements.”

- 3) The General Plan should reference building height restrictions imposed by the FAA and it is suggested the General Plan include the following language:

“The City will ensure that development proposals including the construction or alteration of a structure more than 200 feet above ground level, reference North American Vertical Datum 1988 (NAVD88), must fully comply with procedures provided by Federal and

State law, with the referral requirements of the ALUC, and with all conditions of approval imposed or recommended by the FAA and ALUC including filing a Notice of Proposed Construction or Alteration (FAA Form 7460-1). This requirement shall be in addition to all other City development requirements.”

- 4) Remove aviation-related references to Marine Corps Air Station (MCAS) El Toro from the General Plan. As of July 21, 2005, the AELUP for MCAS El Toro is no longer applicable to that property per Resolution No. 2005-1 adopted by the ALUC.

Proposed Project

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 City’s General Plan and Zoning Code allow Heliports and Helistops to be developed, and the City is requesting a Consistency Determination with the *AELUP for Heliports*. The General Plan Update was reviewed by the City’s Planning Commission on December 5, 2019, and is scheduled for review by the City Council on January 7, 2020 and January 21, 2020.

In the City’s proposed update, they have addressed all four issues listed above.

Land Use Element

The Land Use and Design Element (Pages LU-12 and LU-13 of the Draft 2040 General Plan) contains a section titled Compatible Development (See Attachment 1). The section includes eleven Land Use Policies, including two that were recommended by ALUC staff. They are as follows:

LU-2.10 Heliports. Ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law and compliance with the Airport Environs Land Use Plan for Heliports, including referral of the project to the Orange County Airport Land Use Commission (ALUC) by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), ALUC, and Caltrans, including the filing of a Form 7480-1 (Notice of Landing Area Proposal) with the FAA. This requirement shall be in addition to all other City development requirements.

LU-2.11 Federal Aviation Administration Imposed Height Restrictions. Require projects 200 feet above ground level to file with the Federal Aviation Administration (FAA) Form 7460-1 Notice of Proposed Construction and Alteration and provide notification to the ALUC; note that the City of Lake Forest prohibits development at this height but should projects at this height be considered at some point in the future, this policy shall apply.

Other Elements

No other Draft General Plan Elements refer to heliports.

References to Marine Corps Air Station (MCAS) El Toro

Previous versions of the General Plan contained references to MCAS El Toro in the Land Use Element, Housing Element and Safety and Noise Element. The proposed General Plan Update does not contain aviation-related references to Marine Corps Air Station (MCAS) El Toro.

For additional information, the submittal package from the City of Lake Forest is included as Attachment 2.

Conclusion

Staff has found that the General Plan Update adequately addresses policies related to heliports and height restrictions. Staff recommends that the Commission find the General Plan Update consistent with the *AELUP for Heliports*.

Recommendation

That the Commission find the City of Lake Forest 2040 General Plan Update to be consistent with the *AELUP for Heliports*.

Respectfully submitted,

Lea U. Choum
Executive Officer



Attachments:

1. Land Use and Design Element
2. Submittal Package from the City of Lake Forest



Introduction to Land Use and Design

The Land Use Element is a guide to land use planning in Lake Forest and provides a framework for the environmental and infrastructure issues examined in the other General Plan elements. The Land Use Element identifies how land will be used in the future—for housing, commercial, and business centers, public facilities, parks, open space, and transportation. The Land Use Plan is designed to:

- encourage economic development in strategic focus areas located adjacent to major roadways and transportation corridors,
- preserve and protect the City's existing residential neighborhoods,
- support expanded housing and employment opportunities,
- and promote a strong sense of place and identity in Lake Forest.

Organization of Element

The Land Use Element goals and policies will address each of the following topics as they relate to Lake Forest:

- Land Use Mix
- Compatible Development
- Placemaking
- Streetscapes
- Focus Areas for Economic Growth

Contents:

- + Land Use Mix
- + Compatible Development
- + Placemaking
- + Streetscapes
- + Focus Areas for Economic Growth

Overview

The Land Use Element provides for a development and resource conservation pattern that preserves and protects Lake Forest's unique character while promoting opportunities for economic development, high-quality local job growth, and robust natural resources protection. Ensuring that Lake Forest has sufficient capacity to support a diverse mix of land uses is essential to the community's ability to thrive and be economically sustainable over time. As residential and nonresidential development continues, this Land Use Element will guide where growth and development will occur in the City and how to accommodate land uses to respond to the community's changing needs, all while keeping in line with the Community Vision.

The Land Use Map (Figure LU-1) depicts the City's vision for how open space, commercial, industrial, residential, and other uses will occur in the city.

State law requires the Land Use Element to address:

- Proposed general distribution, general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land;
- Population density and building intensity;
- Issues related to environmental justice, which are addressed throughout the General Plan, especially the Health and Wellness Element; and
- Areas subject to flooding, which are addressed in the Public Safety Element.

The Land Use Element includes provisions aimed at providing a range of housing types that promote a safe and desirable living environment. Residential and commercial growth is focused within the city limits, with higher density uses focused near major roadways and transportation facilities.

Background information regarding land use is presented in Chapter 2 of the General Plan Update Existing Conditions Report.

Land Use Designations

The Land Use Designations in this General Plan specify the type of allowed uses associated with each designation and the allowed range of development intensity, expressed in density or floor area ratio. Zoning, specific plans, and individual development projects must be consistent with the intensities allowed under the General Plan.

Land Use Classification System

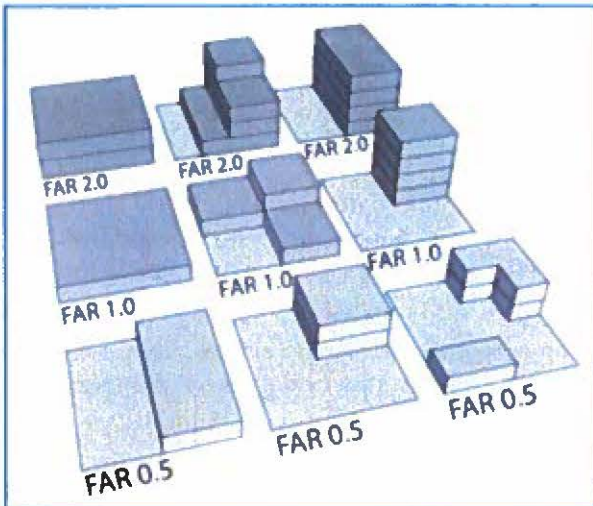
The Land Use Map (Figure LU-1) illustrates the various types and distribution of land uses planned for the community. The land use classification system includes 21 land use designations. These land use designations identify the types and nature of development allowed in particular locations depicted on the Land Use Map (Figure LU-1).

The residential category includes five designations that allow for a range of housing types and densities. The nonresidential grouping includes a variety of jobs-generating designations, such as commercial, professional office, business park, and light industrial to promote a wide range of revenue and employment opportunities. Public facilities are also non-residential uses which allow for the provision of public services and amenities. The City also has a mixed-use category which includes six distinct types of mixed-use designations which allow for a blend of residential and non-residential uses at varying densities and intensities in key locations throughout the community. The limited development category includes community park/open space, regional park/open space, open space, and lake to provide for open spaces within the community where future development is limited. The limited development grouping also includes a transportation corridor designation to provide land area for circulation needs within the planning area.

Land Use Density and Intensity

This Element uses certain terminology to describe the 21 land use designations. Land use concepts, including density and floor area ratio, are described below.

Density. Density refers to the intensity of residential uses in terms of a range, from a minimum to a maximum, of dwelling units per gross acre. Various building configurations representing different densities are shown below.



Floor Area Ratio. Floor area ratio, referred to as FAR, is used to express the building intensity for non-residential uses, such as commercial, industrial, community facilities, and the non-residential component of mixed-use projects. FAR refers to the ratio of the total floor area of a building or buildings on a site, excluding parking structures and outdoor storage areas, to the lot area of the site.

Buildout Potential

State General Plan law requires that the Land Use Element indicate the maximum densities and intensities permitted within the Land Use Plan. The land use designations shown on the Land Use Map

are described in detail in this Element. Table LU-1 lists each of the land use designations shown on the Land Use Map and provides a corresponding indication of maximum density or intensity of development. Maximum allowable development on individual parcels of land is governed by these measures of density or intensity. The table also includes the effective overall level of development within each land use designation within the City. These effective levels of development represent an anticipated overall density and intensity of development for Lake Forest and are, therefore, less than the absolute maximum allowed for an individual parcel of land. For various reasons, many parcels in the community have not been developed to their maximum density or intensity and, in the future, maximum development as described in this Element can be expected to occur only on a limited number of parcels.

The overall future development in Lake Forest is anticipated to occur at the expected level of density or intensity indicated in Table LU-1. Development at an intensity or density between the expected and maximum levels is desired when projects offer exceptional design quality, important public amenities or benefits, or other factors that promote important goals and policies of the General Plan. For the residential land use designations, projects are expected to build to a density at least as high as the lowest density allowed by their respective designations.

Residential Land Use Designations

Very Low Density Residential (VLDR); 0-2 du/ac – The Very Low-Density Residential land use designation provides for the development of single-family dwellings and accessory buildings at a maximum of two dwelling units per net acre of land.

Uses such as guest houses, religious facilities, public or private schools, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of very low-density single-family neighborhoods may also be allowed.

Low Density Residential (LDR); 2-7 du/ac – The Low-Density Residential land use designation provides for the development of single-family dwellings and accessory buildings at a maximum of seven dwelling units per net acre of land.

Uses such as mobile homes, guest houses, religious facilities, public or private schools, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of low-density single-family neighborhoods may also be allowed.

Low-Medium Density Residential; 7-15 du/ac – The Low Medium Density Residential land use designation provides for the development of a wide range of living accommodations, including single-family detached and attached dwelling units, mobile homes, duplexes, and multiple-family dwellings, such as townhomes, condominiums, apartments, and cooperatives. The designation allows a maximum of 15 dwelling units per net acre of land.

Uses such as religious facilities, public or private schools, community care facilities, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of low medium density neighborhoods may also be allowed.

Residential Medium Density (MDR); 15-25 du/ac – The Medium Density Residential land use designation provides for the development of a wide range of living accommodations, including single-family dwelling units, and multiple-family dwellings, such as townhomes, condominiums, apartments, and cooperatives. The designation allows a maximum of 25 dwelling units per net acre of land.

Uses such as religious facilities, public or private schools, community care facilities, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of medium density neighborhoods may also be allowed.

High Density Residential (HDR); 25-43 du/ac – The High-Density Residential land use designation provides for the development of a wide range of living accommodations, including single-family dwelling units and multiple-family dwellings, such as townhomes, condominiums, apartments, and cooperatives. The designation allows a maximum of 43 dwelling units per net acre of land.

Uses such as religious facilities, public and private schools, community care facilities, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of high-density neighborhoods may also be allowed.

Non-Residential Land Use Designations

Commercial (C); 1.0:1 Maximum FAR – The Commercial land use designation provides for a variety of retail, professional office, medical, service-oriented business activities, and hospitality facilities, many of which are roadway oriented and serve a community-wide area and population. The maximum intensity of development is a floor area ratio of 1.0:1.

Other uses that are determined to be compatible with the primary uses may also be allowed.

Professional Office (PO); 1.2:1 Maximum FAR – The Professional Office designation provides for professional offices and other supporting uses. These uses include, but are not limited to, professional, legal, medical, general financial, administrative, corporate, and general business offices, as well as supportive commercial uses such as restaurants, medical services, community facilities, and similar uses, which together create concentrations of office employment or community activity. Also included are small convenience or service commercial activities intended to meet the needs of the on-site employee population. The maximum intensity of development is a floor area ratio of 1.2:1.

Other uses that are determined to be compatible with the primary uses may also be allowed.

Business Park (BP); 1.0:1 Maximum FAR – The Business Park designation provides opportunities for a mixture of all those uses allowed under the Commercial, Professional Office, and Light Industrial land use designations. The maximum intensity of development is a floor area ratio of 1.0:1.

Light Industrial (LI); 0.60:1 Maximum FAR – The Light Industrial designation provides for a variety of light industrial uses that are nonpolluting and which can co-exist with surrounding land uses and which do not in their maintenance, assembly, manufacturing or operations create smoke, gas, dust, noise, vibration, soot or glare which might be obnoxious or offensive to persons residing or conducting business in the City. The maximum intensity of development is a floor area ratio of 0.6:1.

Allowable uses include wholesale businesses, light manufacturing and processing, research and development uses, warehousing and storage, distribution and sales, high technology production, ancillary retail sales and related uses. Other uses that are determined to be compatible with the primary uses may also be allowed.

Public Facility (PF); 1.2:1 Maximum FAR – The Public Facility designation includes a wide range of public uses distributed throughout the community, such as schools, government offices and facilities, public utilities, libraries, fire stations, sheriff sub stations, cemeteries, hospitals, and other public uses. The maximum intensity of development is a floor area ratio of 1.2:1.

Mixed-Use Land Use Designations

Mixed-Use 32 (MU-32): 32 du/ac Maximum and 1.0:1 Maximum FAR – The Mixed-Use 32 designation provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area.

Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use their cars. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Stand-alone residential projects are allowed, but they should be located in proximity to nonresidential development.

The maximum intensity of development is a floor area ratio of 1.0:1. A maximum density of 32 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Mixed-Use 43 (MU-43): 43 du/ac Maximum and 1.2:1 Maximum FAR – The Mixed-Use 43 designation provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area.

Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use their cars. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Stand-alone residential projects are allowed but they should be located in proximity to nonresidential development. Vertical integration of uses is encouraged.

The maximum intensity of development is a floor area ratio of 1.2:1. A maximum density of 43 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Mixed-Use 60 (MU-60): 60 du/ac Maximum and 1.2:1 Maximum FAR – The Mixed-Use 60 designation provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area.

Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use their cars. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Stand-alone residential projects are allowed but they should be located in proximity to nonresidential development. High quality amenities, architecture, urban design, and open space are expected for projects near the maximum allowable density. Vertical integration of uses is strongly encouraged.

The maximum intensity of development is a floor area ratio of 2.0:1. A maximum density of 60 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Mixed-Use Office (MU-O): 1.5:1 Maximum FAR – Mixed-Use Office accommodates high-intensity business parks, office buildings, light manufacturing parks, and light industrial areas that provide for a variety of businesses that support office-oriented employment opportunities and services for Lake Forest and the region at intensities higher than those allowed in the Business Park or Professional Office designations. The maximum intensity of development is a floor area ratio of 1.5:1.

Additionally, uses that support businesses including, health and fitness centers, restaurants/café, convenience retail, and day care facilities would be conditionally allowed onsite as a minor use associated with a main employment generating use, hotel uses would also be allowed.

Urban Industrial 25 (UI-25): 25 du/ac Maximum and 1.0:1 Maximum FAR – The Urban Industrial designation provides for a mix of light industrial and commercial uses, including manufacturing and production of food, beverage, apparel, design, furniture, custom, or small run manufacturing. Live-work units and home-based businesses are envisioned to locate in this designation. The intent of this designation is to promote creation of a vibrant mixed-use environment with employment and living opportunities located in proximity. The maximum intensity of development is a floor area ratio of 1.0:1. A maximum density of 25 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Industrial or flexible building types are appropriate and should match the scale of adjacent uses. Flexible buildings allow one or more uses in a single facility, such as office space, research and development, showroom retail sales, light manufacturing research and development (R&D), and limited small warehouse and distribution uses along with residential development.

Urban Industrial 43 (UI-43): 43 du/ac Maximum and 1.2:1 Maximum FAR – The Urban Industrial designation provides for a mix of light industrial and commercial uses, including manufacturing and production of food, beverage, apparel, design, furniture, custom, or small run manufacturing. Live-work units and home-based businesses are envisioned to locate in this designation. The intent of this designation is to promote creation of a vibrant mixed-use environment with employment and living opportunities located in proximity. The maximum intensity of development is a floor area ratio of 1.2:1. A maximum density of 43 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Industrial or flexible building types are appropriate and should match the scale of adjacent uses. Flexible buildings allow one or more uses in a single facility, such as office space, research and development, showroom retail sales, light manufacturing research and development (R&D), and limited small warehouse and distribution uses along with residential development.

Limited Development Land Use Designations

Community Park/Open Space (CP/OS); 0.40:1 Maximum FAR - The Community Park/Open Space designation provides for public recreational uses designed to meet the active and passive recreational needs of the community. This designation allows public parkland, open space, and associated public recreational facilities, such as indoor and outdoor sports/athletic facilities, museums, theaters, and similar uses. The maximum intensity of development is a floor area ratio of 0.4:1.

Regional Park/Open Space (RP/OS); 0.10:1 Maximum FAR - The Regional Park/Open Space designation provides for public recreational uses designed to meet the active and passive recreational needs of the community and other nearby areas in the region. This designation includes the Whiting Ranch Regional Wilderness Park and other County of Orange open space along portions of Serrano Creek and Aliso Creek. This designation applies to land that is generally maintained as natural open space with minimal improvements. The maximum intensity of development is a floor area ratio of 0.1:1.

Open Space (OS); 0.40:1 Maximum FAR - The Open Space designation provides for private open space designed to meet the active and passive recreational needs of the community. This designation includes open space that is held under private ownership, and includes facilities for active and passive recreational activities. Open Space facilities include indoor and outdoor sports/athletic facilities, lakes, club houses, meeting rooms, outdoor gathering areas, and similar uses, as well as ornamentally landscaped and natural landscaped open areas. The maximum intensity of development is a floor area ratio of 0.4:1.

Lake (L) - The Lake designation provides for lakes as well as ornamentally landscaped and natural landscaped open areas associated with lake facilities. No development is expected in this area.

Transportation Corridor (TC) - The Transportation Corridor designation applies to the land within the corridor of the Southern California Regional Rail Authority. Land within this corridor is reserved for rail transportation purposes as the primary use. Secondary uses, such as open space linkages and landscape areas, public and private parking areas, and other transportation related activities and facilities are also allowed. No development is expected in this area.

Table LU-1 Land Use Development Potential Summary

Land Use Designation	Acres (1)	Allowed Density and/or Intensity	Assumed Density and/or Intensity (2)	Units	Population (3)	Non- Residential Square Feet	Jobs (4)
RESIDENTIAL LAND USES							
Very Low Density	-	0-2 du/ac	1 du/ac	-	-	-	-
Low Density	2,499	2-7 du/ac	6.8 du/ac	17,023	50,559	-	-
Low-Medium Density	880	7-15 du/ac	10.9 du/ac	9,589	28,481	-	-
Medium Density	361	15-25 du/ac	22 du/ac	7,931	23,555	-	-
High Density	16	25-43 du/ac	38 du/ac	620	1,840	-	-
<i>Residential Subtotal</i>	<i>3,756</i>			<i>35,163</i>	<i>104,435</i>	<i>-</i>	<i>-</i>
NON-RESIDENTIAL LAND USES							
Commercial	280	1.0:1 FAR	0.25 FAR	-	-	3,054,326	6,787
Professional Office	8	1.2:1 FAR	0.30 FAR	-	-	110,398	368
Business Park	298	1.0:1 FAR	0.35 FAR	-	-	4,545,819	7,576
Light Industrial	627	0.60:1 FAR	0.35 FAR	-	-	9,565,602	15,943
Public Facility	373	1.2:1 FAR	0.05 FAR	-	-	811,508	812
<i>Non-Residential Subtotal</i>	<i>1,586</i>			<i>-</i>	<i>-</i>	<i>18,087,653</i>	<i>31,486</i>
MIXED-USE LAND USES							
Mixed-Use 32	101	32 du/ac 1.0:1 FAR	32 du/ac; 0.25 FAR	3,234	9,605	1,100,607	2,446
Mixed-Use 43	295	43 du/ac 1.2:1 FAR	36 du/ac (2); 0.40 FAR	7,567	22,473	5,133,082	1,407
Mixed-Use 60	68	60 du/ac 2.0:1 FAR	48 du/ac; 0.50 FAR	3,265	9,696	1,481,288	3,292
Mixed-Use Office	24	1.5:1 FAR	0.50 FAR	-	-	513,715	1,284
Urban Industrial 25	52	25 du/ac 1.0:1 FAR	22 du/ac; 0.40 FAR	1,155	3,430	914,637	1,524
Urban Industrial 43	26	43 du/ac 1.2:1 FAR	36 du/ac; 0.40 FAR	950	2,823	460,007	767
<i>Mixed-Use Subtotal</i>	<i>566</i>			<i>16,171</i>	<i>48,027</i>	<i>9,603,336</i>	<i>20,720</i>
LIMITED DEVELOPMENT LAND USES							
Community Park/Open Space	249	0.40:1 FAR	0.0025 FAR	-	-	27,148	27
Regional Park/Open Space	1,939	0.10:1 FAR	0.0001 FAR	-	-	8,448	8
Open Space	877	0.40:1 FAR	-	-	-	-	-
Lake	58	-	-	-	-	-	-
Transportation Corridor	30	0.20:1 FAR	-	-	-	-	-
Right-of-Way	1,681	-	-	-	-	-	-
<i>Limited Development Subtotal</i>	<i>4,834</i>			<i>-</i>	<i>-</i>	<i>35,596</i>	<i>36</i>
Totals	10,742			51,334	152,462	27,726,585	52,242

1. Acres are given as adjusted gross acreages, which do not include the right-of-way for major roadways, flood control facilities, or railroads.
2. Density/intensity includes both residential density, expressed as dwelling units per acre, and nonresidential intensity, expressed as floor area ratio (FAR), which is the amount of building square feet in relation to the size of the lot. Historically, citywide buildout levels do not achieve the maximum allowable density/intensity on every parcel, and are, on average, lower than allowed by the General Plan. Accordingly, the projections in this General Plan do not assume buildout at the maximum density or intensity but are adjusted downward to account for variations in development.
3. Estimates of population are based on average household size as identified by the California Department of Finance, 2018.
4. Estimates of jobs by land use designation are based on employment generation rates derived from the Longitudinal Employer-Household Dynamics (2015) Report.

GOAL LU-1 LAND USE MIX

A community with a balanced land use pattern that meets the City's long-term housing, employment, and civic needs.

LU-1 Policies

- LU-1.1 **Land Use Pattern.** Promote an appropriate land use plan that fosters and enhances community livability and public health; supports economic development; promotes efficient development and multiple transportation options; reduces pollution, greenhouse gas emissions, and the expenditure of energy and other resources; and ensures compatibility between uses.
- LU-1.2 **Exceptional Projects.** Consider development intensity up to the maximum identified in the Land Use Element for development projects that provide exceptional design quality, important public amenities or benefits, or other factors that promote the goals and policies of the General Plan.
- LU-1.3 **Future Development.** Accommodate future economic growth and development in strategic locations throughout the community near major roadways and transportation facilities.
- LU-1.4 **Density and Intensity.** Allow sufficient density and intensity to enable new development to support all required infrastructure, community facilities, and open space.
- LU-1.5 **Housing Choices.** Expand the range of housing types and density ranges to meet the diverse demographic, economic, and social needs of the community.
- LU-1.6 **Mixed-Use Activity Centers.** Ensure that new mixed-use activity centers are well-integrated with existing surrounding development.
- LU-1.7 **Fiscal Sustainability.** Maintain a fiscally sustainable land use plan with balanced residential and nonresidential developments.
- LU-1.8 **Consistent Standards.** Require projects to adhere to the City's Municipal Code.

LU-1 Actions

- LU-1a Update the City's Zoning Map to be consistent with the land use designations shown on Figure LU-1.
- LU-1b Review the standards provided in the Zoning Ordinance (Title 9 of the Lake Forest Municipal Code) and amend as necessary for consistency with General Plan policies and desired uses consistent with the City's General Plan land use designations.
- LU-1c Require preparation of a developer-initiated Specific Plan for redevelopment of the Foothill Ranch Towne Center to ensure the careful integration of residential and commercial uses combined with supporting small streets and infrastructure. Development under 10 acres should be discouraged.
- LU-1d Evaluate possible implementation strategies for mixed-use activity centers/focus areas, other than Foothill Ranch Towne Center, such as a Specific Plan, Master Plan, Development Agreement and/or conventional zoning.
- LU-1e Implement the policies and actions in the Housing Element in order to enhance opportunities to provide affordable housing within the community and to accommodate a range of household types, special need populations, and income levels.
- LU-1f Monitor land availability through the regular review of the General Plan Land Use Map and the Zoning Map.
- LU-1g Periodically review the Zoning Ordinance to ensure that
- the appropriate zoning districts have appropriate allowed uses and development standards to accommodate the building and site needs associated with new and emerging industries.

GOAL LU-2 COMPATIBLE DEVELOPMENT

A community where new development blends harmoniously into the existing neighborhood fabric.

LU-2 Policies

- LU-2.1 **Physical Characteristic Compatibility.** Ensure that new development fits within the existing community setting and is compatible with surrounding land uses and public infrastructure availability.
- LU-2.2 **Sensitive Uses.** Locate residences away from areas of excessive noise, smoke, or dust and ensure that adequate mitigation measures, including buffers or transitional uses, are made to ensure the health and well-being of existing and future residents.
- LU-2.3 **Existing Residential Neighborhoods.** Preserve, protect, and enhance the City's existing residential neighborhoods.
- LU-2.4 **Scale and Character.** Ensure that the scale and character of new development is appropriate to the setting and intended use.
- LU-2.5 **Visual Compatibility.** Require new development projects achieve visual compatibility with surrounding development through building, site, or design techniques, such as landscaping and architectural design, to achieve visual compatibility.
- LU-2.6 **Commercial Development.** Ensure that commercial uses are built and operated in such a way as to complement, but not conflict with, adjacent sensitive uses.
- LU-2.7 **Interface with Residential Areas.** Promote compatibility of adjacent land uses along the interface of different residential density and non-residential intensity categories by paying special attention to buffers and transitional areas.
- LU-2.8 **Public Agency Impacts.** Encourage affected public agencies to provide necessary facilities and services to support the impact and intensity of development in Lake Forest.
- LU-2.9 **Code Enforcement.** Require property owners to maintain homes, structures, and property in good condition; continue code enforcement activities that address nuisances that detract from the City's health, safety, and community image.
- LU-2.10 **Heliports.** Ensure that development proposals including the construction or operation of a heliport or helistop comply fully with permit procedures under State law and compliance with the *Airport Environs Land Use Plan for Heliports*, including referral of the project to the Orange County Airport Land Use Commission (ALUC) by the applicant, and with all conditions of approval imposed or recommended by the Federal Aviation Administration (FAA), ALUC, and Caltrans, including the filing of a Form 7480-1 (Notice of Landing Area Proposal) with the FAA. This requirement shall be in addition to all other City development requirements.
- LU-2.11 **Federal Aviation Administration Imposed Height Restrictions.** Require projects 200 feet above ground level to file with the Federal Aviation Administration (FAA) Form 7460-1 Notice of Proposed Construction and Alteration and provide notification to the ALUC; note that the City of Lake Forest prohibits development at this height but should projects at this height be considered at some point in the future, this policy shall apply.

LU-2 Actions

- LU-2a As part of the City's development review process, ensure that commercial projects are designed to be compatible with residential uses, including appropriate building massing and scale and minimization of impacts related to the operation of the use. Review of employment-generating projects should ensure that the following design concepts are addressed in projects that abut residential areas:
- Appropriate building scale and/or siting;
 - Site design and noise-attenuating features to avoid exposure to excessive noise due to long hours of operation or inappropriate location of accessory structures;
 - Site and structure design to avoid excessive glare or excessive impacts from light sources onto adjacent properties; and
 - Site design to avoid unnecessary loss of community and environmental resources (archaeological, historical, ecological, recreational, etc.).
- LU-2b As part of the City's development review process, ensure that new developments are designed to minimize glare and light impacts onto adjacent properties.
- LU-2c Periodically review and amend (as needed) the Zoning Ordinance, City Subdivision Regulations, and Grading Regulations to provide consistency with new state legislation and court decisions. Review and amend Zoning Ordinance to clarify permitted and conditionally permitted uses in all districts.
- LU-2d Utilize a site development permit process and the California Environmental Quality Act in the review of proposed development projects to promote high quality in urban design and minimize environmental impacts.
- LU-2e Continue to enforce the Zoning Ordinance and other ordinances to achieve the desired level of regulation.
- LU-2f Coordinate with the Orange County Airport Land Use Commission review any operational or facility changes at John Wayne Airport that could impact the Lake Forest community.

GOAL LU-3 PLACEMAKING

A distinct community image and identity that promotes Lake Forest as a desirable place to live and do business.

LU-3 Policies

- LU-3.1 **Branding.** Enhance the city's identity through the use of distinct city graphics in the design of gateways, street signs, city signage, public facilities and public gathering spaces, and other areas where appropriate.
- LU-3.2 **Sense of Arrival.** Highlight major arrival and departure points along the community's edge by encouraging distinctive building design elements, streetscapes, decorative signage, landscaping, and/or other enhancements at strategic gateway locations.
- LU-3.3 **Physical Attributes.** Maintain the physical attributes of Lake Forest, such as its streetscapes, parks, trails, and scenic vistas, to preserve an identifiable and distinct community within Orange County.
- LU-3.4 **High-Quality Design.** Promote high-quality design for all public and private development projects, including building form, site design, landscaping, lighting, signage, and other components which impact the visual quality of a project.
- LU-3.5 **Nonresidential Area Revitalization.** Promote rehabilitation of older commercial and industrial properties and buildings to enhance their quality and competitive advantage.
- LU-3.6 **Architectural Styles.** Promote architectural styles that emphasize the established community identity while allowing for the introduction of other appealing architectural design strategies that are compatible with their surroundings.
- LU-3.7 **Public Gathering Spaces.** Encourage the provision of both formal and informal public gathering spaces through pedestrian-oriented street design; sidewalk furniture and pedestrian-oriented development; well-designed, multi-use public spaces of different sizes including pocket parks, plazas, and monuments; and community events.
- LU-3.8 **Public Art.** Consider including public art at key gateways, major projects, and public gathering places.
- LU-3.9 **Public Landscaping.** Ensure that all public landscaping in public rights-of-way is attractive, adequately maintained, and utilizes California native, drought-tolerant, and/or other sustainable plant material if appropriate.

LU-3 Actions

- LU-3a As part of the design review of development and capital projects, encourage the integration of civic, cultural, natural, art, and other themes that create a sense of place for each neighborhood, district, and center, and contribute to the overall character of the community.
- LU-3b Explore grant funding opportunities for public art to be included in projects at key gateways, major project, or public gathering places, as appropriate.

GOAL LU-4 STREETSCAPES

A community with streetscapes that enhance the economic vitality and overall visual quality of the City, support the circulation network, and encourage pedestrian-scale streets and patterns of activity.

LU-4 Policies

- LU-4.1 **Major Corridors.** Enhance the streetscape along the City's major corridors through coordinated public and private improvements to convey a positive image of the City, contribute to its economic vitality, and improve visual and physical transitions into adjacent neighborhoods and developments.
- LU-4.2 **Walkability.** Enhance walkability on a citywide scale by improving or adding sidewalks, landscaping, benches, wayfinding signage, and pedestrian-scaled lighting, where appropriate and feasible.
- LU-4.3 **Building Massing.** Reduce the bulk and perceived size of large buildings by dividing their mass into smaller parts, stepping down to adjacent structures, recessing openings for doors/windows, and using pedestrian-scale features; single-plane massing is discouraged.
- LU-4.4 **Building Footprint.** Require and enforce appropriate residential and nonresidential development standards, including adequate building setbacks, to ensure that a building's footprint does not negatively affect adjacent uses or the visual quality of the area.
- LU-4.5 **Connectivity.** Provide convenient pedestrian and transit access throughout commercial and mixed-use corridors, including an interconnected network of high-amenity streetscapes and multiple walkways that connect activities and uses.
- LU-4.6 **Street Trees.** Recognize the importance of planting and maintaining trees consistent with the image of Lake Forest. Provide for the consistent use of street trees to identify city streets, residential neighborhoods, commercial and employment districts, and gateways.
- LU-4.7 **Medians.** Encourage medians the use of California-native landscaping, where feasible. Require the provision of street medians, where appropriate, as a condition of approval of development projects.

LU-4 Actions

- LU-4a Consider developing a design and improvement plan based on the City Capital Improvement Plan to strengthen landscaping, identification graphics, and other physical improvements to enhance major public thoroughfares and activity areas.
- LU-4b Seek grant funding ("greening" grants) to help offset or fully cover the cost of landscape improvements along public roadways.
- LU-4c Meet with Caltrans and the Transportation Corridor Agency (TCA) to stay informed regarding ongoing freeway improvements and to review landscape plans at the City's on and off ramps.

GOAL LU-5 FOCUS AREAS FOR ECONOMIC GROWTH

A community featuring mixed-use activity centers located along the City's major roadways and transportation facilities which allow for the co-location and harmonious development of housing, shopping, jobs, and public uses.

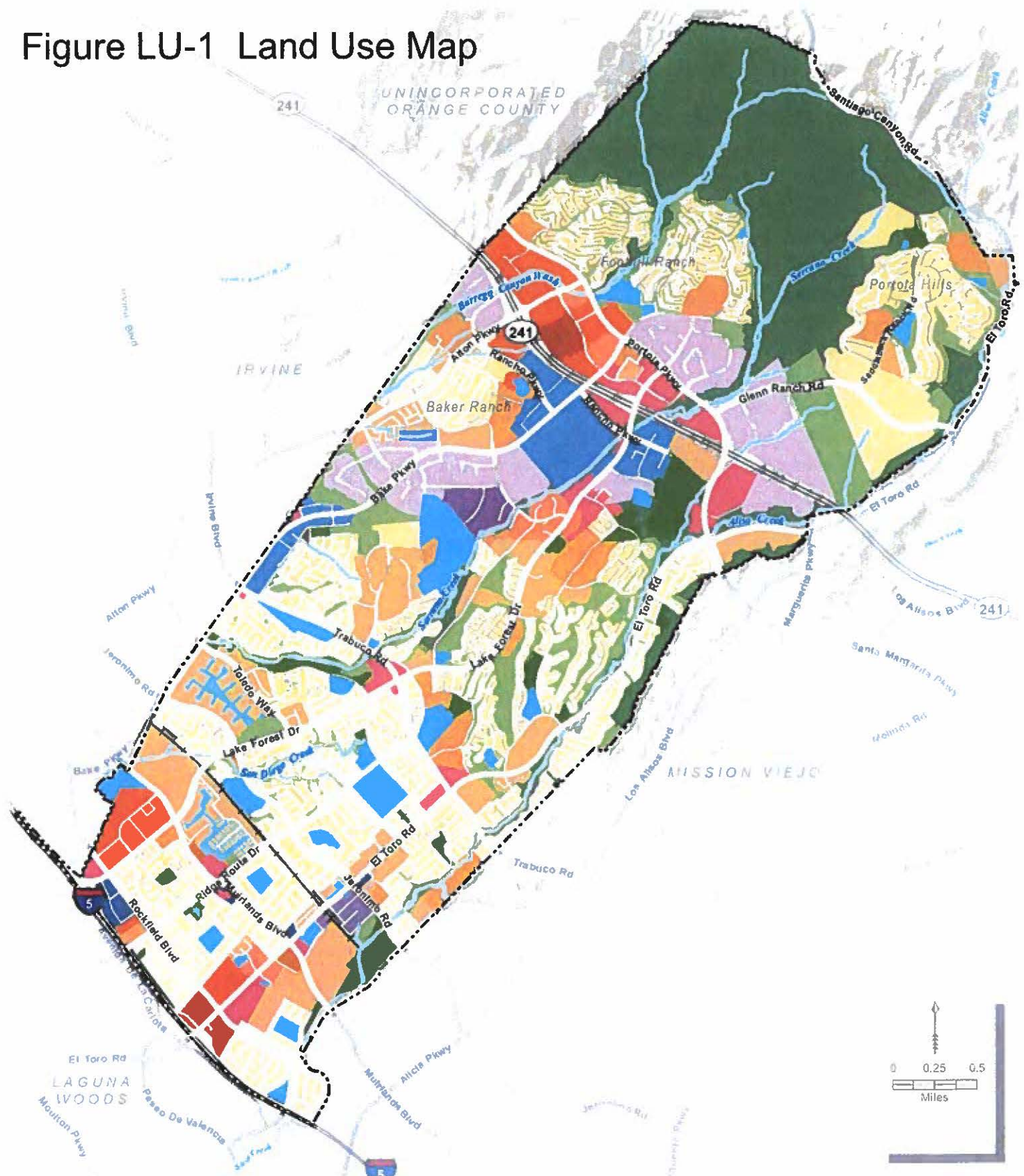
LU-5 Policies

- LU-5.1 **Focus Areas.** Promote El Toro Road, Lake Forest Drive, Civic Center, Foothill Ranch Towne Center, and the Light Industrial/Rail Corridor as focus areas for economic growth.
- LU-5.2 **Differentiation of Focus Areas.** Establish and maintain distinct identities for Lake Forest's focus areas by customizing uses, scale, form of development, and amenities.
- LU-5.3 **Focus Area Revitalization.** Encourage revitalization of the focus areas by evaluating and pursuing, when possible, programs, policies, and financing mechanisms to spur local investment and foot traffic.
- LU-5.4 **Development Scale.** Establish development standards to ensure that a sufficient scale and footprint of any single use is achieved in mixed-use areas to establish a cohesive environment that minimizes impacts attributable to the adjacency of differing uses.
- LU-5.5 **Housing Element Consistency.** In the City's focus areas, allow for residential development at or above densities established by the State of California to meet the objectives of the Housing Element.
- LU-5.6 **Variety of Uses.** Allow for a variety of uses and activities in the City's Focus Areas to encourage an economically strong, lively, and social environment.
- LU-5.7 **Design Integration.** Require that residential and nonresidential portions of mixed-use buildings and sites be integrated through site and building design to ensure compatibility among uses.
- LU-5.8 **On-Site Amenities.** Require that residential/commercial mixed-use projects provide on-site gathering spaces (plazas, courtyards, etc.) and other pedestrian-scale amenities, such as benches, fountains, and landscaping, that contribute to the living environment of residents.

LU-5 Actions

- LU-5a Continually monitor the mix of uses within mixed-use areas, and encourage new uses that will
- LU-5b Develop a distinct design theme with defined design standards and guidelines for each of the focus areas to foster an identifiable image for each activity center.

Figure LU-1 Land Use Map



Legend

- | | | | | | |
|---|--------------------------------|---|---------------------|---|---------------------------|
|  | LOW DENSITY RESIDENTIAL |  | MIXED-USE 60 |  | PUBLIC FACILITY |
|  | LOW-MEDIUM DENSITY RESIDENTIAL |  | BUSINESS PARK |  | COMMUNITY PARK/OPEN SPACE |
|  | MEDIUM DENSITY RESIDENTIAL |  | MIXED-USE - OFFICE |  | REGIONAL PARK/OPEN SPACE |
|  | HIGH DENSITY RESIDENTIAL |  | PROFESSIONAL OFFICE |  | OPEN SPACE |
|  | COMMERCIAL |  | LIGHT INDUSTRIAL |  | LAKE |
|  | MIXED-USE 32 |  | URBAN INDUSTRIAL 25 |  | TRANSPORTATION CORRIDOR |
|  | MIXED-USE 43 |  | URBAN INDUSTRIAL 43 | | |



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November 26, 2019

Ms. Lea Choum
Planning Manager, Facilities
John Wayne Airport, Orange County
3160 Airway Avenue
Costa Mesa, CA 92626

RECEIVED

NOV 27 2019

AIRPORT LAND USE COMMISSION

Mayor
Mark Tettemer

Mayor Pro Tem
Neeki Moatazedi

Council Members
Leah Basile
Dwight Robinson
Scott Voigts

City Manager
Debra DeBruhl Rose

**SUBJECT: LAKE FOREST GENERAL PLAN UPDATE - REQUEST FOR PROJECT
CONSISTENCY DETERMINATION**

Dear Ms. Choum:

The City of Lake Forest is in the process of updating its General Plan and requests that the Airport Land Use Commission (ALUC) of Orange County review the project for consistency with the Airport Environs Land Use Plan. The project is a Citywide policy-level document, and no structures are proposed.

Pursuant to submittal requirements, staff provides the following responses and attachments for your consideration.

Submittal Requirements

1. *Description of Project:* Please see Attachment 1.
2. *Location of Project:* Please see Attachment 2.
3. *Existing and proposed General Plan and Zoning Designations:* Please see Attachment 3. (Note: No new Zoning Designations are proposed at this time.)
4. *Existing and proposed uses on the site and adjacent properties:* The City of Lake Forest is generally built-out with a variety of commercial, industrial, business park, professional office, residential, public facilities, transportation corridor, and park/open space uses. Cities adjacent to Lake Forest generally contain a similar mix of uses. The General Plan Update would add Mixed-Use, Urban Industrial, and Urban Industrial/Residential land uses to the City as described in Attachment 1, Project Description.
5. *Approval Schedule:*
 - Planning Commission Public Hearing: December 5, 2019
 - City Council Workshop: December 19, 2019
 - City Council Public Hearings: January 7 and 21, 2020

ATTACHMENT



6. *Is the project within the 60 CNEL Contour of the affecter airport? No*
Within the 65 CNEL Contour? No
What noise mitigation measures will be required to achieve interior standards? None
7. *Is the project within the Runway Protection Zone (RPZ) of the affected airport? No*
Within the Accident Potential Zone (APZ) I? No
Within APZ II? No
What are the planned lot coverage and building occupancy criteria? To be determined; No lot coverage determined at this time. Building Occupancy will be determined based on individually proposed uses and characteristics.
8. *Is the project within the Height Restriction Zone (FAR Part 77 Notification Area) of the affected airport? No*
Has the project sponsor filed a 7460-1 Notice with the FAA? No, not required.
9. *Applicable sections of CEQA documentation: Please visit*
<https://lakeforest.generalplan.org/documents-maps> *for General Plan Update Draft Environmental Impact Report.*

Additional Information:

- *Coordinates (longitude and latitude): Please see Attachment 4.*
- *Height of each of the proposed structures: No structures are proposed.*
- *Elevation of the project site using North American Vertical Datum 1988 (NAVD88) National Geodetic Vertical Datum of 1929 (NGVD29): Please see Attachment 4.*
- *Local agency building height restrictions for the project area (Zoning Code Requirements): Lake Forest contains several Planned Communities with varying height restrictions. Please see Attachment 5.*
- *Building Heights of Structures surrounding the proposed project area: Varies within the Cities of Mission Viejo, Irvine, Laguna Hills, and the County of Orange.*

Thank you for your consideration. Given project timing, I would very much appreciate review of our request at the December 19, 2019 ALUC meeting.

If you have any questions, please feel free to call me at (949) 461-3463 or email me at gackerman@lakeforestca.gov.

Sincerely,



Gayle Ackerman, AICP
Director of Community Development

ATTACHMENT 1

2.3 PROJECT OBJECTIVES

The Lake Forest General Plan is intended to reflect the desires and vision of Lake Forest's residents, businesses, the General Plan Advisory Committee, Planning Commission, City Council, and other decision-makers for the future development and operation of Lake Forest. The following objectives are identified for the proposed update to the General Plan:

1. Reflect the current goals and vision expressed by city residents, businesses, decision-makers, and other stakeholders;
2. Address issues and concerns identified by city residents, businesses, decision-makers, and other stakeholders;
3. Protect Lake Forest's family-oriented environment, character, and sense of community;
4. Provide a range of high-quality housing options;
5. Attract and retain businesses and industries that provide high-quality and high-paying jobs so that residents can live and work in Lake Forest;
6. Expand retail shopping opportunities to provide better local services and increased sales tax revenues;
7. Continue to maintain the road network and improve multimodal transportation opportunities;
8. Maintain strong fiscal sustainability and continue to provide efficient and adequate public services; and
9. Address new requirements of State law.

2.4 DESCRIPTION OF PROPOSED GENERAL PLAN PROJECT

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.

This environmental impact report analyzes potential impacts to the environment associated with implementation and buildout of the proposed General Plan, which includes future development projects, infrastructure improvements, and the implementation of policies and actions included in the proposed General Plan. These proposed General Plan components are described in greater detail below.

2.0 PROJECT DESCRIPTION

GENERAL PLAN ELEMENTS

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 (Figure 2.0-3). 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 **Land Use and Community Design Element** designates the general distribution and intensity of residential, commercial, industrial, open space, public/semi-public, and other categories of public and private land uses. The Land Use Element includes the Land Use Map, which identifies land use designations for each parcel in the City Limits and Planning Area (Figure 2.0-3). It also identifies high-level community design objectives for the City of Lake Forest, including the relationship between the public and private realm, streetscapes, best site planning practices, and placemaking strategies.
- The **Mobility Element** correlates closely with the Land Use Element and identifies the general locations and extent of existing and proposed major thoroughfares, transportation routes, and alternative transportation facilities necessary to support a multi-modal transportation system. This element is intended to facilitate mobility of people and goods throughout Lake Forest by a variety of transportation modes, including bicycle, pedestrian, and transit.
- The **Recreation and Resources Element** addresses the City's parks and recreation facilities and the conservation, development, and use of natural resources, riparian environments, native plant and animal species, soils, cultural/historical resources, air quality, and alternative energy. It also details objectives and measures for preserving open space for natural resources and the managed production of resources.
- The **Economic Development Element** seeks to sustain and diversify the city's economy, recognizing the importance of supporting existing and local businesses while broadening and expanding the employment base and economic opportunities within the city. Long-term fiscal sustainability will be supported by economic growth from increasing the range of business, commercial services, and high-quality jobs in the city. Providing a broader economic base is intended to improve the city's economic vitality while increasing access for residents to local goods and services and local employment opportunities.
- The **Public Facilities Element** includes goals, policies, and actions that address the following public services and facilities: police; fire protection; medical; schools; civic; library, water supplies, sewer services, storm drainage infrastructure, solid waste disposal and other community facilities. While not specifically required by State law for inclusion in the General Plan, the Public Facilities Element is a critical component in meeting the infrastructure and utility services needs of businesses and residents.

- The **Public Safety Element** establishes policies and programs to protect the community from risk associated with geologic, flood, and fire hazards, as well as setting standards for emergency preparedness. This element also addresses the required topics related to noise, including standards and policies to protect the community from the harmful and annoying effects of exposure to excessive noise levels. This element includes strategies to reduce land use conflicts that may result in exposure to unacceptable noise levels.
- The **Community Health and Wellness Element** acknowledges the profound effects of the built environment on travel choices, access to food, levels of physical activity, and exposure to risk from accidents or pollution. The Element addresses the topics of active living, healthy lifestyles, environmental justice, and community building.

GOALS, POLICIES, AND ACTIONS

Each element of the Lake Forest General Plan contains a series of goals and policies. The goals and policies provide guidance to the City on how to direct change, manage growth, and manage resources over the 20-year life of the General Plan. In order to ensure that the goals and policies in the General Plan are effectively implemented, a series of actions, or implementation measures have been developed. The implementation actions are located within the General Plan Implementation Program, which will be adopted as a separate, but complimentary document to the General Plan. The following provides a description of each and explains the relationship of each:

- A **goal** is a description of the general desired result that the City seeks to create through the implementation of the General Plan.
- A **policy** is a specific statement that guides decision-making as the City works to achieve its goals. Once adopted, policies represent statements of City regulations. The General Plan's policies set out the standards that will be used by City staff, the Planning Commission, and the City Council in their review of land development projects, resource protection activities, infrastructure improvements, and other City actions. Policies are on-going and require no specific action on behalf of the City.
- An **action** is an implementation measure, procedure, technique, or specific program to be undertaken by the City to help achieve a specified goal or implement an adopted policy. The City must take additional steps to implement each action in the General Plan. An action is something that can and will be completed.

GENERAL PLAN LAND USE MAP

The General Plan Land Use Map identifies land use designations for each parcel within the City Limits, SOI and Planning Area. The Lake Forest General Plan Land Use Map is attached as Figure 2.0-3.

2.0 PROJECT DESCRIPTION

GENERAL PLAN LAND USE DESIGNATIONS

The Land Use and Community Design Element of the Lake Forest General Plan defines various land use designations by their allowable uses, minimum parcel sizes, and maximum development densities. The following describes the proposed land use designations for the General Plan. Table 2.0-1 shows the total acreage for each land use designation shown on the proposed Land Use Map.

Residential Land Use Designations

Very Low Density Residential (VLDR); 0-2 du/ac – The Very Low-Density Residential land use designation provides for the development of single-family dwellings and accessory buildings at a maximum of two dwelling units per net acre of land.

Uses such as guest houses, religious facilities, public or private schools, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of very low-density single-family neighborhoods may also be allowed.

Low Density Residential (LDR); 2-7 du/ac - The Low-Density Residential land use designation provides for the development of single-family dwellings and accessory buildings at a maximum of seven dwelling units per net acre of land.

Uses such as mobile homes, guest houses, religious facilities, public or private schools, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of low-density single-family neighborhoods may also be allowed.

Low-Medium Density Residential; 7-15 du/ac - The Low Medium Density Residential land use designation provides for the development of a wide range of living accommodations, including single-family detached and attached dwelling units, mobile homes, duplexes, and multiple-family dwellings, such as townhomes, condominiums, apartments, and cooperatives. The designation allows a maximum of 15 dwelling units per net acre of land.

Uses such as religious facilities, public or private schools, community care facilities, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of low medium density neighborhoods may also be allowed.

Residential Medium Density (MDR); 15-25 du/ac – The Medium Density Residential land use designation provides for the development of a wide range of living accommodations, including single-family dwelling units, and multiple-family dwellings, such as townhomes, condominiums, apartments, and cooperatives. The designation allows a maximum of 25 dwelling units per net acre of land.

Uses such as religious facilities, public or private schools, community care facilities, family day care homes, public facilities, private recreation facilities, and others that are determined to be

compatible with and oriented toward serving the needs of medium density neighborhoods may also be allowed.

High Density Residential (HDR); 25-43 du/ac – The High-Density Residential land use designation provides for the development of a wide range of living accommodations, including single-family dwelling units and multiple-family dwellings, such as townhomes, condominiums, apartments, and cooperatives. The designation allows a maximum of 43 dwelling units per net acre of land.

Uses such as religious facilities, public and private schools, community care facilities, family day care homes, public facilities, private recreation facilities, and others that are determined to be compatible with and oriented toward serving the needs of high-density neighborhoods may also be allowed.

Non-Residential Land Use Designations

Commercial (C); 1.0:1 Maximum FAR – The Commercial land use designation provides for a variety of retail, professional office, medical, service-oriented business activities, and hospitality facilities, many of which are roadway oriented and serve a community-wide area and population. The maximum intensity of development is a floor area ratio of 1.0:1.

Other uses that are determined to be compatible with the primary uses may also be allowed.

Professional Office (PO); 1.2:1 Maximum FAR – The Professional Office designation provides for professional offices and other supporting uses. These uses include, but are not limited to, professional, legal, medical, general financial, administrative, corporate, and general business offices, as well as supportive commercial uses such as restaurants, medical services, community facilities, and similar uses, which together create concentrations of office employment or community activity. Also included are small convenience or service commercial activities intended to meet the needs of the on-site employee population. The maximum intensity of development is a floor area ratio of 1.2:1.

Other uses that are determined to be compatible with the primary uses may also be allowed.

Business Park (BP); 1.0:1 Maximum FAR – The Business Park designation provides opportunities for a mixture of all those uses allowed under the Commercial, Professional Office, and Light Industrial land use designations. The maximum intensity of development is a floor area ratio of 1.0:1.

Light Industrial (LI); 0.60:1 Maximum FAR – The Light Industrial designation provides for a variety of light industrial uses that are nonpolluting and which can co-exist with surrounding land uses and which do not in their maintenance, assembly, manufacturing or operations create smoke, gas, dust, noise, vibration, soot or glare which might be obnoxious or offensive to persons residing or conducting business in the City. The maximum intensity of development is a floor area ratio of 0.6:1.

Allowable uses include wholesale businesses, light manufacturing and processing, research and development uses, warehousing and storage, distribution and sales, high technology production,

2.0 PROJECT DESCRIPTION

ancillary retail sales and related uses. Other uses that are determined to be compatible with the primary uses may also be allowed.

Public Facility (PF); 1.2:1 Maximum FAR – The Public Facility designation includes a wide range of public uses distributed throughout the community, such as schools, government offices and facilities, public utilities, libraries, fire stations, sheriff sub stations, cemeteries, hospitals, and other public uses. The maximum intensity of development is a floor area ratio of 1.2:1.

Mixed-Use Land Use Designations

Mixed-Use 32 (MU-32); 32 du/ac Maximum and 1.0:1 Maximum FAR – The Mixed-Use 32 designation provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area.

Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use their cars. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Stand-alone residential projects are allowed, but they should be located in proximity to nonresidential development.

The maximum intensity of development is a floor area ratio of 1.0:1. A maximum density of 32 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Mixed-Use 43 (MU-43); 43 du/ac Maximum and 1.2:1 Maximum FAR – The Mixed-Use 43 designation provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area.

Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use their cars. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are located next to each other. Stand-alone residential projects are allowed but they should be located in proximity to nonresidential development. Vertical integration of uses is encouraged.

The maximum intensity of development is a floor area ratio of 1.2:1. A maximum density of 43 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Mixed-Use 60 (MU-60); 60 du/ac Maximum and 1.2:1 Maximum FAR – The Mixed-Use 60 designation provides opportunities for mixtures of commercial, office, and residential uses in the same building, on the same parcel of land, or within the same area.

Mixed-use areas offer opportunities for people to live, work, shop, and recreate without having to use their cars. This designation allows for vertical integration of compatible uses, whereby such uses share the same building or lot, or horizontal integration of uses, where compatible uses are

located next to each other. Stand-alone residential projects are allowed but they should be located in proximity to nonresidential development. High quality amenities, architecture, urban design, and open space are expected for projects near the maximum allowable density. Vertical integration of uses is strongly encouraged.

The maximum intensity of development is a floor area ratio of 2.0:1. A maximum density of 60 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Mixed-Use Office (MU-O); 1.5:1 Maximum FAR – Mixed-Use Office accommodates high-intensity business parks, office buildings, light manufacturing parks, and light industrial areas that provide for a variety of businesses that support office-oriented employment opportunities and services for Lake Forest and the region at intensities higher than those allowed in the Business Park or Professional Office designations. The maximum intensity of development is a floor area ratio of 1.5:1.

Additionally, uses that support businesses including, health and fitness centers, restaurants/café, convenience retail, and day care facilities would be conditionally allowed onsite as a minor use associated with a main employment generating use, hotel uses would also be allowed.

Urban Industrial 25 (UI-25); 25 du/ac Maximum and 1.0:1 Maximum FAR – The Urban Industrial designation provides for a mix of light industrial and commercial uses, including manufacturing and production of food, beverage, apparel, design, furniture, custom, or small run manufacturing. Live-work units and home-based businesses are envisioned to locate in this designation. The intent of this designation is to promote creation of a vibrant mixed-use environment with employment and living opportunities located in proximity. The maximum intensity of development is a floor area ratio of 1.0:1. A maximum density of 25 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Industrial or flexible building types are appropriate and should match the scale of adjacent uses. Flexible buildings allow one or more uses in a single facility, such as office space, research and development, showroom retail sales, light manufacturing research and development (R&D), and limited small warehouse and distribution uses along with residential development.

Urban Industrial 43 (UI-43); 43 du/ac Maximum and 1.2:1 Maximum FAR – The Urban Industrial designation provides for a mix of light industrial and commercial uses, including manufacturing and production of food, beverage, apparel, design, furniture, custom, or small run manufacturing. Live-work units and home-based businesses are envisioned to locate in this designation. The intent of this designation is to promote creation of a vibrant mixed-use environment with employment and living opportunities located in proximity. The maximum intensity of development is a floor area ratio of 1.2:1. A maximum density of 43 dwelling units per net acre of land is allowed for residential projects. For projects which include residential and nonresidential components, the

2.0 PROJECT DESCRIPTION

density requirements shall apply to the residential component and the FAR shall apply to the nonresidential component.

Industrial or flexible building types are appropriate and should match the scale of adjacent uses. Flexible buildings allow one or more uses in a single facility, such as office space, research and development, showroom retail sales, light manufacturing research and development (R&D), and limited small warehouse and distribution uses along with residential development.

Limited Development Land Use Designations

Community Park/Open Space (CP/OS); 0.40:1 Maximum FAR - The Community Park/Open Space designation provides for public recreational uses designed to meet the active and passive recreational needs of the community. This designation allows public parkland, open space, and associated public recreational facilities, such as indoor and outdoor sports/athletic facilities, museums, theaters, and similar uses. The maximum intensity of development is a floor area ratio of 0.4:1.

Regional Park/Open Space (RP/OS); 0.10:1 Maximum FAR - The Regional Park/Open Space designation provides for public recreational uses designed to meet the active and passive recreational needs of the community and other nearby areas in the region. This designation includes the Whiting Ranch Regional Wilderness Park and other County of Orange open space along portions of Serrano Creek and Aliso Creek. This designation applies to land that is generally maintained as natural open space with minimal improvements. The maximum intensity of development is a floor area ratio of 0.1:1.

Open Space (OS); 0.40:1 Maximum FAR - The Open Space designation provides for private open space designed to meet the active and passive recreational needs of the community. This designation includes open space that is held under private ownership, and includes facilities for active and passive recreational activities. Open Space facilities include indoor and outdoor sports/athletic facilities, lakes, club houses, meeting rooms, outdoor gathering areas, and similar uses, as well as ornamentally landscaped and natural landscaped open areas. The maximum intensity of development is a floor area ratio of 0.4:1.

Lake (L) - The Lake designation provides for lakes as well as ornamentally landscaped and natural landscaped open areas associated with lake facilities. No development is expected in this area.

Transportation Corridor (TC) - The Transportation Corridor designation applies to the land within the corridor of the Southern California Regional Rail Authority. Land within this corridor is reserved for rail transportation purposes as the primary use. Secondary uses, such as open space linkages and landscape areas, public and private parking areas, and other transportation related activities and facilities are also allowed. No development is expected in this area.

TABLE 2.0-1: ACREAGE BY LAND USE DESIGNATION IN THE PROPOSED LAND USE MAP

LAND USE DESIGNATION	TOTAL ACRES
RESIDENTIAL LAND USES	
Very Low Density Residential	0
Low Density Residential	2,499
Low-Medium Density Residential	880
Medium Density Residential	361
High Density Residential	16
Residential Subtotal	3,756
NON-RESIDENTIAL LAND USES	
Commercial	280
Professional Office	8
Business Park	298
Light Industrial	627
Public Facility	373
Non-Residential Subtotal	1,586
MIXED-USE LAND USES	
Mixed-Use 32	101
Mixed-Use 43	295
Mixed-Use 60	68
Mixed-Use Office	24
Urban Industrial 25	52
Urban Industrial 43	26
Mixed-Use Subtotal	566
LIMITED DEVELOPMENT LAND USES	
Community Park/Open Space	249
Regional Park/Open Space	1,939
Open Space	877
Lake	58
Transportation Corridor	30
Right-of-Way	1,681
Limited Development Subtotal	4,834
Totals	10,742

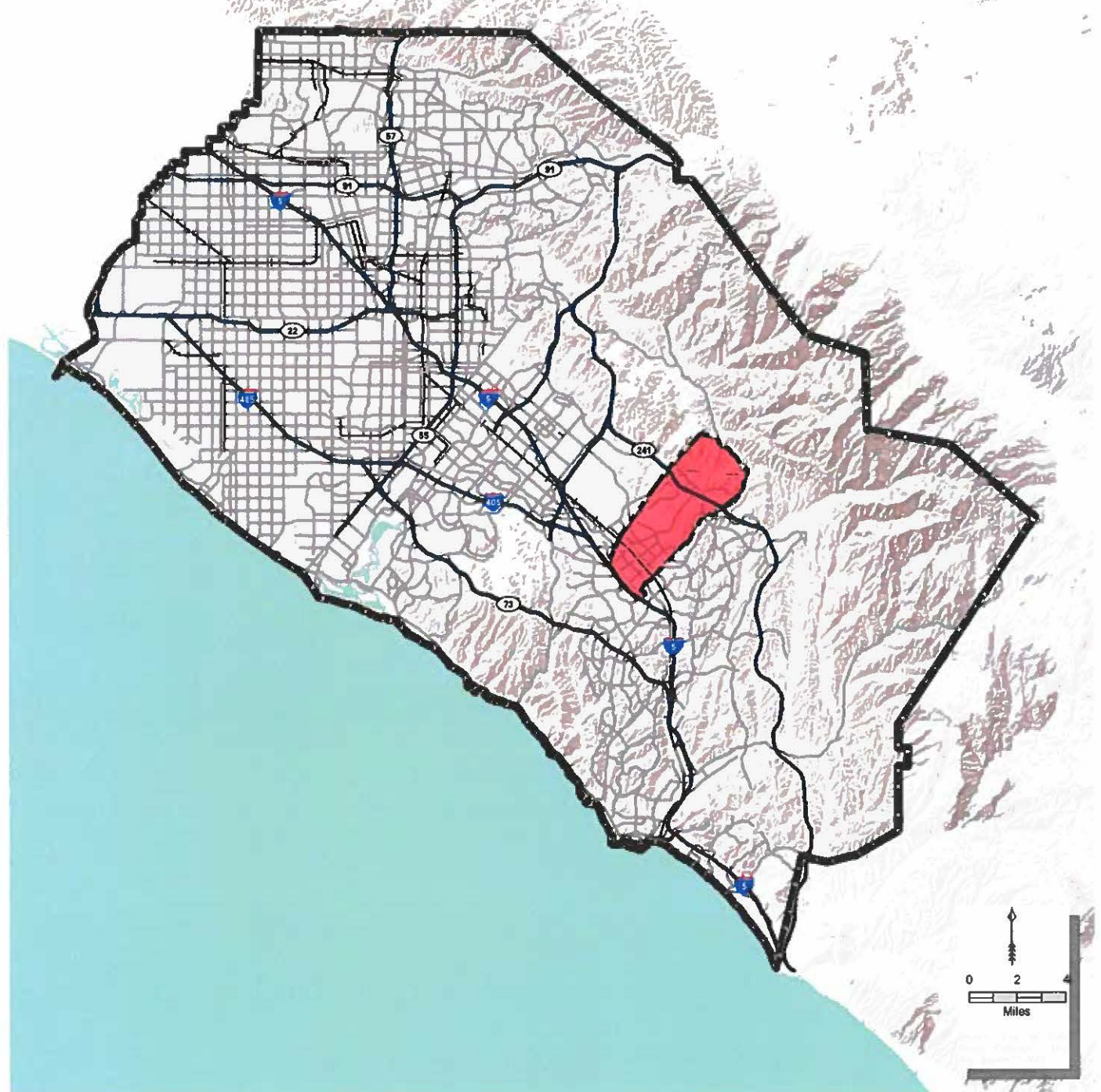
SOURCE: DE NOVO PLANNING GROUP, 2019

~~2.5 GENERAL PLAN BUILDOUT ANALYSIS~~



~~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.~~

ATTACHMENT 2

Figure 2.0-1. Regional Location



Legend

-  Orange County
-  City of Lake Forest

ATTACHMENT 3

EXISTING

City of Lake Forest General Plan

COUNTY OF
ORANGE

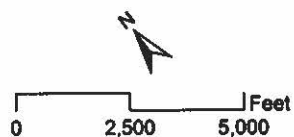
Land Use Designations

Residential Designations

-  Very Low Density Residential
(0 to 2 DUs/Net AC)
-  Low Density Residential
(2 to 7 DUs/Net AC)
-  Low-Medium Density Residential
(7 to 15 DUs/Net AC)
-  Medium Density Residential
(15 to 25 DUs/Net AC)
-  High Density Residential
(25 to 43 DUs/Net AC)

Non-Residential Designations

-  Commercial
-  Professional Office
-  Mixed-Use
-  Business Park
-  Light Industrial
-  Public Facility
-  Community Park/Open Space
-  Regional Park/Open Space
-  Open Space
-  Lake
-  Transportation Corridor
-  City Boundary



CITY OF IRVINE

CITY OF
MISSION VIEJO

CITY OF LAGUNA HILLS

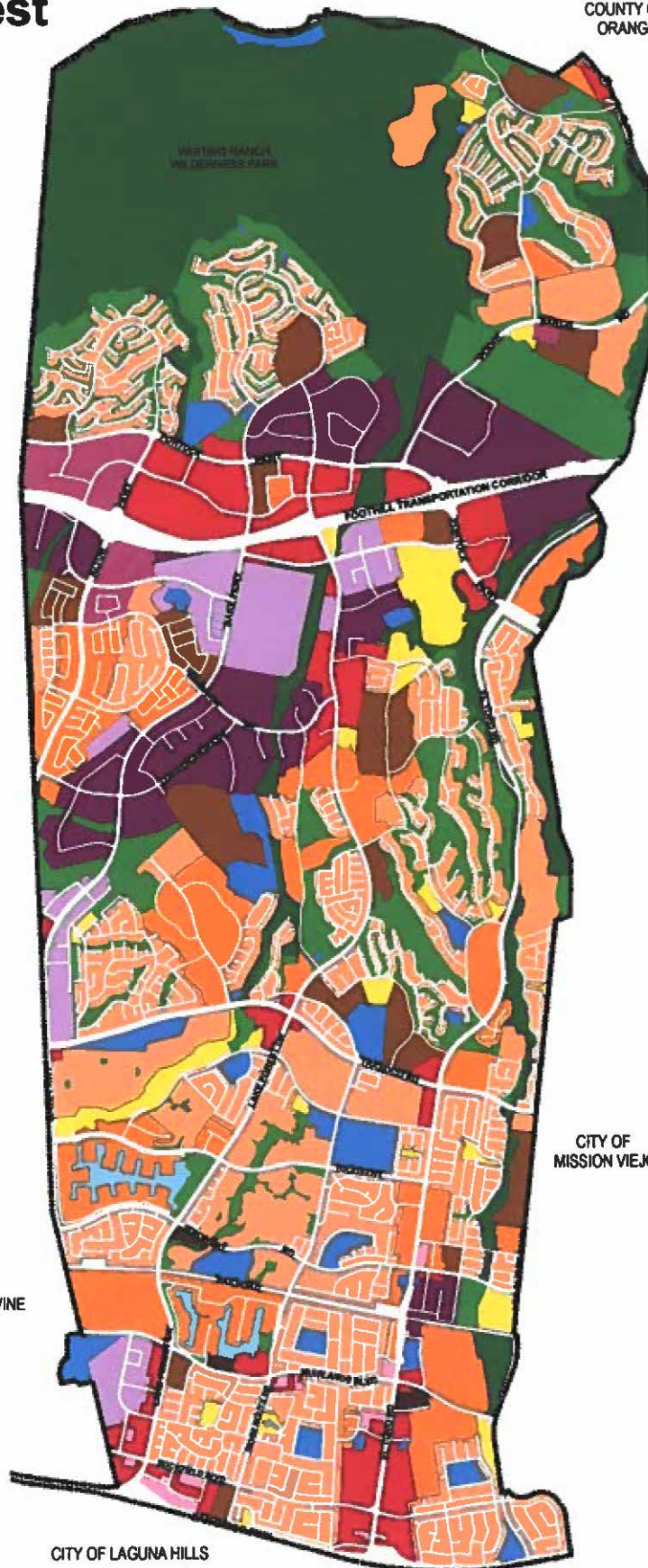
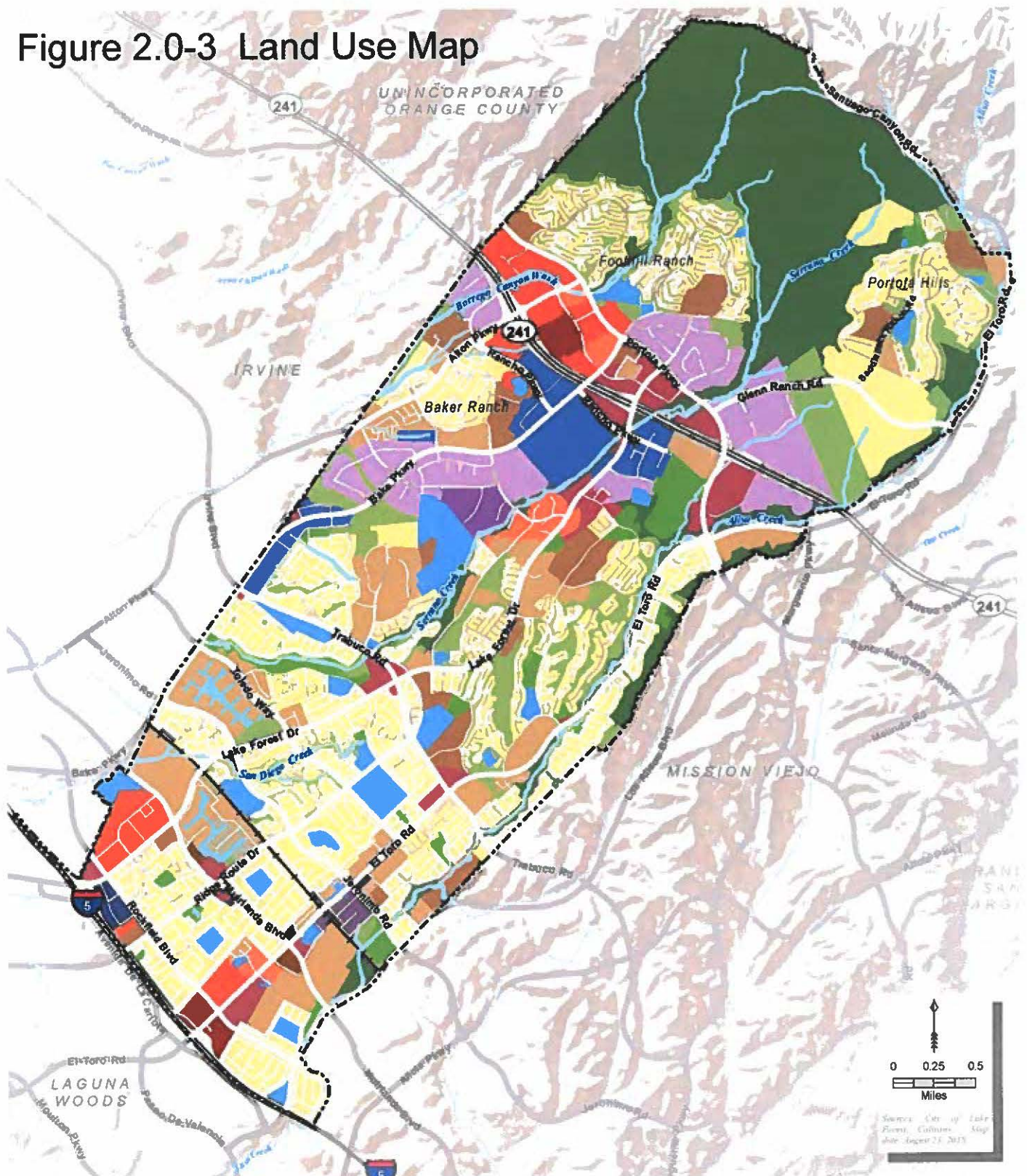


Figure LU-1
Land Use Map

PROPOSED

Figure 2.0-3 Land Use Map



Legend

- | | | |
|--------------------------------|---------------------|---------------------------|
| LOW DENSITY RESIDENTIAL | MIXED-USE 60 | PUBLIC FACILITY |
| LOW-MEDIUM DENSITY RESIDENTIAL | BUSINESS PARK | COMMUNITY PARK/OPEN SPACE |
| MEDIUM DENSITY RESIDENTIAL | MIXED-USE - OFFICE | REGIONAL PARK/OPEN SPACE |
| HIGH DENSITY RESIDENTIAL | PROFESSIONAL OFFICE | OPEN SPACE |
| COMMERCIAL | LIGHT INDUSTRIAL | LAKE |
| MIXED-USE 32 | URBAN INDUSTRIAL 25 | TRANSPORTATION CORRIDOR |
| MIXED-USE 43 | URBAN INDUSTRIAL 43 | |



ZONING DESIGNATIONS

- | | |
|--------------|---|
| A1 | GENERAL AGRICULTURE |
| B1P | SUBURBAN FARM |
| C | COMMERCIAL |
| CC | COMMUNITY COMMERCIAL |
| C2 | GENERAL COMMERCIAL |
| CW | COMMERCIAL WORKS/RECREATION |
| RDR | HIGH DENSITY RESIDENTIAL |
| RDR | MEDIUM DENSITY RESIDENTIAL |
| RT | TECHNOLOGY |
| I | INDUSTRIAL |
| IP | INDUSTRIAL PARK |
| LDR | LOW DENSITY RESIDENTIAL |
| MDR | MEDIUM DENSITY RESIDENTIAL |
| MF | MULTI-FAMILY RESIDENTIAL |
| M1 | LIGHT INDUSTRIAL |
| O | OPEN SPACE |
| PA | PROFESSIONAL & ADMINISTRATIVE OFFICE |
| PC | PLANNED COMMUNITY |
| PC1 | LAKE FOREST PLANNED COMMUNITY |
| PC2 | EL TORO PLANNED COMMUNITY |
| PC3 | RANCHO DE LOS ALAMOS PLANNED COMMUNITY |
| PC4 | MIRAMON SEASIDE PLANNED COMMUNITY |
| PC5 | BAJITO DEL MAR PLANNED COMMUNITY |
| PC6 | PACIFIC COMMERCE CENTER PLANNED COMMUNITY |
| PC7 | SABER RANCH PLANNED COMMUNITY |
| PC8 | FOOTBALL PLAIN PLANNED COMMUNITY |
| PC9 | PORTOLA HILLS PLANNED COMMUNITY |
| R1 | SINGLE FAMILY RESIDENTIAL |
| R1 PB | GROUP PHASED PLANNED DEVELOPMENT |
| R2 | RESIDENTIAL SINGLE FAMILY |
| AF | SINGLE FAMILY RESIDENTIAL |
| UA | URBAN ACTIVITY |
| UABP | URBAN ACTIVITY/SUBURBAN FARM |
| UAC | URBAN ACTIVITY/COMMERCIAL |
| UACBP | URBAN ACTIVITY/COMMERCIAL/SUBURBAN FARM |
| UAWC | URBAN ACTIVITY/WATER & GRAVEL/COMMERCIAL |
| W | WATER |
| WB | PLANNED COMMUNITY BOUNDARY |
| DB | DISTRICT BOUNDARY |
| CB | CITY BOUNDARY |
| NC | NEIGHBORHOOD COMMERCIAL |
| SS | SERVICE STATION |
| N2 | MULTI-FAMILY DWELLING |
| (Yellow Box) | RAINFALL |
| (Pink Box) | CONVECTIONAL |
| (Blue Box) | POLYESTER |

** THIS MAP HAS NOT BEEN REPRODUCED
 TO EXHIBIT THE FOR CONSIDERATION
 FOR ACHIEVEMENT

~~EXISTING~~

ATTACHMENT 4

Designation: 3JJ-18-90

Date Destroyed:

Date Revised: 4/7/2004

GPS #:

OCS Index Map: Q13-11

Page/Grid: 862/B-7

City / Location: Lake Forest

Line #/SSN: 346/0100

Established By: OCS 1990

Monument Type: Orange County Surveyor's 3 3/4"
Aluminum Disk

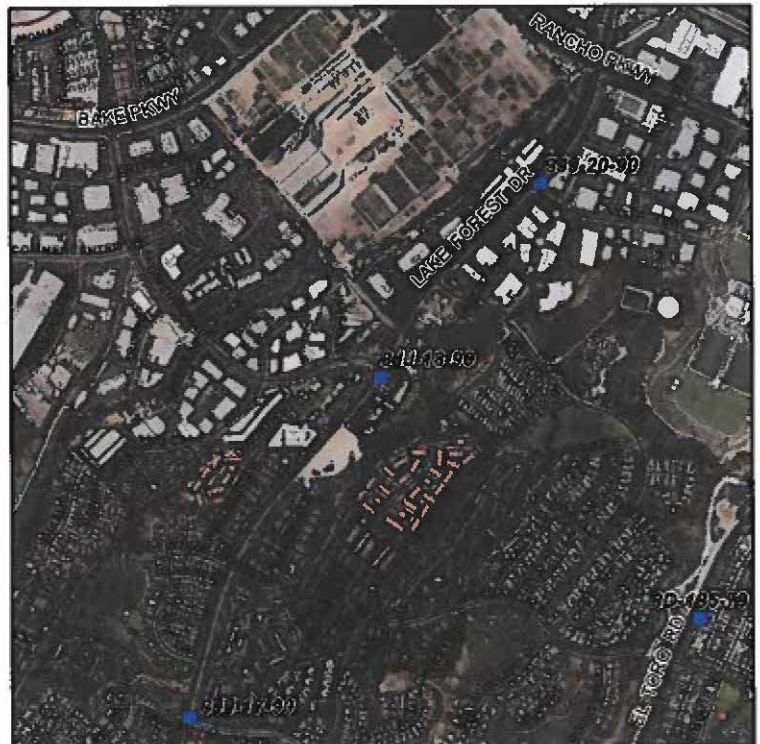


NAVD88 (ft)	NGVD29 (ft)	Year Levelled
705.603	703.239	2004
705.677	703.313	1990

For Reconnaissance Only!	
Latitude (30' +/-)	Longitude (30' +/-)
33 39 41.55	117 40 03.95

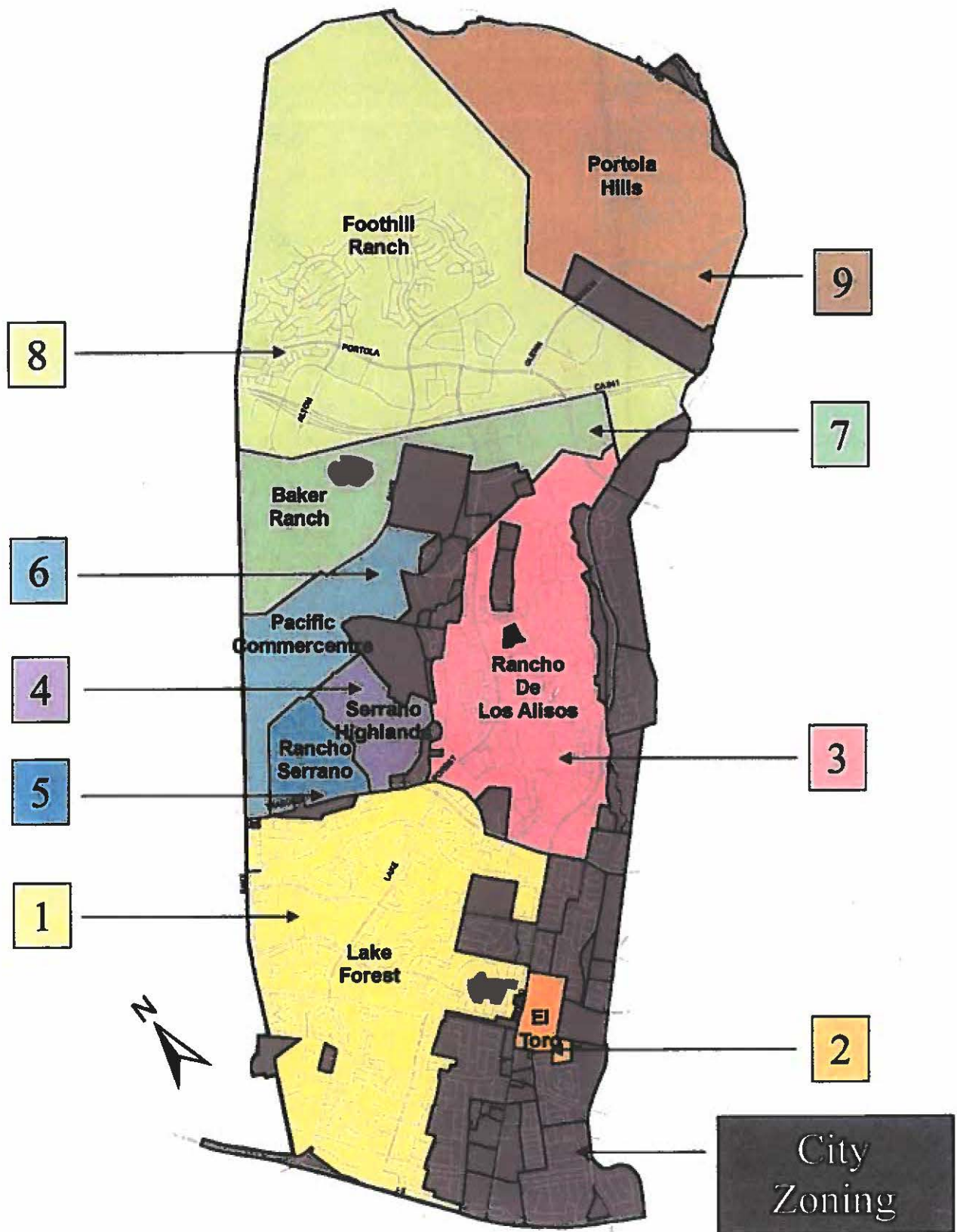
Description:

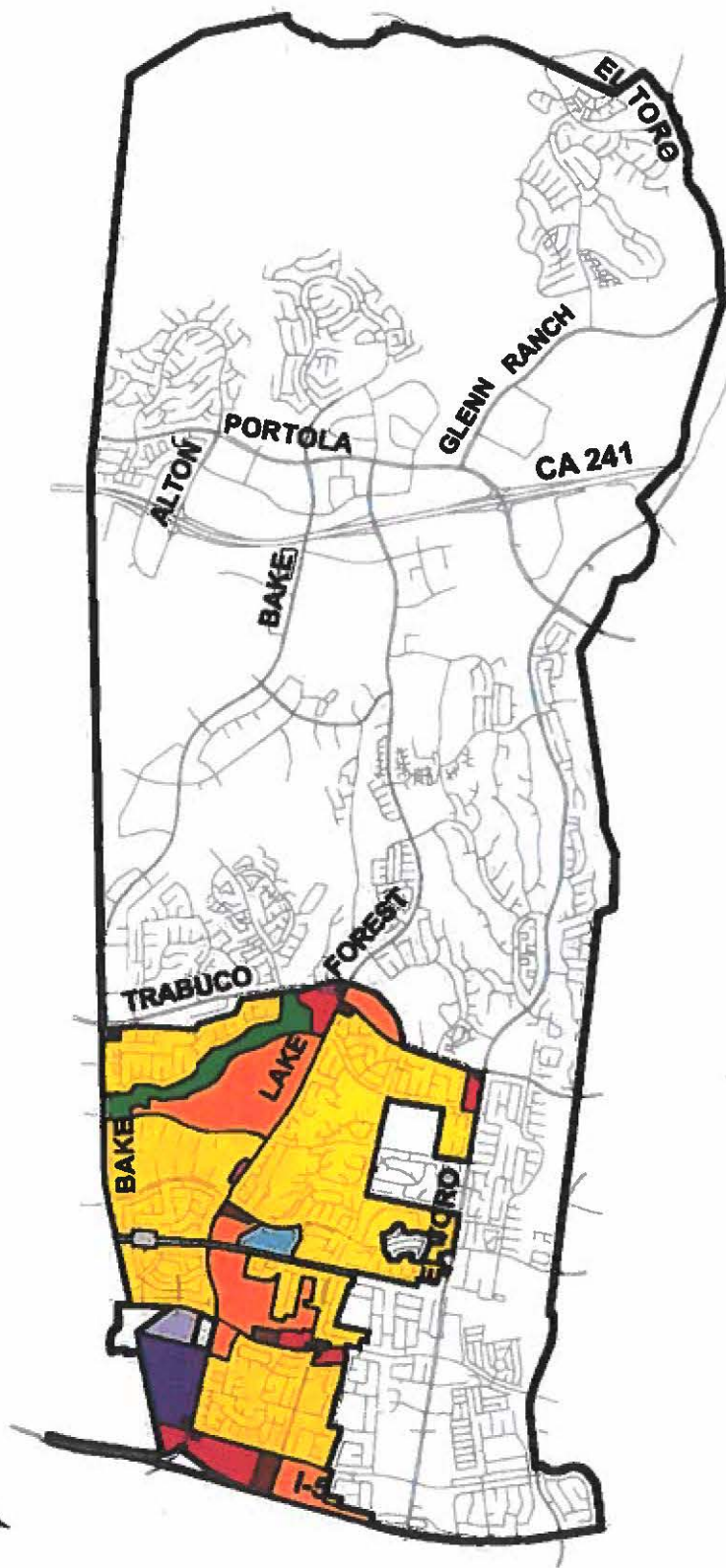
DESCRIBED BY OCS 2003 - FOUND 3 3/4" OCS ALUMINUM BENCHMARK DISK STAMPED "3JJ-18-90", SET IN THE SOUTHEASTERLY CORNER OF AN 8 FT. BY 8 FT. CONCRETE CATCH BASIN. MONUMENT IS LOCATED IN THE SOUTHERLY CORNER OF THE INTERSECTION OF LAKE FOREST DRIVE AND DIMENSION, 47 FT. SOUTHEASTERLY OF THE CENTERLINE OF LAKE FOREST, 103 FT. SOUTHWESTERLY OF THE CENTERLINE OF DIMENSION EXTENDED TO THE SOUTH AND 8.5 FT. BEHIND CURB FACE. MONUMENT IS SET LEVEL WITH THE SIDEWALK.



ATTACHMENT 5

Planned Communities and Title 9 Zoning





Lake Forest Planned Community











(Adopted February 24, 1982)

Planned Community Status:	Built Out	Total Acres:	1,747.3
Dwelling Unit Cap	7,998	Constructed	~6,500

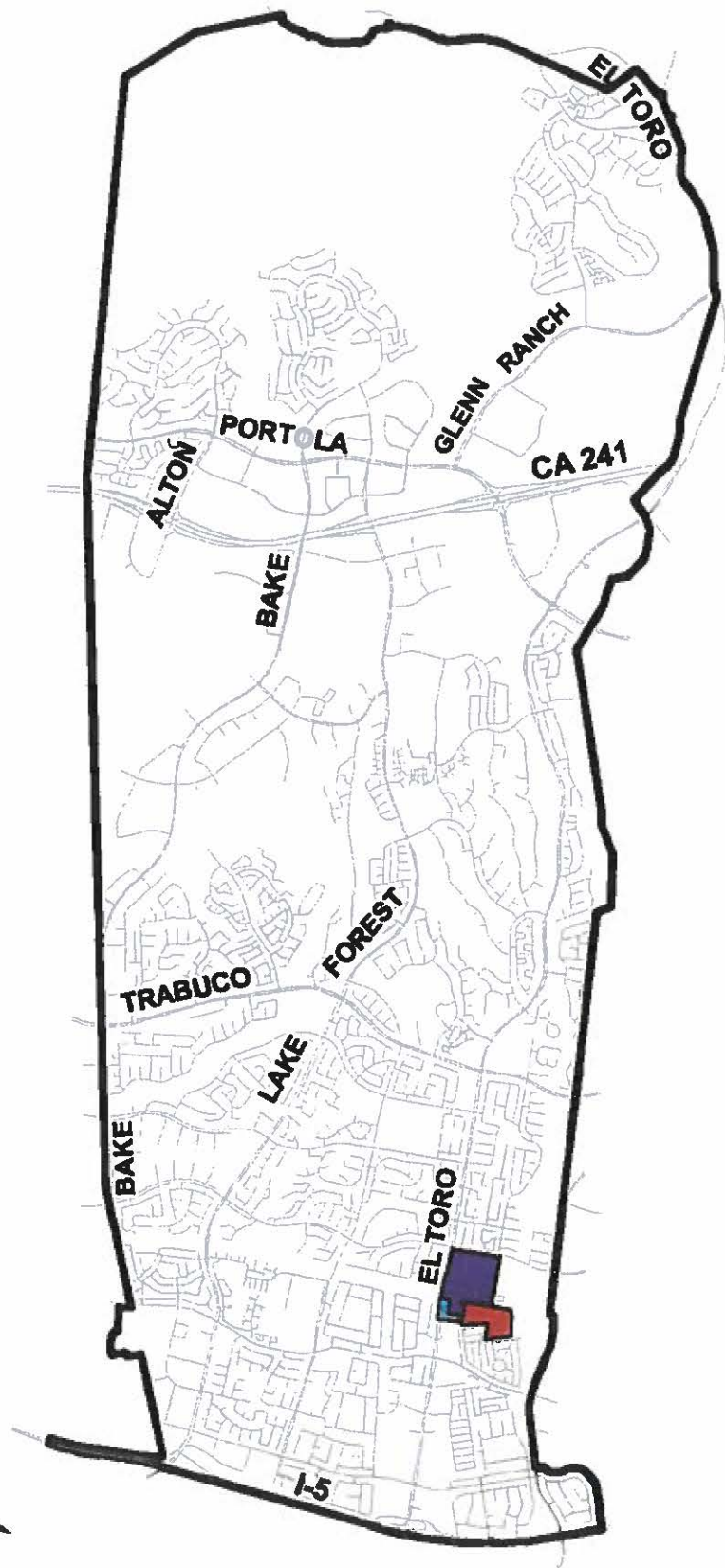
Development Standards:

Residential:	<ul style="list-style-type: none"> - Single- and multi-family homes - 3.7 units per acres to 26 units per acre - Height Limit: 35 feet
Commercial:	<ul style="list-style-type: none"> - Text references uses listed in the Zoning Ordinance CN and CC districts - Height Limit: <ul style="list-style-type: none"> Neighborhood Commercial – 35 feet Community Commercial – 65 feet
Business / Industrial Park:	<ul style="list-style-type: none"> - Text references uses listed in the Zoning Ordinance M1 district, with minor modifications - Height Limit: 35 feet
Parking	<ul style="list-style-type: none"> - Regulated by Zoning Ordinance
Signage	<ul style="list-style-type: none"> - Regulated by the Zoning Ordinance or a Planned Sign Program

Lake Forest P.C. Zoning Designations

 Medium Density Residential	 Community Commercial	 Public Facility
 High Density Residential	 Business Park	 Open Space
 Heavy Density Residential	 Industrial Park	
 Neighborhood Commercial	 Service Station	





El Toro Planned Community

(Adopted August 4, 1982)

Planned Community Status: Built Out Total Acres: 63.57

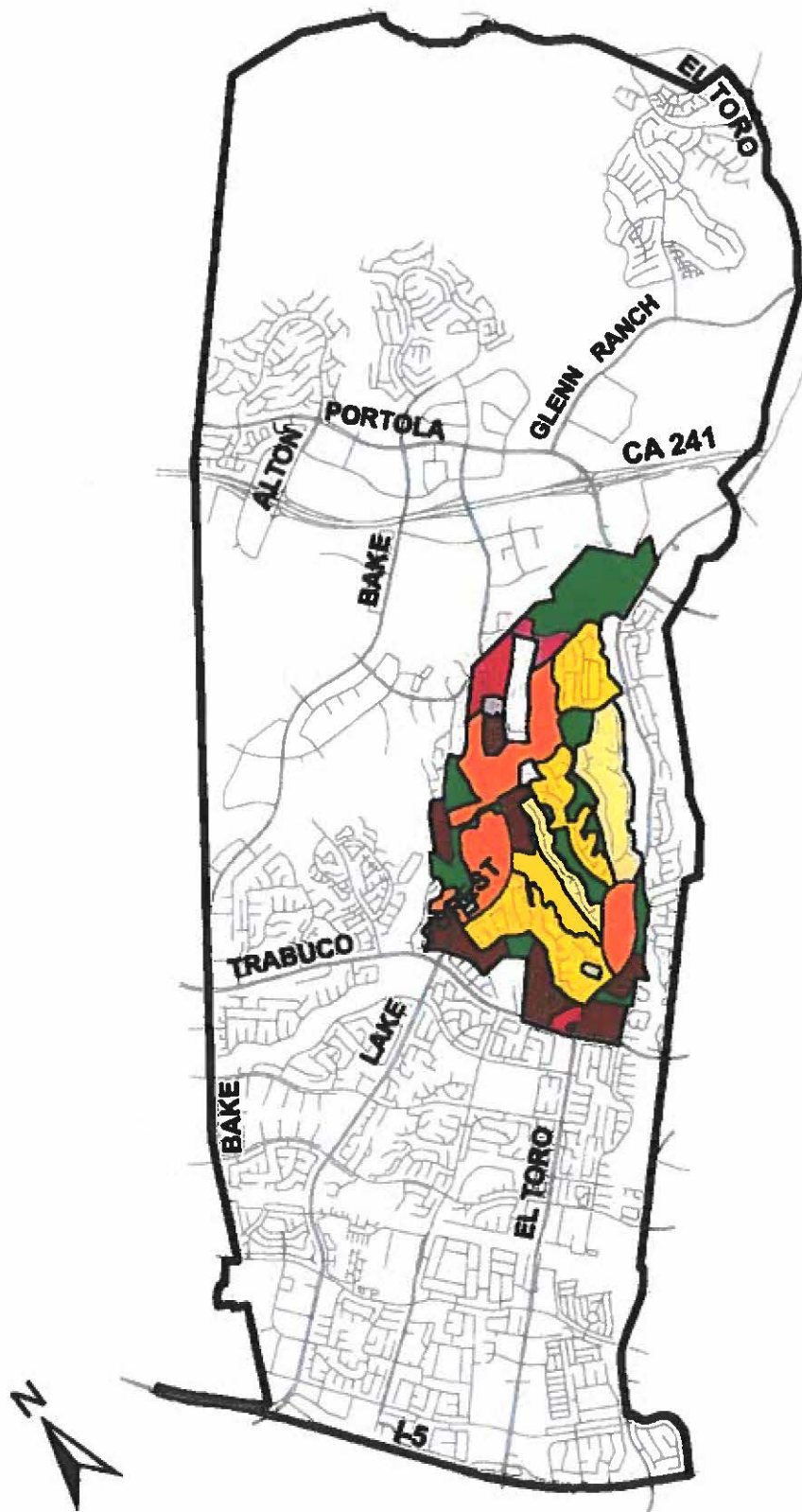
Development Standards:

Residential:	<ul style="list-style-type: none">- Multi-family homes- 15 dwelling units / acre- Height Limit: 35 feet
Professional Office:	<ul style="list-style-type: none">- Text references uses listed in the Zoning Ordinance PA district except PC prohibits restaurants- Height Limit: 35 feet
Industrial Park:	<ul style="list-style-type: none">- Text references uses listed in the Zoning Ordinance M1 district, except PC prohibits soap, glass and paint manufacturing and allows for 1 cubic yard batch plants- Height Limit: 35 feet
Parking	<ul style="list-style-type: none">- Regulated by Zoning Ordinance
Signage	<ul style="list-style-type: none">- Regulated by the Zoning Ordinance or a Planned Sign Program

El Toro P.C. Zoning Designations

 High Density Residential	 Industrial Park	 Professional & Administrative Office
--	---	--





Rancho de Los Alisos Planned Community






(Adopted November 5, 1991)

Planned Community Status: Built Out Total Acres: 1072.13
 Dwelling Unit Cap 4,966 Constructed 4,737

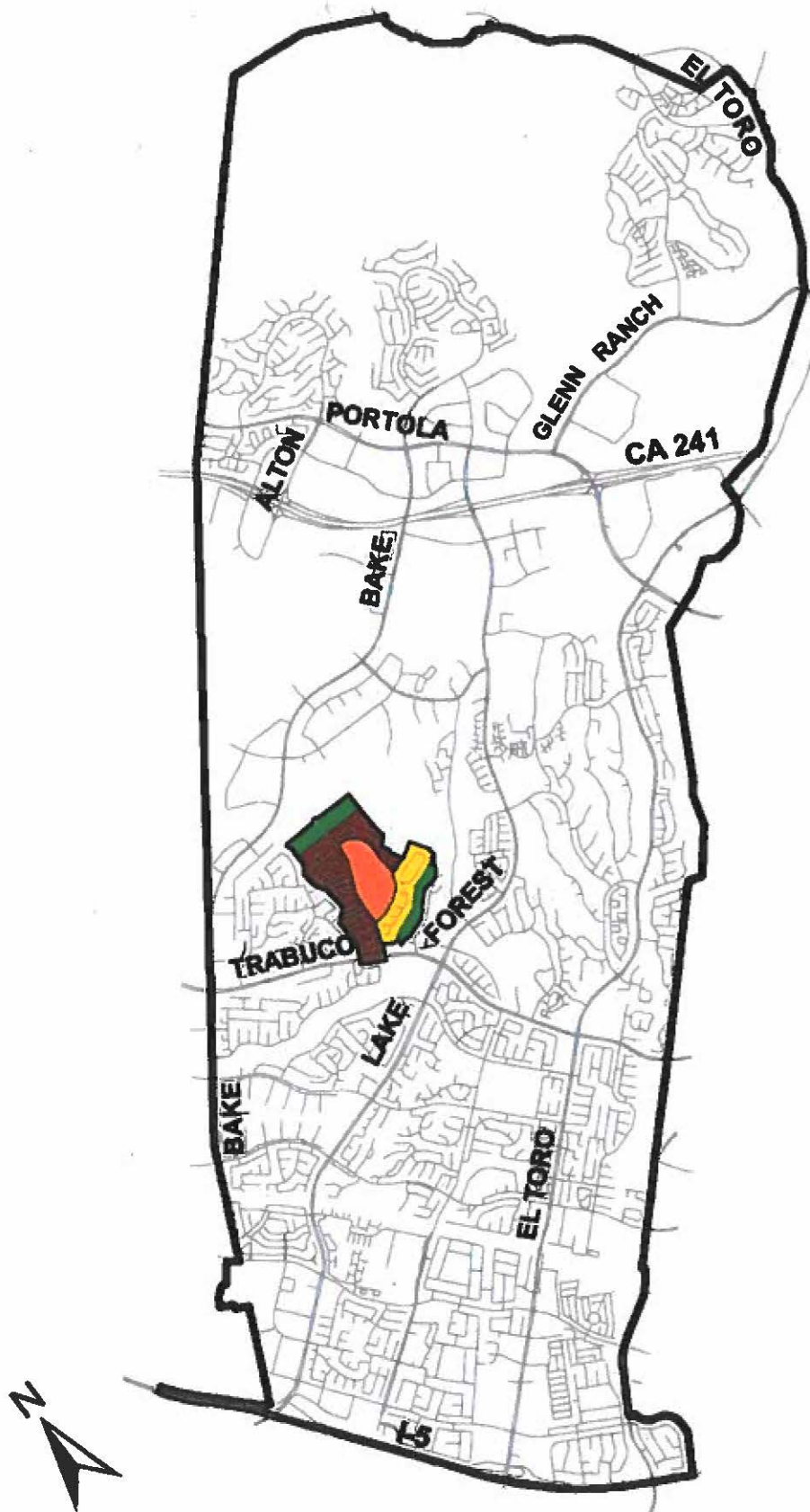
Development Standards:

Residential	<ul style="list-style-type: none"> - Single- and multi-family homes - 2 units per acre to 30 units per acre - Height Limit: 35 feet all residential except 60 feet for Heavy Density Residential
Commercial	<ul style="list-style-type: none"> - Allows uses listed in the Zoning Ordinance Commercial zones - Height Limit: 35 feet
Parking:	- Regulated by Zoning Ordinance
Signage	- Regulated by the Zoning Ordinance or a Planned Sign Program
Features	At least 50% of the Planning Community area remains as open space, which includes natural and landscaped areas, recreational amenities, parks, playgrounds, pastures, greenbelts, golf courses, tennis courts, reservoirs, water reclamation ponds, equestrian facilities, public roads, and utilities and infrastructure.

Rancho de Los Alisos P.C. Zoning Designations

 Low Density Residential	 Neighborhood Commercial	 General Agriculture
 Medium Density Residential	 Community Commercial	 Open Space
 High Density Residential	 Commercial	
 Heavy Density Residential	 Service Station	





Serrano Highlands Planned Community

(Adopted January 14, 1987)

Planned Community Status: Built Out Total Acres: 189.6
Dwelling Unit Cap 1,367 Constructed 1,364

Development Standards:

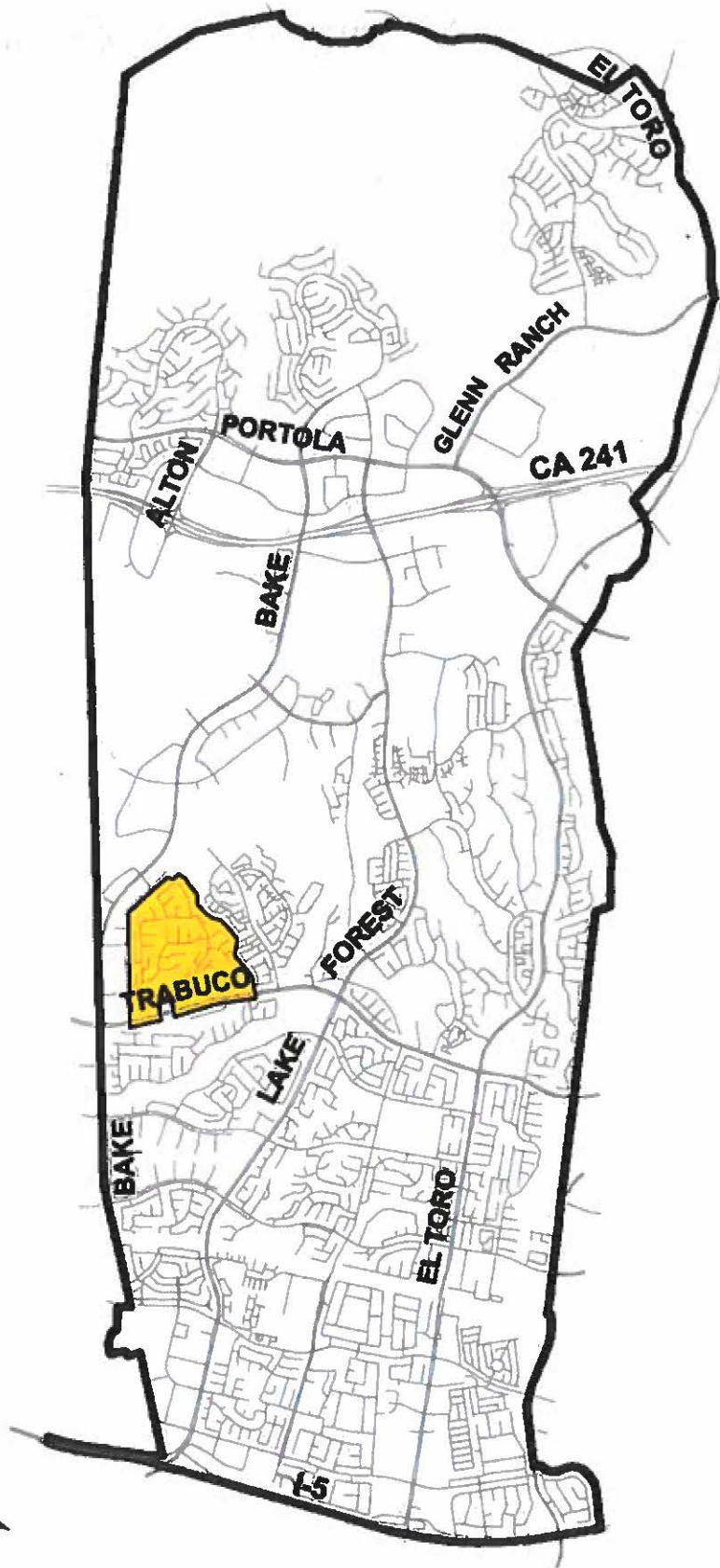
Residential:	<ul style="list-style-type: none">- Single- and multi-family homes- 7 to 15 units per acre- Height Limit: 35 feet*
Parking	<ul style="list-style-type: none">- Regulated by Zoning Ordinance
Signage	<ul style="list-style-type: none">- Regulated by the Zoning Ordinance or a Planned Sign Program
Unique Features	<ul style="list-style-type: none">- 18 acres within the Opportunities Study Area

* PC Text allows the Planning Commission to grant exceptions to the height limit.

Serrano Highlands P.C. Zoning Designations

	Medium Density Residential		Heavy Density Residential
	High Density Residential		Open Space





Rancho Serrano Planned Community

(Adopted October 22, 1975)

Planned Community Status: Built Out Total Acres: 171.5
Dwelling Unit Cap 700 Constructed 593

Development Standards:

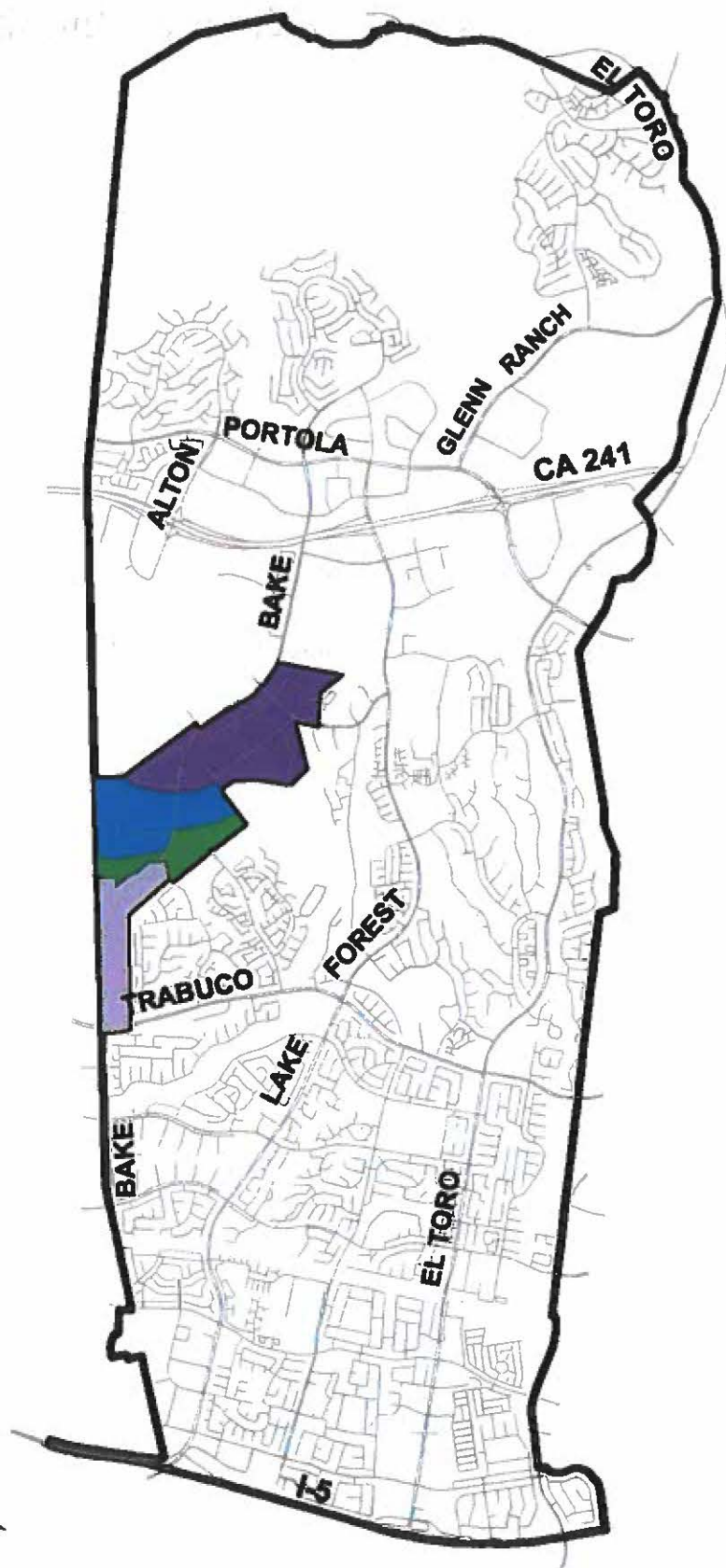
Residential:	<ul style="list-style-type: none">- Single-family homes- 4.1 units per acre- Height limit: 35 feet
Parking:	<ul style="list-style-type: none">- Regulated by Zoning Ordinance
Signage:	<ul style="list-style-type: none">- Regulated by the Zoning Ordinance or a Planned Sign Program

Rancho Serrano P.C. Zoning Designation



Medium Density Residential





Pacific Commercentre Planned Community

(Adopted July 22, 1987)

Planned Community Status: One parcel remaining Total Acres: 444.40

Development Standards:

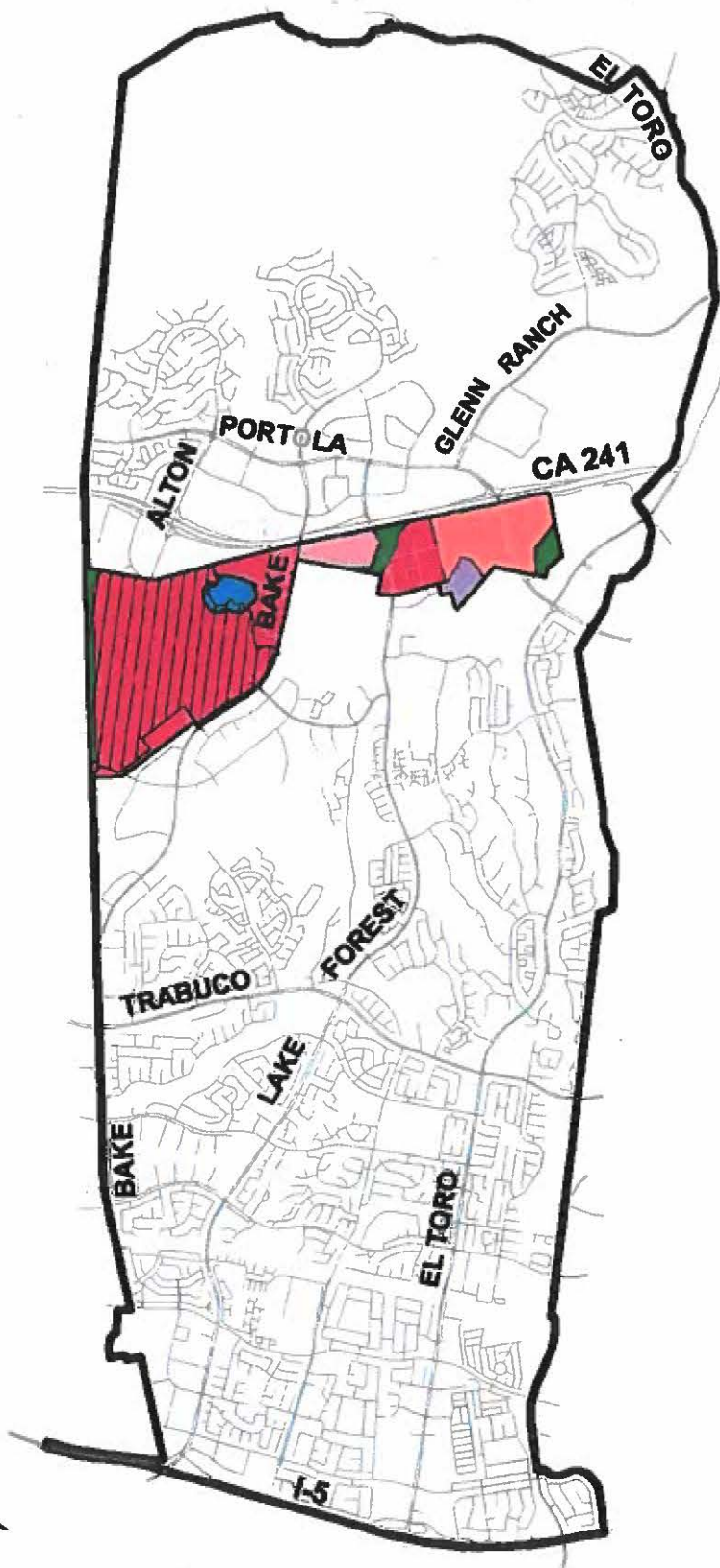
Uses Permitted:	<ul style="list-style-type: none">- Commercial, Industrial Park, Business Park, Open Space- Three districts established, which allow uses similar to the Zoning Ordinance Industrial Uses- Height Limit: 35 feet[†]
Parking	<ul style="list-style-type: none">- Regulated by Zoning Ordinance
Signage	<ul style="list-style-type: none">- Regulated by the Zoning Ordinance or a Planned Sign Program
Unique Features	<ul style="list-style-type: none">- Pacific Commercentre has Design Guidelines and private architectural review board for review of new buildings- Limited commercial uses in Business Park District

[†] PC Text allows exceptions to the height limit through a Use Permit

Pacific Commercentre P.C. Zoning Designation

	Business Park		High Technology
	Light Industrial		Open Space





Baker Ranch Planned Community








(Adopted April 20, 1988)

Planned Community Status:	Partially Developed	Total Acres:	666
Square Footage Cap	7,416,700	Constructed	1,700,837

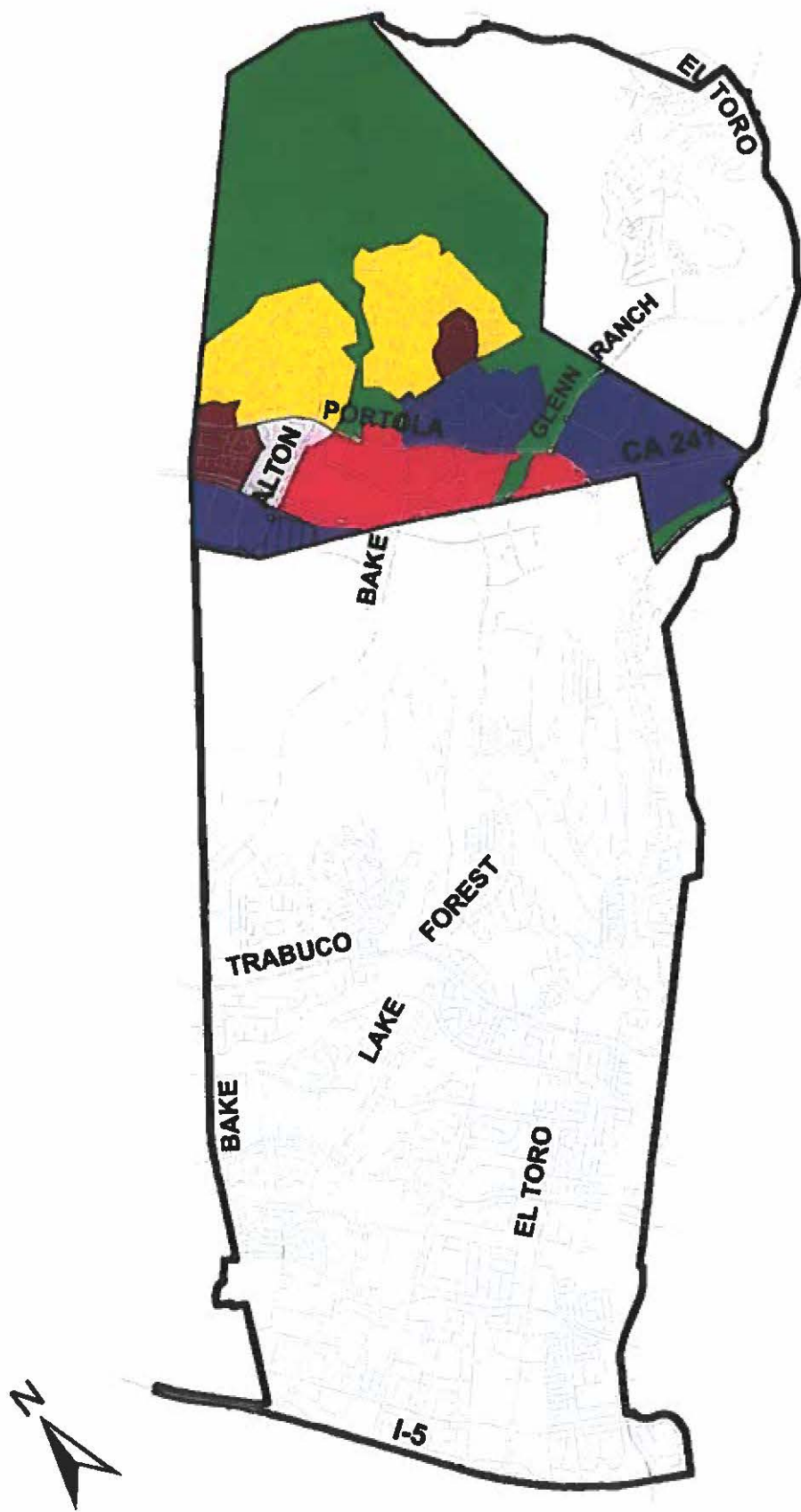
Development Standards:

Permitted Uses:	<ul style="list-style-type: none">- Urban Activity – Non-residential mixed-use, including business park and commercial uses- Sand and Gravel Extraction allowed as an interim use- Allowable uses are in the Planned Community text- Height Limit: No maximum; Buildings over 35 feet shall be set back a distance equal to the height of the building. Height also subject to FAA review.
Parking	<ul style="list-style-type: none">- Regulated by Zoning Ordinance
Signage	<ul style="list-style-type: none">- Regulated by the Zoning Ordinance or a Planned Sign Program
Unique Features:	<ul style="list-style-type: none">- A.J. West Area (a 77 acres sub-area along Bake Parkway) has its own Design Guidelines- Undeveloped portions of Baker Ranch are covered by Design Guidelines adopted in 8/16/2001- 370 acres in the Opportunities Study Area

Baker Ranch P.C. Zoning Designations

 Urban Activity(UA)/Business Park(BP)	 UA/Sand & Gravel(SG)/C	 Opportunity Study Site
 UA/Commercial(C)	 Public Facility	
 UA/C/BP	 Open Space	





Foothill Ranch Planned Community








(Adopted April 1988)

Planned Community Status:	Nearing Buildout	Total Acres:	2,737
Non-Res Square Footage Cap	7,954,330	Constructed	7,323,559
Dwelling Unit Cap	3,900	Constructed	3,832

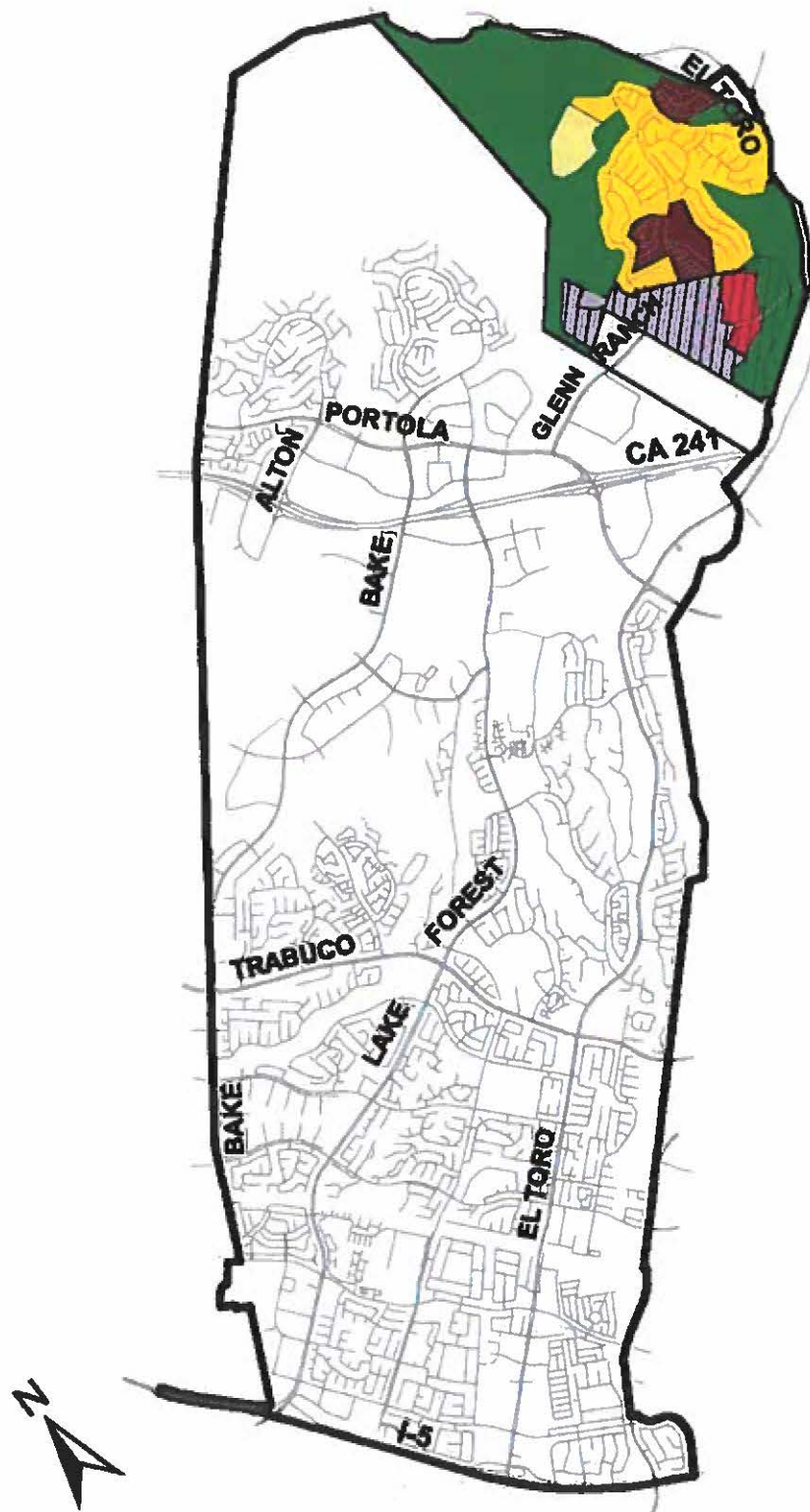
Development Standards:

Residential:	<ul style="list-style-type: none"> - Single- and multi-family homes - 4 – 25 units per acre - Height Limit: 35 feet
Commercial:	<ul style="list-style-type: none"> - Allowable uses are in the Planned Community text - Broad range of commercial and office uses permitted - Height Limit: 160 feet
Industrial/ Business Park	<ul style="list-style-type: none"> - Allows uses listed in the Zoning Ordinance M1 zone - Industrial zone allows mining and batch plants - Height Limit: 45 feet
Parking	<ul style="list-style-type: none"> - Regulated by Zoning Ordinance
Signage	<ul style="list-style-type: none"> - Regulated by the Planned Community text or a Planned Sign Program
Unique Features	<ul style="list-style-type: none"> - New development is administratively reviewed - Foothill Ranch has Design Guidelines and architectural review committee for non-residential development - Small parcel south of 241 in Opportunities Study Area

Foothill Ranch P.C. Zoning Designations

 Single Family Residential	 Commercial	 Opportunity Study Site
 Multi-Family Residential	 Industrial	
 Urban Activity	 Open Space	





Portola Hills Planned Community









(Adopted December 17, 1986)

Planned Community Status:	Partially Developed	Total Acres:	1,006
Dwelling Unit Cap	2,200	Constructed	2,146

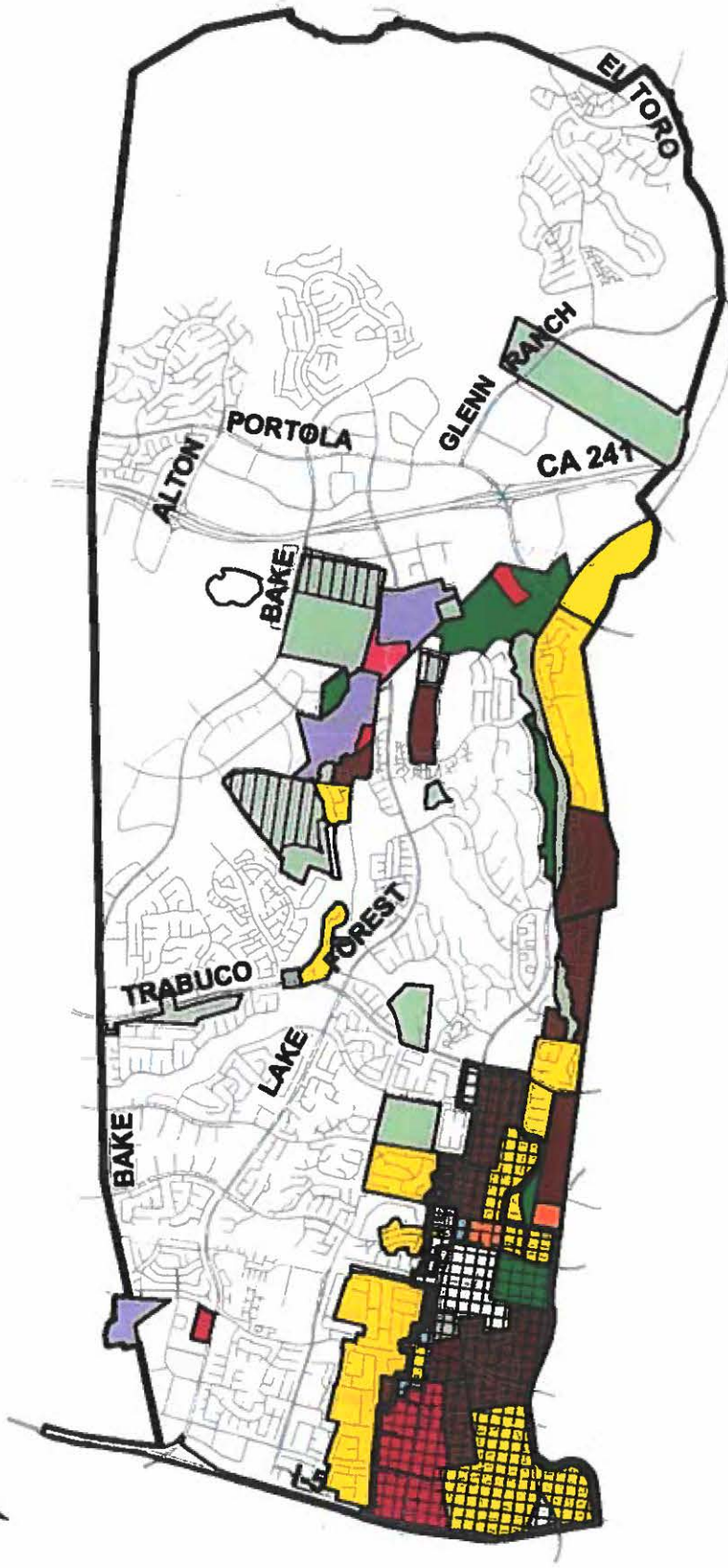
Development Standards:

Residential:	<ul style="list-style-type: none"> - Single- and multi-family homes - 2 to 25 dwelling units per acre - Height limit: 35 feet
Commercial	<ul style="list-style-type: none"> - Allows uses listed in the Zoning Ordinance Commercial zones, but allows for research and development as well - Height limit: 35 feet
Business Park	<ul style="list-style-type: none"> - Allows uses listed in the Zoning Ordinance M1 zone - Height limit: 35 feet
Parking	<ul style="list-style-type: none"> - Regulated by Zoning Ordinance
Signage	<ul style="list-style-type: none"> - Regulated by the Zoning Ordinance or a Planned Sign Program
Unique Features	<ul style="list-style-type: none"> - 250 acres within the Opportunities Study Area













Portola Hills P.C. Zoning Designations

 Rural Residential	 Business Park	 Open Space
 Single Family Residential	 Commercial	 Opportunity Study Site
 Multi-Family Residential	 General Agriculture	





General City Zoning

	Symbol	Description	Height
	A1	General agriculture and other low-intensity uses	35 feet
	OS	Open space for preservation and recreation	18 feet
	R1	Single-Family Residential Homes (2 – 7 dwelling units per acre)	35 feet
	R2	Multi-Family Residential Homes (7 to 15 dwelling units per acre)	35 feet
	R4	(15 to 43 dwelling units per acre)	
	CC	Community Commercial	60 feet
	CN	Neighborhood Commercial	35 feet
	C2	General Business	35 feet
	PA	Professional and administrative Offices	35 feet
	M1	Light Industrial – warehousing, manufacturing, wholesaling	35 feet
		Redevelopment Project Area	
		Opportunities Study Area	

