



# Lake Forest

*The Natural Choice for Business*

CUSTOM CONTENT • August 24, 2020



*The Clock Tower at Lake Forest's new Civic Center.  
The Civic Center was built with developer fees, not taxpayer money.*





## Sustaining Fiscal Health

As one of the few debt-free cities in California, Lake Forest knows a thing or two about fiscal health.

**T**he City of Lake Forest has a strong tradition of supporting business development. The City's economy is aided by its geographic location within Orange County—a business friendly climate with a well-balanced land use plan, healthy community demographics, above-average household income, and established key industry clusters such as technology, high-tech manufacturing, healthcare, and medical uses. The City works in conjunction with the Lake Forest Chamber of Commerce to provide business development and attraction opportunities that diversify and strengthen the Lake Forest economy through partnerships with local and regional business organizations and by fostering dialogue with the Lake Forest business community.

Through fiscally conservative decision making, the City Council works hard to ensure Lake Forest stands out as the Natural Choice for Business. In 2018, the City Council paid the last of the City's debt, allowing the Council to focus on matters directly affecting residents and businesses that call the City of Lake Forest home.

Earlier this year, the City opened the Lake Forest Civic Center, the City's "100 Year Home." The campus consists of a Senior Center, Community Center, 200 seat Performing Arts/Council Chambers, Parking Structure, and City Hall. The City paid for the project with fees raised through the Opportunities Studies Area, a comprehensive planning process the City of Lake Forest implemented to rezone nearly 838 acres of land originally zoned for business and industrial use, meaning no debt was incurred. The campus provides businesses with rental meeting space ranging from spacious rooms for eight to banquet rooms for 300 plus.

***In the heart of Orange County,  
Lake Forest cultivates the feel of a big  
city with the charm of a small town.***

The Civic Center Campus compliments the Lake Forest Sports Park and Recreation Center, an 86-acre facility—one of the largest sports park in Orange County—opened in 2014. Like the Civic Center, the project was funded through developer fees, costing taxpayers zero dollars.

Lake Forest has adapted and created new opportunities to support businesses in these unpredictable times. The City's priority is to ensure physical health, mental health, and fiscal health for its evergrowing community.



# Don't just stay in Lake Forest, Enjoy Lake Forest.



Whether looking for a productive business trip, a relaxing getaway, or family outing, explore options with access to Lake Forest's countless amenities.



[lakeforestbusiness.com](http://lakeforestbusiness.com)





Lake Forest continues to emphasize the importance of strong public-private partnerships.

In 2018, the City embarked on an update of its General Plan, a long-term policy document that identifies the community's vision for the future. It provides a framework to guide decisions on growth and the conservation of open space and resources, consistent with the quality of life desired by Lake Forest residents and businesses. The plan calls for a mix of residential and commercial uses near the freeways and employment centers, while preserving the established neighborhoods and open space areas valued by our residents. Ensuring a variety of housing choices are available will help support an educated and qualified workforce that our businesses rely upon.

This is the first comprehensive update to our General Plan since its original adoption. The process involved numerous meetings with the community and discussions with the City General Plan Advisory Committee. The Updated General Plan, referred to as the Lake Forest 2040 General Plan, sets the framework for the City's continued growth and progress for the next 20 years.

As part of the City's "business friendly" practice, Lake Forest does not require a business license or collect any fees for businesses operating within City limits. Removing the annual license fees allows businesses room and flexibility to focus on growth and profitability. It also allows businesses of all sizes to foster great relationships with the City.

The City offers an up-to-date listing of commercial properties. Visit [lakeforestbusiness.com/CommercialProperties](https://lakeforestbusiness.com/CommercialProperties) for available properties.

## Welcoming New Business

Many national and international companies are proud to call Lake Forest home.

Over the past year, several new businesses opened their doors and brought additional options and services to our vibrant community. Tesla also opened its service center in October, allowing vehicle buyers to purchase in Lake Forest. Hoag Health Center Foothill Ranch opened in January and provides a community-centric, clinically integrated health and wellness experience.

Thanks to the assistance of our partners at the Lake Forest Chamber of Commerce, SBA, SBDC, SCORE, and many more, our Economic Development initiatives provide ease of access to resources, help small and local businesses thrive, and streamline approval processes. This business-friendly approach earned the City of Lake Forest recognition at the American Planning Association Awards in 2019. The City is a major employment center, producing over 40,000 jobs in the region. Lake Forest is home to national and international companies such as Oakley, Panasonic, Kawasaki, Toshiba, Ytel, Cox, Alcon, Applied Medical, and many more.



*Hoag opened its doors to an entirely new and innovative wellness center, the first of its kind. With a full range of services including cooking, yoga, and wellness classes, Hoag chose Foothill Ranch as the location to open its state-of-the-art facility.*





Red Brick Consulting, Inc. congratulates the City of Lake Forest for its new Lake Forest Civic Center complex, the City's new "100-year home", what a great asset to the Lake Forest community. We are excited to not only have participated in the project, but part of our ownership resides in Lake Forest. Red Brick was honored to provide Owners Representative Services for this successful and exciting project. As Owner's Representatives, we acted as trusted advisors to the City and worked with the architect and construction manager to help ensure that the project was delivered on time and within budget. We continuously evaluated and managed the project risk and ensured that the project was delivered on time to meet the city's expectations.



Based in Orange County, Red Brick Consulting, Inc. is a woman business enterprise, and for more than 11 years has provided program/project management, construction management, risk management, construction/design consulting, project controls, and claims services to the construction industry. We serve as trusted advisors to owners, contractors, consultants, and other stakeholders—who are building, funding, or managing complex construction.

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**CONGRATULATIONS TO THE CITY OF LAKE FOREST ON YOUR NEW CIVIC CENTER!**  
WE ARE PROUD TO HAVE BEEN YOUR OWNER'S REPRESENTATIVE ON THE PROJECT.



- Red Brick Consulting is an Orange County based Woman Owned Business Enterprise.
- We serve as trusted advisors to owners, contractors, consultants, and other stakeholders—who are building, funding, or managing complex construction.
- We are Construction Risk Managers.
- In Orange County alone, Red Brick partnered on seven of the 10 largest multi-family projects in 2019.
- Red Brick Consulting delivers exceptional project outcomes.

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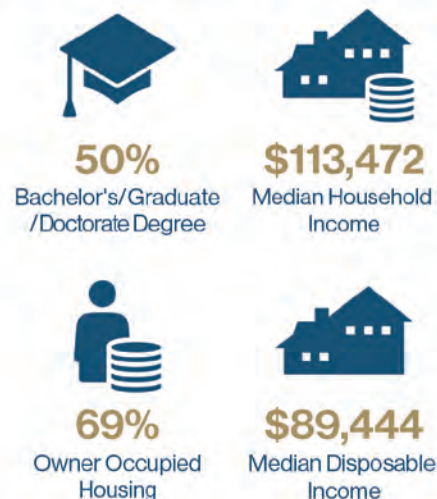
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# People Attract Business Housing Attracts People



## Community Profile



Source: ESRI - GIS Mapping

Housing options are abundant throughout Lake Forest, including workforce and executive housing neighborhoods. Hillside, lakes, and eucalyptus groves provide the perfect backdrop for a diverse mix of housing from high-end single-family homes to condominiums and affordable housing options. Housing options provide a diverse, economically stable population with the infrastructure and resources for community development.

Over the last six years, Lake Forest has experienced, and continues to experience, significant housing growth due to the rezoning of 800 plus acres of industrial land to residential communities. The City will gain approximately 4,300 new homes, estimated to increase Lake Forest's population by over 12,000 people. These new neighborhoods feature a variety of housing options, ranging from affordable multifamily homes to large, single-family homes.

At Serrano Summit, adjacent to the City's Civic Center, Lennar is building more than 500 single family homes and condominiums. The plans include several parks, a private recreation center, and access to the Serrano Creek Regional Trail. Other new neighborhoods are under construction in Portola Hills and Teresina. The inclusion of trails and other amenities in our new communities contributes to the overall health of our community.

Business thrives in Lake Forest because of a talented pool of employees. The diverse and innovative educational programs of the University of California, Irvine; California State University, Fullerton; Chapman University; Concordia University; Saddleback College; and Irvine Valley College, among others, help provide a highly educated workforce.

Lake Forest's central location provides efficient access to customers. From the 5 and 405 freeways and the Foothill Transportation Corridor, companies can access business centers stretching from San Diego to Los Angeles as well as

warehouse and distribution markets throughout the Inland Empire. Additionally, our location puts Lake Forest near the Long Beach, Los Angeles, and Orange County airports.

Whether looking for a productive business trip or relaxing getaway, visitors and business travelers have access to 13 hotels and suites, offering countless amenities and competitive prices in Lake Forest.

Lake Forest is positioned to provide businesses, large or small, with an educated workforce, exceptional location, and a business-focused community worth investing in.



Looking to rent state-of-the-art conference rooms for large meetings or banquet rooms for an event? The Lake Forest Community Center has options for events and meetings, large or small.

For rental inquiries or questions, contact Community Center staff at (949) 461-3438 or email [mvillasenor@lakeforestca.gov](mailto:mvillasenor@lakeforestca.gov)



TERESINA

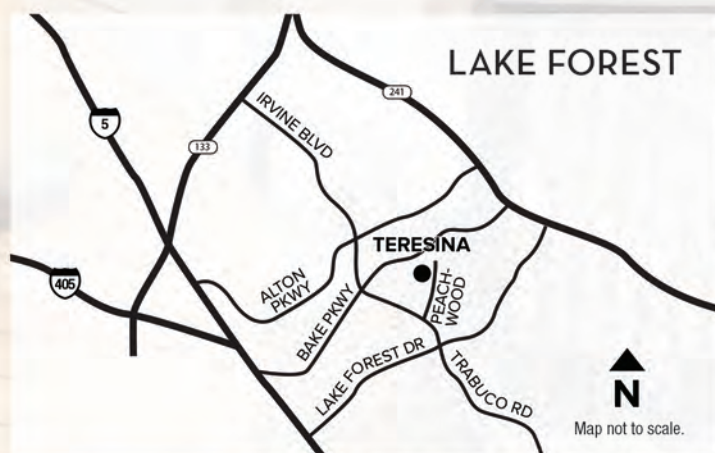
EVERYTHING  
YOUR DREAMS

Imagine

NO  
MELLO-ROOS

Teresina in the established community of Lake Forest appeals to your head and your heart. The grand indoor and outdoor spaces, terrace and rooftop views\*, and array of open floorplan designs satisfies them both. Beautiful and practical, rewarding and remarkable, this is where you'll find it all. We invite you to tour Teresina and fulfill your wish list today.

Single-Family Homes | Approx. 3,238 to 4,329 Sq. Ft.  
4 to 5 Bedrooms | 4.5 to 5.5 Baths | Bonus Room, Terraces + Rooftop Decks  
From \$1.3 Million



Shea  
HOMES

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\*Views vary significantly by lot location and may be affected by future development or other activities. Neither Seller nor the payment of any premium guarantees the preservation of any view which may be present at the time of purchase or anytime thereafter. Sales: Shea Homes Marketing Company (CalDRE#01378646), Construction: SHSC GC, Inc. License (#0102096). Shea Homes is a registered trademark of Shea Homes Limited Partnership. This is not an offer for real estate for sale, nor solicitation of an offer to buy to residents of any state or province in which registration and other legal requirements have not been fulfilled. Home pictured may not be actual home for sale or actual model home, but rather a representation of a similar model or elevation design. Pricing does not include closing costs, effective date of publication and subject to change without notice. All square footages and measurements are approximate and subject to change without notice. Equal Housing Opportunity. 8/2020



## Hoag Brings Health Care Reimagined to Foothill Ranch



“Eat well and exercise.” Doctors have been giving patients this advice for decades, but now Hoag physicians – at a game-changing new health center – empower their patients to put those words into action.

In a forward-thinking reimagining of the way community health care is designed and delivered, Hoag Health Center Foothill Ranch clinically integrates health and wellness, merging the traditional – primary care, urgent care, specialty services, pediatrics, women’s health, sports medicine, physical therapy, lab and imaging – with prescribed personalized wellness plans for overall health including stress management, nutrition and exercise. Local businesses, like Patch Coffee Co. and CAMPO Aromatherapy also have a presence inside the health center.

“Hoag is grateful to the City of Lake Forest who supported the vision for comprehensive health and wellness here in the community,” said Marcy Brown, senior vice president and chief operations officer at Hoag. “The City’s 100 year legacy and commitment to its residents and those that do business here made opening in Foothill Ranch a natural choice for us.”



### Hoag Lifestyle Program

“I had an appointment to see my new primary care doctor and she listened to my health and wellness goals, and then she did something quite unusual – she gave me a prescription into a program that was personalized to my goals, and actually provided the tools and accountability to help me reach my targets,” said Tracey Tingley, Foothill Ranch resident and one of the first graduates of the 60-day Hoag Lifestyle Program.



Hoag Health Center Foothill Ranch was able to safely remain open throughout the COVID-19 pandemic and offer patients access to the Hoag Lifestyle Program, which provides one-on-one sessions with registered dietitians, fitness trainers and health coaches – all included in the patient’s care plan and at no additional cost. “The fact that I could continue to prioritize my health during the pandemic was like a gift during those worrying, confusing months” commented Tingley.



As part of the Hoag Lifestyle Program, patients, like Tracey, are prescribed to the BIOCIRCUIT™ studio, the first-of-its-kind on the West Coast. The circuit of high-tech machines is automatically set to a patient’s customized program, remembers previous workouts, and makes recommendations and adjustments according to a wide array of biometric readings. This creates a personalized, technology-driven workout that is developed in collaboration with a physician and the health coach.

“It was incredible to have the whole team rooting me on through the program,” said Jim Duffy, a retired Army veteran and graduate of the program. “I learned so much by having the health coaches and dietitians integrated with my physician to keep me on track.”

Due to COVID-19, Hoag also transitioned its community education classes to be virtual. From exercise classes, to nutrition education and a variety of physician-led presentations exploring trending health care topics, the community can live-stream health classes in the comfort of their home.

“To be the first to launch a program that is so unique, speaks volumes about Hoag’s dedication to the community’s longevity, happiness and overall wellness,” said Lori Mueller, manager of the Hoag Lifestyle Program.

Patients have access to the prescribed Hoag Lifestyle Program through any of the physicians practicing at Hoag Health Center Foothill Ranch, including but not limited to primary and specialty care physicians in Hoag Medical Group and Orange Coast Women’s Medical Group.

**To learn more about Hoag Health Center Foothill Ranch, visit [hoag.org/foothill-ranch](https://hoag.org/foothill-ranch).**

**800-400-HOAG**



# HEALTH AND WELLNESS REIMAGINED



## HOAG HEALTH CENTER FOOTHILL RANCH

Hoag Health Center Foothill Ranch reimagines the way health and wellness is designed and delivered to the community. The facility features:

- The Hoag Lifestyle Program, a first-of-its-kind, highly personalized wellness program prescribed by physicians
- The first, state-of-the-art BIOCIRCUIT™ on the West Coast
- A light, bright, and spacious layout integrating traditional health care with wellness services
- Virtual fitness and nutrition classes streamed live to keep you active at home

Services Offered at the Facility Include:

- Imaging
- Lab
- Pediatric Care
- Physical Therapy
- Primary Care
- Pulmonology
- Specialty Care
- Sports Medicine
- Urgent Care
- Women's Health

For more information, visit [hoag.org/foothill-ranch](https://hoag.org/foothill-ranch)







## Teresina Delivers on Sophisticated Living in a Breathtaking Lake Forest Location

Remarkably inviting, two- and three-story detached residences at Teresina by Shea Homes are exciting both in design as well as setting in a charming hillside neighborhood in Lake Forest. Professionally decorated model homes showcase large, sophisticated home designs offering 4 to 5 bedrooms with lofts, master terraces, outdoor rooms and rooftop decks. Eight floorplan choices range from 3,238 to 4,329 interior square feet, starting at \$1.3 million. Of special financial benefit, there are no Mello-Roos assessments at Teresina.

"Teresina is a rare opportunity in Lake Forest that appeals to sophisticated tastes of those who relish entertaining in elegant indoor and outdoor spaces and open living areas," said Karen Ellerman, Vice President of Sales and Marketing for Shea Homes. "The third level rooftop terraces are perfect for enjoying expansive views of the city lights and surrounding natural rolling foothills."

Inspired by Modern Spanish, Transitional and Modern Prairie architectural styles, as well as the setting among natural vistas and open space, four two-story and four three-story floor plans feature 4.5 to 5.5 baths along with great rooms, fully-appointed gourmet kitchens with stainless steel Monogram® appliances, covered outdoor rooms, lofts and master suite terraces. Third level living includes bonus rooms with covered roof terraces and master suite retreats, per plan. Options are available including additional dens or flex spaces, and the Shea Design Studio offers endless opportunities to help you make your new home especially perfect for you.



The list of exceptional features throughout are impressive and invite the full extent of well-appointed indoor/outdoor living with advanced technology and designer finishes. Homes at Teresina include SheaConnect™ Smart Home features such as Ring video doorbell, Kwikset® Smartcode entry door lock, iDevice light switches, Liftmaster smart garage door opener, advanced Cat 6 wiring, Eero wireless access points, and Amazon Echo Show. Whole house energy-savings promise year-round comfort, including Honeywell smart thermostats, WiFi-controlled tankless water heaters, state of the art insulation and dual-paned windows.

Lake Forest's convenient location puts you in easy reach of all Orange County's charm and sophistication. Right at home, experience the relationship between nature and living well amid the peaceful rolling hills that are perfect for hiking and biking over miles of open space. Whiting Ranch Wilderness Park and O'Neill Regional Park are near, offering outdoor getaways with camping and abundant trails. Shop and dine to your hearts content at Irvine Spectrum, Foothill Ranch Town Centre, The Shops at Mission Viejo and world class centers of Fashion Island and South Coast Plaza. The beaches of Orange County are only a short



drive away for a day of fun, or simply viewing the serenity of the vast Pacific Ocean. There is so much to discover, here your only option will be to enjoy life to its fullest.

The city of Lake Forest has also experienced tremendous growth in employment development. Among the many accomplishments are a Community Center, Senior Center, Performing Arts Center, new city parks, and several other prominent development projects.

Model tours at Teresina are offered daily by appointment, and you can now also visit from the comfort of your home with a virtual appointment. Call 866.OWN.SHEA to schedule a private in-person or virtual appointment by visiting [www.sheahomes.com/virtual-home-buying-program](http://www.sheahomes.com/virtual-home-buying-program). The Information Center is open daily from 11:00 a.m. to 6:00 p.m. and on Wednesdays from 2:00 p.m. to 6:00 p.m. For driving directions and additional information, we invite you to register at [SheaHomes.com](http://SheaHomes.com) and text TERESINA to 797979 to receive the latest news.

Shea Homes is one of the largest private homebuilders in the nation. Since its founding in 1968, Shea Homes has built more than 100,000 homes. Over the past several years, Shea Homes has been recognized as a leader in customer satisfaction with a reputation for design, quality and customer service. Shea Homes builds new homes in California, Arizona, Nevada, Colorado, Washington, North Carolina, South Carolina, Florida, Virginia and Texas. For more information about Shea Homes and its communities, please visit the company's website at [www.SheaHomes.com](http://www.SheaHomes.com).



## GENERAL COUNSEL

### Where Are They Now?

Join us in a retrospective look at some of our former General Counsel Award winners while we examine the career paths they have taken, new challenges they've faced, and all of their accomplishments along the way. We'll include a list of all previous General Counsel award winners by category and include photos and profiles of selected GC's.

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October 19, 2020

Space & Article Deadline:  
October 7, 2020

Artwork Deadline:  
October 13

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**Congratulations to the City of Lake Forest on their new Civic Center.**  
**We are proud to be part of the construction team.**

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***Sukut Construction extends its warm congratulations on the success over the years to the City of Lake Forest. Sukut is fortunate to have worked with the City on various projects, including the Civic Center, and proud to have its roots in Orange County!***

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## BERNARDS IS PROUD TO BE THE BUILDING PARTNER FOR THE CITY OF LAKE FOREST CIVIC CENTER



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