

Dear Meadows Residents,

The following is a response to several concerns raised at the December 5, 2023, City Council meeting regarding Toll Brothers' (TB) request for a General Plan and Area Plan Amendment. Concerns were expressed over environmental concerns, misleading information, security and traffic, and park access and maintenance, and community gates.

### Environmental Concerns

The former school site has been in an interim state with temporary sloped conditions as allowed by the grading code, and the school mitigation agreement between TB and the Saddleback Valley Unified School District (the district). The school site will be filled after having been excavated as part of TB's land development and home building operations. TB is performing the earthwork under the guidance of a licensed geotechnical engineer, and several on-site grading inspectors: one City full-time on-site grading inspector, and two third-party geotechnical inspectors, including one hired by the City and the other hired by the Developer. Once existing homes in The Meadows are near completion, the former school site will be filled, and compacted, and brought up to its ultimate elevation. Building pads for homes in Neighborhood 6 will be certified by the City's building official.

The only mention of soil instability is via a checklist completed by the California Department of Education (CDE). The checklist was a visual observation intended to inform the school district of items to consider prior to site acceptance. The checklist gave the school district the option of requesting additional information and requesting additional studies be prepared. To obtain additional information about the school site, the City submitted a public records request to the school district and to CDE. Neither agency provided any technical report(s) to document issues with soil suitability.

### Misleading Information

Several Meadows residents expressed that they were misled by TB regarding the school site. This issue is a civil matter between residents and TB. Disclosures were made between TB and the homebuyers, and the City is not a party to those disclosures.

### Security and Traffic

At the Community Safety Forum held at City Hall on October 9, 2023, Chief of Police Christine Berryman and Tran Tran, the City's Traffic Engineering Manager discussed strategies to address security concerns. A Power Point presentation offering several suggestions was provided. Among the suggestions offered by Captain Berryman were to increase lighting, install surveillance cameras, pick-up flyers and newspapers, secure

doors and windows, as well as consider starting a neighborhood watch program. Captain Berryman also suggested calling the police department's non-emergency phone number: 949/770-6011 to report concerns.

In response to residents' questions over how to get the sheriff to enforce speed limits on their private streets, the City's Traffic Engineering Manager suggested the HOA contact the Orange County Sheriff's Department and process an "Agreement for Services" to enforce the California Vehicle Code on a routine basis. Said Agreement would establish a schedule and fee amount based on what the HOA requires. The City's Traffic Engineering Manager also suggested the HOA hire a traffic engineer to identify traffic calming measures, such as installing speed bumps, to slow traffic within the community's private streets. To implement traffic calming measures, a plan illustrating the traffic calming measures proposed would need to be submitted for review and approval by the Orange County Fire Authority (OCFA) and the City. For more information please refer to the power point presentation:

<https://www.lakeforestca.gov/sites/default/files/users/user72/Community%20Safety%20Forum%20-%20Final%20100923.pdf>

#### Park Access, Park Maintenance

Residents commented upon the easement placed over the private parks allowing for public use, and their maintenance responsibilities. The private parks, totaling 11.32 acres, include five mini parks, a portion of the Central Park, and the Neighborhood Park. These parks were required to meet the City's park dedication requirements. According to State law, developers of subdivisions must provide parks and park facilities for use by residents within the City of Lake Forest. Maintenance of the private parks, like the private streets, and other private facilities within the Meadows are maintained by the HOA.

#### Community Gates

Residents voiced a desire for the community to be gated. To initiate that process, a plan proposing the installation of community entry gates would need to be submitted by representatives of the Meadows Community to the City's planning division for City review and approval. The plan would also require review and approval from OCFA and the OC Sheriff's Department. In addition, the plan would need to accommodate public access to the parks.

Please refer to the City's website and The Meadows webpage:

<https://www.lakeforestca.gov/en/meadows>.