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**GOLDEN RAIN FOUNDATION
GENERAL PLAN AMENDMENTS, ZONING
CODE AMENDMENTS, AND ZONE CHANGES
PROJECT**

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City of Laguna Woods Agenda Report

TO: Honorable Mayor and City Councilmembers
FROM: Christopher Macon, City Manager
FOR: July 29, 2015 Adjourned Regular Meeting
SUBJECT: Golden Rain Foundation General Plan Amendments, Zoning Code Amendments, and Zone Changes Project

Recommendation

1. Receive staff report.

AND

2. Open public hearing.

AND

3. Receive public testimony.

AND

4. Close public hearing.

AND

5. Approve a resolution entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, A MITIGATION MONITORING AND REPORTING PROGRAM, AND AMENDMENTS TO THE LAGUNA

WOODS GENERAL PLAN RELATED TO THE GOLDEN RAIN
FOUNDATION GENERAL PLAN AMENDMENTS, ZONING CODE
AMENDMENTS, AND ZONE CHANGES PROJECT

AND

6. Approve the introduction and first reading of an ordinance entitled:

AN ORDINANCE OF THE CITY OF LAGUNA WOODS,
CALIFORNIA, AMENDING CHAPTERS 13.06 AND 13.12 OF THE
LAGUNA WOODS MUNICIPAL CODE RELATED TO THE
DEFINITION AND USE OF COMMUNITY GARDEN/GARDEN
CENTER AND ADOPTING ZONE CHANGES RELATED TO THE
GOLDEN RAIN FOUNDATION GENERAL PLAN AMENDMENTS,
ZONING CODE AMENDMENTS, AND ZONE CHANGES PROJECT

Background

The City has received an application from the Golden Rain Foundation for General Plan Amendments, Zoning Code Amendments, and Zone Changes (“project”).

Project Location

The proposed General Plan Amendments and Zone Changes pertain to eight parcels at several locations within the City of Laguna Woods, all of which are owned and maintained by the Golden Rain Foundation. Three of the parcels are north of Town Centre and City Centre Park and bounded on the west by Third Laguna Hills Mutual residential units, on the north by Santa Maria Avenue, and on the east by Moulton Parkway. The five remaining parcels are bounded by El Toro Road on the north, the Laguna Woods Village maintenance yard and recreational vehicle (RV) and boat storage lot and the Home Depot Center on the west, Moulton Parkway on the east, and the Aliso Viejo Golf Course and the City of Aliso Viejo Iglesia Park on the south.

In addition to the eight parcels, the proposed project involves amending the City’s Zoning Code pertaining to the Open Space-Recreation (OS-R) zone. While the Zoning Code applies citywide, the OS-R zone specifically relates to the eight parcels described above; an area owned and maintained by the El Toro Water District for recycled water treatment and other utility uses; and areas of the private

community of Laguna Woods Village that include a golf course, golf starter building with a pro shop and restaurant, practice areas, tennis courts, Clubhouse 2, Clubhouse 4, a RV and boat storage yard, and open space.

Project Description

The Golden Rain Foundation is requesting that all of the eight parcels involved be redesignated from Urban Activities Center (UAC) to Open Space (OS) in the City's General Plan and be rezoned from Urban Activities Center (UAC) to Open Space-Recreation (OS-R). The Golden Rain Foundation is also requesting Zoning Code amendments to add a definition for "community garden/garden center" and to allow community gardens/garden centers as a principal use in the OS-R zone. A community garden/garden center is proposed to be defined as:

A non-commercial site used for the growing and cultivation of fruits, vegetables, plants, fibers, herbs, and flowers for primarily personal, family, or neighborhood use, or for sale or distribution at a nearby farmer's market or similar event.

All of the project sites are currently being used for recreation or other open space purposes. Following General Plan redesignation and rezoning, the Golden Rain Foundation has indicated to the City that its intention is to continue to use the sites for substantially similar purposes.

Discussion

After reviewing the Golden Rain Foundation's land use application and considering environmental issues as required by the California Environmental Quality Act (CEQA), staff recommends that the City Council approve the proposed project.

Environmental Review

The Initial Study prepared for the proposed project finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project that have been made by or agreed to by the Golden Rain Foundation (see pages 19, 22, and 50 of Attachment C). Therefore, a Mitigated Negative Declaration (Attachment C) and Mitigation Monitoring and Reporting Program (Attachment A) have been prepared. None of the project sites are

included on any hazardous material lists enumerated under Government Code Section 65962.5. Adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program will be considered in connection with approval and adoption of the project.

The noticed, public review period for the Mitigated Negative Declaration was from June 22, 2015 to July 22, 2015 (Attachment D). During that time, related documents – including the Golden Rain Foundation’s land use application, Initial Study, and draft Mitigated Negative Declaration – were available for public review at City Hall and on the City’s website. While several individuals contacted the City for information on the project, no written comments were received.

Fiscal Impact

The City’s costs related to this project are recovered from the applicant.

Attachments: A – Proposed Resolution
Exhibit A – Mitigation Monitoring and Reporting Program
Exhibit B – Proposed, Updated Land Use Element
B – Proposed Ordinance
Exhibit A – Proposed, Updated Zoning Map
C – Initial Study and Draft Mitigated Negative Declaration
D – Notice of Intent to Adopt a Mitigated Negative Declaration

RESOLUTION NO. 15-XX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING A MITIGATED NEGATIVE DECLARATION, A MITIGATION MONITORING AND REPORTING PROGRAM, AND AMENDMENTS TO THE LAGUNA WOODS GENERAL PLAN RELATED TO THE GOLDEN RAIN FOUNDATION GENERAL PLAN AMENDMENTS, ZONING CODE AMENDMENTS, AND ZONE CHANGES PROJECT

WHEREAS, the Golden Rain Foundation of Laguna Woods submitted a land use application for the Golden Rain Foundation General Plan Amendments, Zoning Code Amendments, and Zone Changes Project (proposed project); and

WHEREAS, the proposed project was initiated by the Golden Rain Foundation of Laguna Woods (project proponent/applicant) and not the City; and

WHEREAS, the City has certain obligations to review and process each submitted land use application in accordance with State law; and

WHEREAS, if adopted, the proposed General Plan Amendment (which is part of the proposed project) will amend the Land Use Element of the City’s General Plan to change the land use designation for eight parcels from Urban Activities Center to Open Space as set forth in Exhibit “B” attached hereto and incorporated herein; and

WHEREAS, the proposed project is considered a project under California Environmental Quality Act (CEQA) regulations; and

WHEREAS, pursuant to Article 7 of the City’s Local CEQA Procedures, and after reviewing the entire project record, it has been determined that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project that have been made by or agreed to by the project proponent/applicant; and

WHEREAS, a Mitigated Negative Declaration, subject to the Mitigation Monitoring and Reporting Program (MMRP) which is attached hereto as Exhibit “A” and incorporated herein, has been prepared for the proposed project in

accordance with CEQA and the Mitigated Negative Declaration was posted for public review from June 22, 2015 to July 22, 2015; and

WHEREAS, the Mitigated Negative Declaration for the proposed project was submitted by the City to the State Clearinghouse for review and no comments thereon were received from the State Clearinghouse; and

WHEREAS, the City Council of the City of Laguna Woods has considered information presented by City staff, the project proponent/applicant, and interested parties at a public hearing held on July 29, 2015 and in written documents and reports.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, DOES HEREBY RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. In accordance with Article 7 of the City’s Local CEQA Procedures and Section 15704 of the CEQA Guidelines, the City Council makes the following findings with respect to the Mitigated Negative Declaration:

1. The City Council finds on the basis of the evidence presented and the whole record before it, including the Initial Study and Mitigated Negative Declaration, and comments received, that there is no substantial evidence that the proposed project, as mitigated, will have a significant effect on the environment.
2. The Mitigation Monitoring and Reporting Program, a copy of which is attached hereto as Exhibit “A” and incorporated herein, will ensure compliance with the mitigation measures during the implementation of the proposed project.
3. The adoption of the Mitigated Negative Declaration reflects the City Council’s independent judgment and analysis.
4. The Mitigated Negative Declaration (including any revisions developed under 14 C.C.R § 15070(b)) and other documents or materials which constitute the record of proceedings upon which this decision is based are located at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637, and the custodian of record of proceedings is the City Clerk.

SECTION 2. In accordance with Section 9 of the City’s Local CEQA Procedures, the City Council finds that the Mitigated Negative Declaration has been completed in compliance with CEQA, the State CEQA Guidelines, and the City’s Local CEQA Procedures. The Mitigated Negative Declaration adequately addresses the general environmental setting of the proposed project, its environmental impacts, alternatives, and mitigation measures (if applicable) related to each impact and is hereby adopted. The Mitigation Monitoring and Reporting Program, a copy of which is attached hereto as Exhibit “A” and incorporated herein, is also hereby adopted in accordance with State law.

SECTION 3. The City Council makes the following findings regarding the General Plan Amendment (a copy of which is attached hereto as Exhibit “B” and incorporated herein) included as a part of the proposed project:

1. In accordance with Government Code Section 65300.5, the proposed General Plan Amendment is consistent with other elements of the City’s General Plan.

The proposed project includes a General Plan Amendment to update the Land Use Element in response to a request made by the Golden Rain Foundation of Laguna Woods for eight parcels to be redesignated from Urban Activities Center to Open Space in the City’s General Plan. Open Space is an existing designation used in the General Plan and there are no provisions of the General Plan which serve to prohibit such a designation from occurring in the locations requested. Therefore, in accordance with Government Code Section 65300.5, this General Plan Amendment is internally consistent with the other elements of the General Plan. The City notes that some maps, exhibits, and references elsewhere in the General Plan do not currently reflect the increased Open Space designations and intends to make those changes as a part of the General Plan Comprehensive Update Project that is currently underway. Those changes are considered minor and not matters impacting consistency as set forth in Government Code Section 65300.5.

2. In accordance with Government Code Section 65300.9 (to the extent it is applicable), the proposed General Plan Amendment, if applicable, responds to changes in state and/or federal law.

Not applicable. There are no changes in state and/or federal law that directly apply to the General Plan Amendment.

3. The proposed General Plan Amendment has been referred to the County of Orange and any adjacent cities abutting or affected by the proposed action.

Notification of a public hearing for the proposed General Plan Amendment was sent to the County of Orange and several surrounding cities that may be affected by the proposed action.

4. The proposed General Plan Amendment will not be detrimental to the public health, safety, and welfare of the community.

The proposed General Plan Amendment will not result in any uses or activities that would impact the public health, safety, or welfare of the community. Open Space is an existing designation within the General Plan and is generally considered to be less intense and less impactful than the Urban Activities Center designation, which could potentially allow for commercial and residential development. The Mitigated Negative Declaration adequately addresses the general environmental setting of the proposed project, its environmental impacts, alternatives, and mitigation measures (if applicable) related to each impact.

SECTION 4. Based on the findings herein, the City Council does hereby approve and adopt the amendment to the General Plan Land Use Element, including the amendments to the Land Use Map, as set forth in Exhibit “B”.

SECTION 5. The Deputy City Clerk shall certify to the adoption of this resolution.

PASSED, APPROVED AND ADOPTED on this XX day of XX 2015.

CYNTHIA S. CONNERS, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, YOLIE TRIPPY, Deputy City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Resolution No. 15-XX** was duly adopted by the City Council of the City of Laguna Woods at an adjourned regular meeting thereof, held on the XX day of XX 2015, by the following vote:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

YOLIE TRIPPY, Deputy City Clerk

CITY OF LAGUNA WOODS
GOLDEN RAIN FOUNDATION GENERAL PLAN AMENDMENTS, ZONING CODE AMENDMENTS, AND ZONE CHANGES
MITIGATION MONITORING AND REPORTING PROGRAM

	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
<p>Mitigation Measure AES-1: Prior to City approval of a building or grading permit for any athletic field lighting, the applicant shall provide the City with a photometric plan that identifies the horizontal and vertical foot-candles of the proposed illumination. Said photometric plan shall be prepared to the satisfaction of the City Manager or his or her designee. No athletic field lighting shall be undertaken that produces a maximum initial illuminance value greater than 0.10 horizontal and vertical foot-candles at the site boundary and no greater than 0.01 horizontal foot-candles 10 feet beyond the site boundary. For boundaries that abut public or private streets, light trespass requirements may be met relative to the curb line instead of the site boundary. In addition, no more than two percent of the total initial designed fixture lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down). Finally, athletic field lighting shall be prohibited after 8 p.m. Monday through Saturday and after 7 p.m. on Sunday.</p>	<p>Prior to approval of a building or grading permit for any athletic field lighting</p>	<p>City Manager (or designee)</p>	<p>Monitor shall review photometric plans and conduct site inspections after light fixtures are installed to ensure compliance with this measure.</p>			

CITY OF LAGUNA WOODS						
GOLDEN RAIN FOUNDATION GENERAL PLAN AMENDMENTS, ZONING CODE AMENDMENTS, AND ZONE CHANGES						
MITIGATION MONITORING AND REPORTING PROGRAM						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
<p>Mitigation Measure AQ-1: Prior to City approval of any grading permit for any new or expanded use in the project area that involves the concurrent operation of more than three pieces of diesel-powered construction equipment, the applicant shall provide the City with an air quality impact analysis (AQIA) that evaluates the project’s construction-phase air pollutant emissions. Said AQIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the South Coast Air Quality Management District’s (SCAQMD’s) guidelines in effect at the time the study is initiated. No project shall be undertaken unless that project’s construction-phase air quality impacts are shown to be below, or mitigated to a level below, the SCAQMD’s thresholds of significance in effect at the time the study is initiated.</p>	<p>Prior to City approval of any grading permit for any new or expanded use in the project area that involves the concurrent operation of more than three pieces of diesel-powered construction equipment</p>	<p>City Manager (or designee)</p>	<p>Monitor shall review AQIA to ensure compliance with this measure.</p>			

CITY OF LAGUNA WOODS						
GOLDEN RAIN FOUNDATION GENERAL PLAN AMENDMENTS, ZONING CODE AMENDMENTS, AND ZONE CHANGES						
MITIGATION MONITORING AND REPORTING PROGRAM						
	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
<p>Mitigation Measure AQ-2: Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents, the applicant shall provide the City with an Air Quality Impact Analysis (AQIA) that evaluates the project’s long-term air pollutant emissions. Said AQIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the South Coast Air Quality Management District’s (SCAQMD’s) guidelines in effect at the time that the study is initiated. No project shall be undertaken unless that project’s long-term air quality impacts are shown to be below, or mitigated to a level below, the SCAQMD’s thresholds of significance in effect at the time the study is initiated.</p>	<p>Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents</p>	<p>City Manager (or designee)</p>	<p>Monitor shall review AQIA to ensure compliance with this measure.</p>			

CITY OF LAGUNA WOODS
GOLDEN RAIN FOUNDATION GENERAL PLAN AMENDMENTS, ZONING CODE AMENDMENTS, AND ZONE CHANGES
MITIGATION MONITORING AND REPORTING PROGRAM

	Mitigation Monitoring			Reporting		
Mitigation Measures	Period of Implementation	Monitoring Responsibility	Monitoring Procedure	Comments	Date	Initials
<p>Mitigation Measure TRAF-1: Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents, the applicant shall provide the City with a transportation impact analysis (TIA) that evaluates the project’s impact on the level of service (LOS) of any intersection that receives more than 50 project trips during any hour. Said TIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the City’s traffic study guidelines in effect at the time the study is initiated. No recreational project shall be undertaken unless that project’s traffic impacts are shown to be below, or mitigated to a level below, the City’s traffic impact thresholds of significance in effect at the time the study is initiated.</p>	<p>Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents</p>	<p>City Manager (or designee)</p>	<p>Monitor shall review TIA to ensure compliance with this measure.</p>			

End of Mitigation Monitoring and Reporting Program

II. LAND USE ELEMENT

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II. LAND USE ELEMENT

I. INTRODUCTION

California law requires that a land use element be prepared as part of a city's General Plan, as follows:

Government Code Section 65302(a): A land use element which designates the proposed general distribution and general location and extent of 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 waste disposal facilities, and other categories of public and private uses of land. The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan. The land use element shall identify areas covered by the plan, which are subject to flooding and shall be reviewed annually with respect to those areas.

The Land Use Element serves as a guide to community leaders for deciding upon future development of the City. The Land Use Element is central to development of the other Elements of the General Plan. The subject matter of each of the General Plan Elements e.g. Housing, Circulation, Open Space, etc. is inextricably linked to the Land Use Element.

The Land Use Element is organized into two sections:

Policy Document

The Policy Document defines the Land Use Plan for future development in the City of Laguna Woods. The Plan includes general locations and approximate land areas for eight types of land uses: Low Density Residential, Medium Density Residential, High Density Residential, Residential Community, Commercial, Open Space, Community Facilities, Urban Activities Center (see *Exhibit A: Land Use Map*).

The Policy Document is based on a series of qualitative statements reflecting community values. These statements, or Objectives, are the starting point and guide to formulating the Land Use Plan. The Objectives reflect input from those who live and work in the City of Laguna Woods about the kinds of development that will be accepted as positive change.

II. LAND USE ELEMENT

Policies in the General Plan direct future courses of action for achieving Objectives. Policies are sufficiently flexible to allow for alternate courses of action. This is particularly important as circumstances may change during the estimated fifteen-year lifespan of the General Plan.

Implementation Measures are specific actions to be taken toward achieving the Land Use Plan. Implementation Measures establish the work program for meeting Objectives of the General Plan.

Zoning, subdivision, public works, and public service decisions will be the principal means available to the City as Implementation Measures for the Land Use Plan.

Background Report

The Background Report provides information about the City of Laguna Woods at the time the General Plan was prepared. It describes conditions prior to the City's incorporation. Changes have been made since incorporation, as reflected in the General Plan.

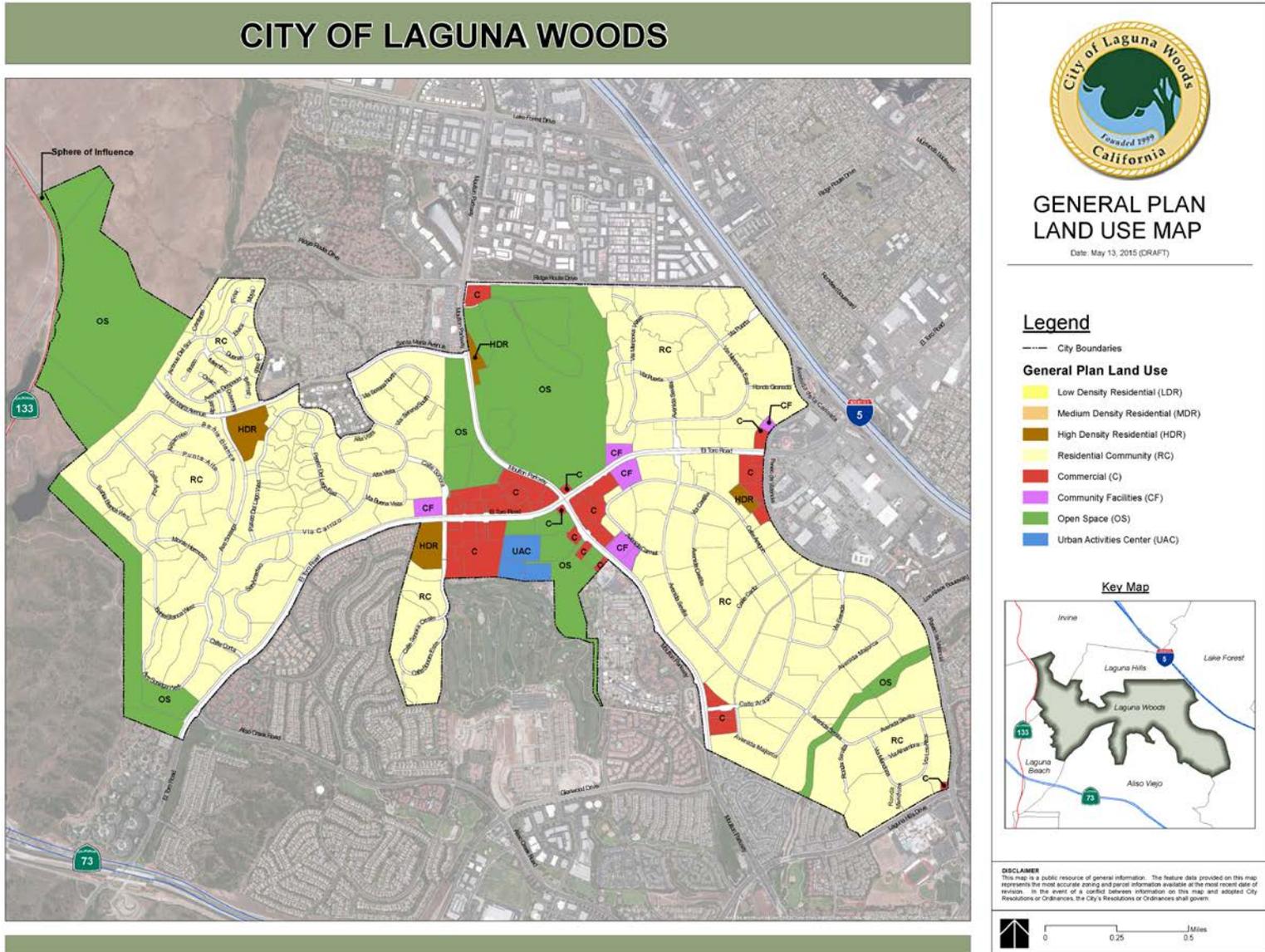
Planners conducted public workshops using results of their research to inform and elicit responses from community members about the future of the City of Laguna Woods and the General Plan. The Background Report is the product of analysis and interpretation of public input by the planners and provides the foundation for the Land Use Element.

The *Community Profile* provides a brief narrative description of demographic and land use characteristics of the City of Laguna Woods. *Existing Conditions* describes locations, acreages, uses, intensity, and types of development in the City of Laguna Woods at the inception of the General Plan.

Issues, Opportunities, and Constraints reflect professional planners' synthesis of factors most likely to influence future development in the City of Laguna Woods. *Flood Zones* identifies, consistent with State requirements for the General Plan, those areas subject to flooding.

II. LAND USE ELEMENT

Exhibit A: Land Use Map



II. LAND USE ELEMENT

II. POLICY DOCUMENT

A. Land Use Designations

The Land Use Element identifies general locations and land areas for each of eight land use categories:

1. Low Density Residential
2. Medium Density Residential
3. High Density Residential
4. Residential Community
5. Commercial
6. Urban Activities Center
7. Open Space
8. Community Facilities

The category “Residential” in the Land Use Element includes all dwelling units equipped for independent living i.e. kitchen, bathroom, and sleeping quarters. Facilities intended for transient living, such as hotels and motels and hospitals and skilled nursing units, are not typically included within the Residential use designation. Low, Medium, and High Density Residential categories describe the intensity of development by the number of units per acre of land (*Table LU - 1*).

The category “Residential Community” encompasses nearly all of the Laguna Woods Village (formerly known as Leisure World) planned residential community with the exception of Rossmoor Towers. “Residential Community” integrates a mix of single-family detached, single-family attached, two family, and multi-family residential, with supporting country clubs, parks, community services, local-serving noncommercial services, and open spaces. Common areas within this district are managed by private nonprofit community associations.

The “Commercial” designation covers a broad range of non-residential, non-industrial uses. Typical commercial uses include retail stores, restaurants, administrative offices, retail services such as dry cleaners and barbershops, automobile sales and services, and may include institutional uses such as hospitals and churches.

II. LAND USE ELEMENT

In addition to the abovementioned categories, the Land Use Element identifies a Specific Plan area titled “Urban Activities Center”. This designation is distinctive in that it allows for mixed-use development that may include both commercial and residential uses. This land use designation requires the preparation of a Specific Plan at the Zoning Ordinance level incorporating performance standards as a means to ensuring that new development is compatible with existing uses, that new uses are compatible with one another, and that development is consistent with traffic and fiscal impact guidelines established for this land use category.

In 2015, many of the areas designated Urban Activities Center (UAC) were redesignated as Open Space, which reduced the total area designated as UAC from approximately 75 acres to 15 acres. This redesignation reduced potential development of these parcels.

The “Open Space” designation in the Land Use Element is generally used for passive and active recreation such as parkland, tennis courts, and golf courses. These uses may be either publicly or privately owned. Facilities of governmental and quasi-governmental agencies such as cities, water districts, and electric utilities may be included within this category.

The “Community Facilities” designation is unique in that it is designed specifically to accommodate public and private community uses that serve residents, visitors, property owners, and workers in the City. Civic, government, utilities, schools, hospitals, cultural venues, churches, temples and places of worship may all be located within this designation.

B. Land Use Intensity

State law requires that standards for intensity of development be included for each land use category. For residential uses, the number of dwelling units constructed on each acre indicates intensity of development. Population density is estimated by applying data for average number of persons per household to the number of dwellings per acre.

Residential Community is a unique type of residential designation. Properties located within Residential Community were developed through a comprehensive plan titled the Rossmoor Leisure World Planned Community District Regulations. This document provides standards for maximum numbers of dwelling units and residential acreage. Future development within this designation shall conform to originally intended maximum

II. LAND USE ELEMENT

residential densities found within the area’s planned community guidelines, as amended, and the Laguna Woods Land Use and Development (Zoning) Code. Further, any development occurring within this designation shall continue the practice of tying together individual uses into a cohesive neighborhood with consistent massing of buildings, architecture, landscaping, and circulation.

Intensity of development in Commercial and Community Facilities areas is expressed as Floor Area Ratio (FAR). Floor Area Ratio is the maximum permissible building floor area divided by lot area ($FAR = \text{Floor Area of Building} \div \text{Lot Area}$). For example, a FAR of “0.5” allows 5,000 square feet of building area on each ten thousand square feet of lot area ($0.5 = 5,000 \div 10,000$). FAR allows the building area to be distributed on one, two, or more floors and is not in and of itself a standard for building height.

Allowable development intensity for Open Space uses may be set forth as a function of both maximum building area and building height. A clubhouse, for example, may be limited to a maximum building “footprint” (total area of all building roofs) and a fixed height measured in feet.

The appropriate building intensity is established in the General Plan. *Table LU - 1* shows maximum building intensity for future development in each of the four Residential categories of the Land Use Element, expressed as dwelling unit density. *Table LU - 2* represents maximum building intensity for future development for properties designated as Commercial or Community Facilities. *Table LU - 3* shows maximum building intensity for properties designated as Open Space. Maximum building intensity within the “Urban Activities Center” designation will be that of the “Commercial” and “Medium Density Residential” designations, as appropriate.

II. LAND USE ELEMENT

Table LU - 1: Maximum Permissible Residential Densities

Land Use Category	Dwelling Density	Assumed Population Density
Low-Density Residential	Fewer than 10 Units per Acre	12 persons per Acre
Medium-Density Residential	10 to fewer than 13 Units per Acre	15 persons per Acre
High-Density Residential	13 to 35 Units per Acre	42 persons per Acre
Residential Community Planning Units 1-A, 4-A, & 1-D	Fewer than 10 Units per Acre	12 persons per Acre
Residential Community Planning Units 7-A & 3-A	10 to fewer than 13 Units per Acre	15 persons per Acre

In addition to the maximum dwelling unit intensity standards outlined in the table above, the total number of dwelling units located within the Residential Community designation shall not exceed that allowed in area's planned community guidelines, as amended. See *Exhibit E: Planned Community Land Use Map* for a visual representation of planning units.

Table LU - 2: Maximum Permissible Commercial and Community Facilities Building Intensity

Land Use Category	Floor Area Ratio
Commercial	0.30
Community Facilities	0.30

Table LU - 3: Maximum Permissible Open Space Building Intensity

Land Use Category	Building Footprint	Building Height
Open Space	25,000 Sq. Ft.	35 feet

II. LAND USE ELEMENT

C. Land Use Plan

The Land Use Plan broadly defines the types and locations of future development. Formulation of the Land Use Plan was guided by the Objectives included at the end of this Policy Document.

The Land Use Plan includes an “Urban Activities Center” land use designation. The Urban Activities Center designation allows flexibility in the types and intensities of future uses to the extent that municipal fiscal balance and traffic generation criteria can be met. Uses and intensities will not be definitively determined until a Specific Plan is prepared for the properties designated Urban Activities Center or if the General Plan land use designation is changed, and development plans consistent with the applicable development standards are submitted.

For purposes of projecting build-out populations and building intensity, one of a range of likely scenarios for future development consistent with a Specific Plan formulated for the Urban Activities Center was assumed, as it existed prior to the modifications in 2015. Existing sales tax generation rates for commercial uses and an estimated total future trip generation budget of 7,426 were used to impute a possible mix and intensity of land uses. One possible scenario suggests 209 new housing units and approximately 208,000 square feet of commercial building space can be accommodated. Population at buildout consistent with this scenario is projected to increase by approximately 299 to 16,706¹.

In 2015, this scenario was not realized as the property owner changed the land use designation for a majority of the area designated as Urban Activities Center to Open Space, reducing the overall area from approximately 75 acres to 15 acres. Changing the land use designation to Open Space results in a significant decrease in future potential population growth, trip generation, new residential units, and sales tax revenue as compared to the previous build-out scenario.

Sufficient “Residential” land area for construction of new dwelling units consistent with Housing Element Goals is included in the Land Use Plan.

¹ Current population data is from U.S. Census 2000 and does not reflect results of a successful appeal of the City of Laguna Woods to the Bureau of the Census challenging total population and age cohort data that will establish year 2000 population as 18,208.

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Properties designated for commercial use afford opportunities for new retail space and expanding the range of consumer goods and services available in the community. Increases in the number of businesses that generate sales tax, and consequently, increased revenues to the City are expected with this plan. Properties designated as Urban Activities Center may accommodate goals consistent with both residential and commercial uses.

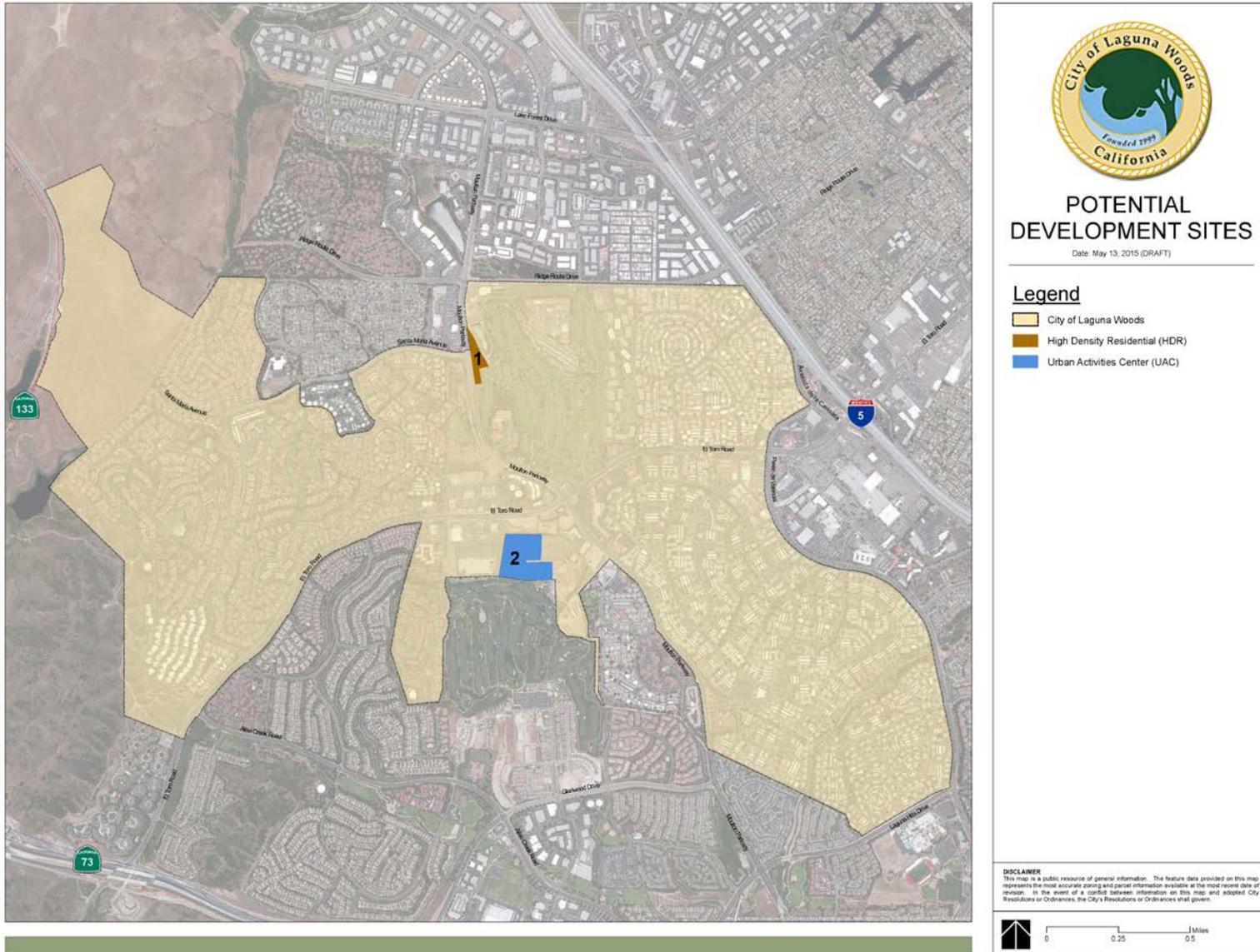
The Land Use Plan reflects changed land use designations for some parcels as necessary to achieve consistency among the General Plan land use designations, existing uses, and zoning designations.

1. Potential Development Sites

Potential development site locations are shown in *Exhibit B: Potential Development Sites* and *Table LU -4*. A narrative description follows.

II. LAND USE ELEMENT

Exhibit B: Potential Development Sites



II. LAND USE ELEMENT

Table LU - 4: Potential Development Sites

PARCEL	ACRES	EXISTING CONDITIONS	CURRENT DESIGNATION (POTENTIAL INTENSITY/DENSITY)
1	3.3	Located east side of Moulton Parkway @ Santa Maria; currently used as a Laguna Woods Village garden plot.	HIGH DENSITY RESIDENTIAL (115 dwellings @ 35 per acre)
2	14.8	Laguna Woods Village maintenance garages and offices, R.V. Storage Lot “B,” and PCM employee parking lot located at Campo Verde.	URBAN ACTIVITIES CENTER (124,000 square feet retail)*
<i>Total</i>	<i>18.1</i>		

*The amount of retail square footage was reduced by the same percentage as the reduction of the parcel site (28.5%).

Parcel 1

This is a 3.3-acre parcel on Moulton Parkway opposite the terminus of Santa Maria Avenue. This property, used as a garden plot by Laguna Woods Village (formerly known as Leisure World) residents, is designated “High Density Residential” on the General Plan Land Use map. This land use designation allows for construction of approximately 115 dwelling units.

Parcel 2 (See also II.C.2, Specific Plan Concept)

Designated as “Urban Activities Center”, Parcel 2 includes five parcels encompassing the Laguna Woods Village (Formerly known as Leisure World) maintenance facility offices, employee parking lot, bus and general maintenance garages, and recreational vehicle storage lot “B”. The properties are accessible from and adjoin Via Campo Verde and comprise approximately 15 acres.

2. Specific Plan Concept

The City of Laguna Woods was developed as a “planned community” and the importance of continuing in this tradition of master planning is recognized. Integration of uses, designs, and infrastructure on contiguous properties promotes development of greater aesthetic and economic value, maximizes municipal revenues, enhances the overall balance of land uses in the City, enhances existing development, and minimizes adverse impacts on the environment.

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The Specific Plan concept requires that proposed development of Parcel 2 (Potential Development Site, above) be addressed in a single, comprehensive manner in order to ensure that the cumulative traffic and fiscal impacts are consistent with the applicable provisions of the General Plan. In furtherance of the objectives of the General Plan, the Specific Plan will establish policies regarding additional development criteria such as infrastructure, building design, or other site-specific concerns that must be addressed for specific parcels or subareas of the Specific Plan at the time of application for Site Development Permit as described below.

The Specific Plan will demonstrate that development of component parcels will be consistent with the General Plan and its objectives. The Specific Plan will establish the extent of development permitted on component parcels; however, approval for any development project consistent with the Specific Plan will require subsequent approval of a Site Development Permit that will address project details including building materials, height, and massing, landscape treatments, on-site parking and on-site circulation. Subsequent to approval of the Specific Plan, each subsequent application for a Site Development Permit must be substantially consistent with the provisions of the Specific Plan.

The Specific Plan shall include the following information:

- Rights of way to be granted as consideration pursuant to subsequent Site Development Permit approval;
- The distribution, location, and extent of the uses of land, including open space for all properties designated on the Land Use Plan as “Urban Activities Center”;
- Land use designations for parcels that are to remain undeveloped;
- Proposed vehicular access points;
- Conceptual on-site vehicular circulation and parking;
- Trip generation and traffic analysis for the proposed land uses demonstrating consistency with the Level of Service standards for arterial roadways in the City and including identification of mitigation measures necessary to ensure consistency;

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- Fiscal analysis indicating projected sales tax and/or transient occupancy tax revenues, or their equivalents, to be generated by proposed land uses and in sufficient detail to allow definitive determination by the City as to positive, negative, or neutral impact on the City's ability to provide municipal services; City Council, however, shall retain the ability to approve a project regardless of the findings of the fiscal analysis;
- A Development Phasing plan consistent with the fiscal analysis;
- Conceptual development standards including measures consistent with the Mitigation Monitoring Program adopted in conjunction with the General Plan;
- Procedures for submittal and review of subsequent applications for Site Development Permits.

The Specific Plan may be adopted by Resolution of the City Council and may be amended in similar manner.

3. Land Use Designation Changes for Developed Sites

Table LU -5 Identifies changes to the Land Use Plan map of the General Plan that are described in Section II.C.7, *Land Use Designation for the Laguna Woods Village Community*; and Section II.C.8, *Land Use Designation for Community Facilities*. Previous changes were adopted in 2007 to correct inconsistencies between the Land Use Plan and zoning designations for respective properties.

Table LU -6 contrasts the distribution of land uses in the Interim General Plan, 2002 Land Use Plan, and 2007, 2010, and 2015 General Plan Amendments with the distribution in the Land Use Plan included in this document.

4. Land Use Designation for 2002 Annexation Parcel

In 2002, the City of Laguna Woods annexed into the City an approximately 10-acre parcel with frontage on El Toro Road opposite the terminus of Aliso Creek Road. This parcel is adjoined to the south and southwest and to the

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west by the Southern California Edison right-of-way. The property is designated as Open Space in the Land Use Plan of this Land Use Element.

5. Land Use Designation for Laguna Laurel Annexation

In 2007, the City of Laguna Woods designated three parcels totaling approximately 171 acres that lie east of the future alignment of Laguna Canyon Road (State Highway 133) and west of the terminus of Santa Maria Avenue as Open Space in this Land Use Element and zoned the parcels as Open Space – Passive. A Grant Deed of Conservation Easement was recorded on the three parcels in December 2001 by the then-current landowner (the Irvine Company) to protect the natural, ecological, scenic, recreational, and educational value of the property. Consistent with the provisions set forth in the Grant Deed of Conservation Easement, fences and gates; informational kiosks; interpretive, regulatory, and informational signs; and all other uses listed in Schedule 4 of the Grant Deed of Conservation Easement shall be permitted.

6. Land Use Designation for Laguna Road Parcels

In 2007, the City of Laguna Woods designated seven parcels totaling approximately 7 acres as Open Space and zoned the parcels as Open Space - Passive. The parcels lie east of the future alignment of Laguna Canyon Road (State Highway 133) and west of the Laguna Laurel Annexation. These seven parcels were initially intended to be included as part of the Laguna Laurel Annexation; however, since these parcels may be affected by the Laguna Canyon Road widening and realignment project, they were removed from the Laguna Laurel Annexation and incorporated into the City's sphere of influence so they may be annexed into the City once re-construction of Laguna Canyon Road is complete (See *Exhibit D: Sphere of Influence Map*).

7. Land Use Designation for the Laguna Woods Village Community

In 2010, the City of Laguna Woods designated 1,416 acres of the existing Laguna Woods Village (formerly known as Leisure World) planned community as a new land use designation titled Residential Community. It was determined that the previous land use designations of Low Density Residential and Medium Density Residential did not adequately encompass the unique characteristics found within a large planned community. Therefore, the proposed reclassification will assign the large master planned community of Laguna Woods Village a land use designation that more

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closely represents the various types of residential and community uses found within this development.

8. Land Use Designation for Community Facilities

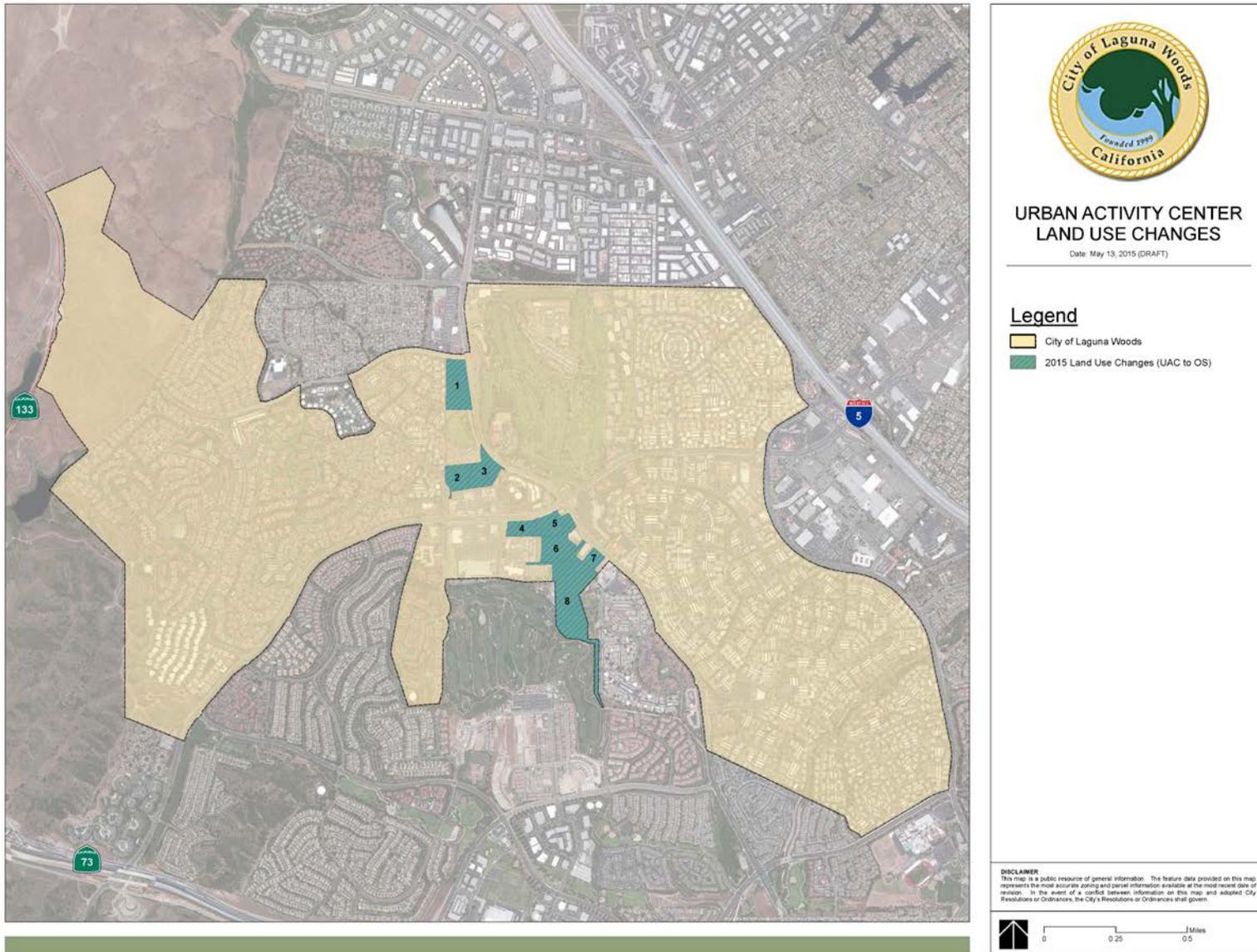
In 2010, the City of Laguna Woods created a new General Plan land use designation titled Community Facilities. The purpose of this new land use category is to provide a suitable designation for public and private community uses that serve, residents, visitors, businesses, property owners and workers in the City. Eight properties were reclassified from residential and commercial uses to the new community facilities designation. The new category includes Orange County Fire Authority Station #22 and five religious institutions.

9. Land Use Designation Changes for Undeveloped Sites

In 2015, the Golden Rain Foundation filed a General Plan Amendment that re-designated approximately 60 acres of Urban Activities Center to Open Space. This included the redesignation of a single parcel that had split land use designations of Urban Activities Center and Open Space all to Open Space. As a result this reduced the area designated as Urban Activity Center to 15 acres. The location of the parcels that were changed are shown in *Exhibit C: Urban Activity Center Land Use Changes*.

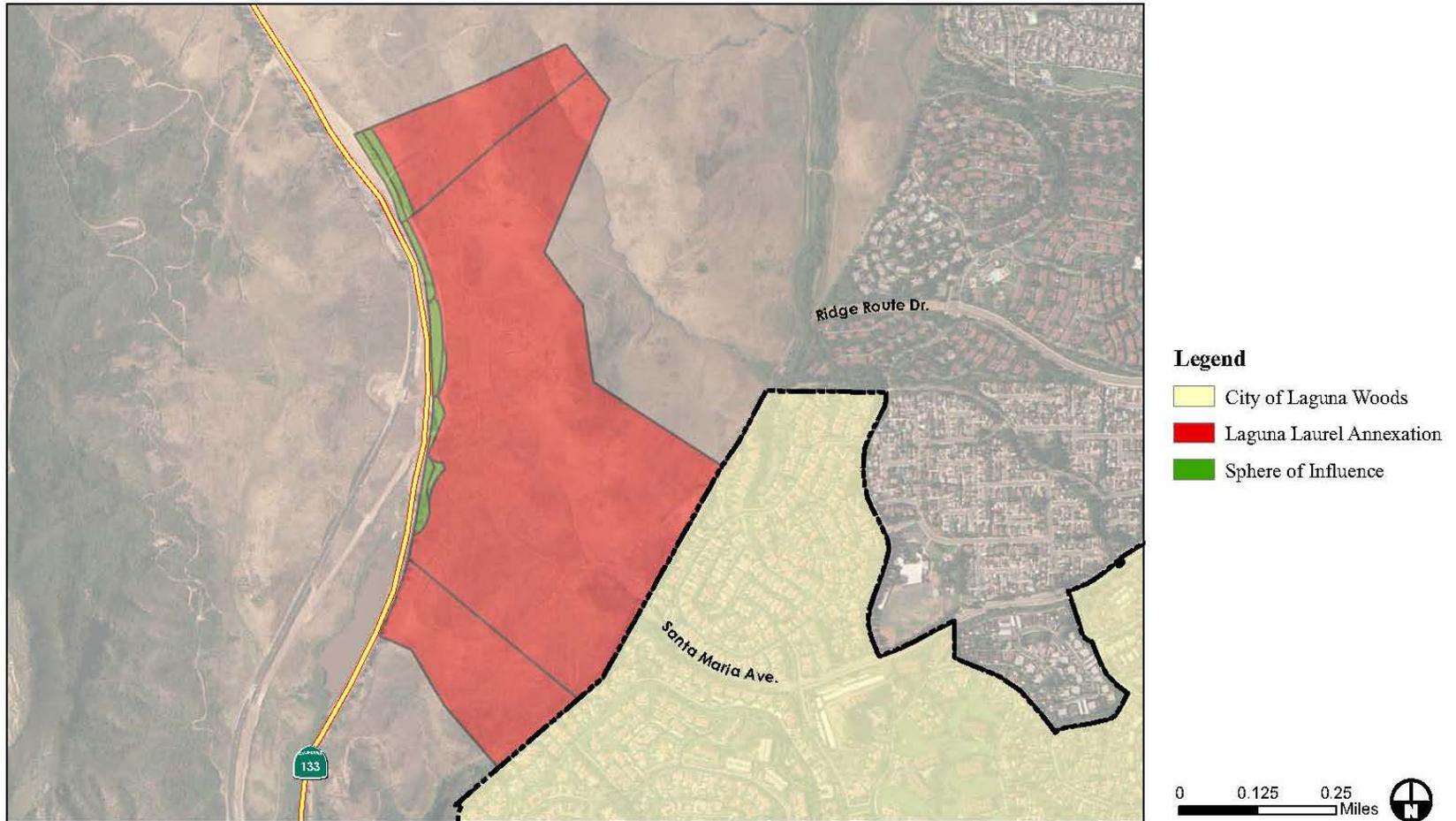
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Exhibit C: Urban Activity Center Land Use Changes



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Exhibit D: Sphere of Influence Map



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Table LU - 5: Land Use Designation Changes for Developed Sites

Land Use	Existing General Plan	2010 General Plan Amendment
Lutheran Church of the Cross	Medium Density Residential	Community Facilities
United Methodist Church	Medium Density Residential	Community Facilities
Temple Judea	Medium Density Residential	Community Facilities
Orange County Fire Authority Station #22	Commercial	Community Facilities
St. Nicholas Catholic Church	Medium Density Residential	Community Facilities
Geneva Presbyterian Church	Low Density Residential	Community Facilities
Laguna Woods Village (excluding Rossmoor Towers)	Low/Medium Density Residential	Residential Community
Laguna Woods Village Library	Commercial	Residential Community

Table LU - 6: Net Changes in Acres by Land Use Designation

Land Use Category	Interim General Plan	2002 Land Use Plan	2007 General Plan Amendment	2010 General Plan Amendment	2015 General Plan Amendment
Low-Density Residential	687	630	630	0 ³	0 ³
Medium-Density Residential	798	786	786	0 ³	0 ³

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High-Density Residential	27	30	30	28 ⁵	28
Residential Community	--	--	--	1,394 ^{3,4}	1,394
Commercial	88	130	130	92 ⁴	92
Open Space	324	289	467 ²	440 ⁵	500 ⁶
Community Facilities	--	--	--	18 ⁴	18
Urban Activities Center	--	69	69	75	15 ⁶
Public Rights-of-Way	170	170	170	75 ⁵	75
Total	2,094	2,104¹	2,282²	2,122⁵	2,122

¹Reflects annexation in 2002 of a 10-acre property adjoining El Toro at the terminus of Aliso Creek Road.

²Reflects the Laguna Laurel Annexation and sphere of influence amendment in 2007 consisting of approximately 178 acres that lie to the east of Laguna Canyon Road (State Highway 133) and west of the terminus of Santa Maria Avenue.

³Reflects the 2010 reclassification of nearly all properties (with the exception of Rossmoor Towers) located within the gated community of Laguna Woods Village (Formerly known as Leisure World) to the land use designation titled Residential Community.

⁴Reflects the 2010 reclassification of approximately 20 acres of residential and commercial properties to the land use designation titled Community Facilities.

⁵Reflects adjustments made as a result of improvements in GIS mapping.

⁶Reflects the 2015 General Plan Land Use change from Urban Activity Center to Open Space.

D. Objectives, Policies, and Implementation Measures

The future direction for the City is broadly defined by the Objectives included in each Element of the General Plan. Objectives reflect community values about the types and character of development accepted as positive change for the City.

Policies are directives for development decisions. These directives suggest courses of action that will shape the City consistent with the Objectives and the Land Use Plan they define.

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Implementation Measures are specific actions that may be taken toward achieving the Land Use Plan following adoption of the General Plan. Many implementation measures relate to adopting and revising the City's zoning and subdivision ordinances, and to the capital improvement and public services programs.

Objective I: Promote land uses that accommodate the diverse needs of City of Laguna Woods residents.

Policy I.A: Facilitate development of a variety of housing types that appeal to a broad spectrum of prospective new residents.

Implementation Measure:

I.A.1 Accommodate rezoning of properties consistent with Residential designations shown on the General Plan Land Use Map and with Housing Element goals for new dwelling unit construction.

I.A.2 Approve rezoning of Open Space land to non-residential use consistent with the General Plan Land Use Map only after sufficient land is zoned for Residential use consistent with Housing Element goals for new dwelling unit construction.

I.A.3 Adopt a Zoning Ordinance provision requiring that replacement, redevelopment, and/or relocation of any Laguna Woods Village (formerly known as Leisure World) Clubhouse facility not result in a net loss of land area reserved and maintained for recreational uses.

Policy I.B: Actively participate with property owners and their representatives to expand the range of retail goods and services.

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Implementation

Measure:

- I.B.1 Prepare a City marketing brochure to supplement broker and property owner offerings to prospective commercial tenants and prospective residents.
- I.B.2 Adopt zoning ordinance procedures for site-specific parking studies reflecting demand based on existing or proposed commercial tenant mix.
- I.B.3 Accommodate requests of property owners for zone changes consistent with land use designations on the General Plan Land Use Map.

Objective II: Enhance the value and desirability of properties.

Policy II.A: Develop a strategy for promoting excellence in property maintenance and building design.

Implementation

Measure:

- II.A.1 Adopt Zoning Ordinance standards for design review that include architectural guidelines for new and renovated commercial projects.
- II.A.2 Include noise, view, light and glare, and traffic generation considerations in developing buffer zone requirements in the Zoning Ordinance to ensure compatibility of non-residential development with nearby residential uses.
- II.A.3 Continue to implement the scenic highway provisions of the Zoning Ordinance.
- II.A.4 Continue to include maintenance and periodic upgrading of landscaped medians in the City's annual budget.

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II.A.5 Continue the current Code Enforcement program including inspection and compliance provisions associated with the City's Stormwater Program.

II.A.6 Adopt a Zoning Ordinance provision requiring preparation of a Specific Plan for the "Urban Activities Center" designated on the Land Use Plan prior to approval of development on any of the subject parcels and including performance and development standards consistent with Section II.C.2, *Specific Plan Concept*.

II.A.7 Incorporate stormwater design considerations or Standard Urban Stormwater Mitigation Plans (SUSMP's) and the implementation of Best Management Practices (BMP's), to the maximum extent practicable, in new development and significant redevelopment projects to improve water quality and ensure compliance with the City Local Implementation Plan (LIP).

Policy II.B: Monitor land use decisions and legislation of other units of government that may affect the quality and value of properties in the City of Laguna Woods.

Implementation Measure:

II.B.1 Actively participate as a City in area-wide and regional forums in opposing a commercial airport at the former Marine Corps Air Station at El Toro.

II.B.2 Monitor legislative updates provided by the California League of Cities.

II.B.3 Work with nearby cities and special districts on issues of mutual benefit or interest.

Objective III: Promote innovation in design and development of properties that reflects the unique needs of the City of Laguna Woods market.

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Policy III.A: Identify opportunities in new construction and re-use projects for optimizing accessibility for people with special needs.

**Implementation
Measure:**

III.A.1 Consider adopting zoning and subdivision requirements for connecting sidewalks and multi-purpose trails between new and existing commercial, institutional, and residential destinations.

III.A.2 Consider adopting zoning ordinance standards for alternative modes of transportation in commercial, institutional, and multiple family residential development.

Objective IV: Maintain and enhance revenues to the City.

Policy IV.A: Consider the fiscal impacts of land use decisions.

**Implementation
Measure:**

IV.A.1 Require applicants for new uses, to be defined by project size or type, to submit fiscal impact analyses including projected revenues to the City and costs of municipal services.

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III. BACKGROUND REPORT

This Section describes conditions prior to the City's incorporation. Changes have been made since incorporation, as reflected in the General Plan.

A. Community Profile

The City of Laguna Woods encompasses a land area of approximately 3.3 square miles with a population of 16,507². The bulk of commercial and institutional uses are situated along El Toro Road and Moulton Parkway within four-tenths of a mile of their intersection. Two smaller retail nodes are located at the El Toro Road and Paseo de Valencia intersection and at the Moulton Parkway and Ridge Route Drive intersection.

The City of Laguna Woods is unique in that nearly all existing residential uses are age-restricted for adults aged 55 years and older. Of the 13,252 dwelling units in the City of Laguna Woods, 12,736 are located in the gated community of Leisure World, which represents 80% of the City's total land area. Three other residential communities provide an additional 516 dwelling units in the City of Laguna Woods.

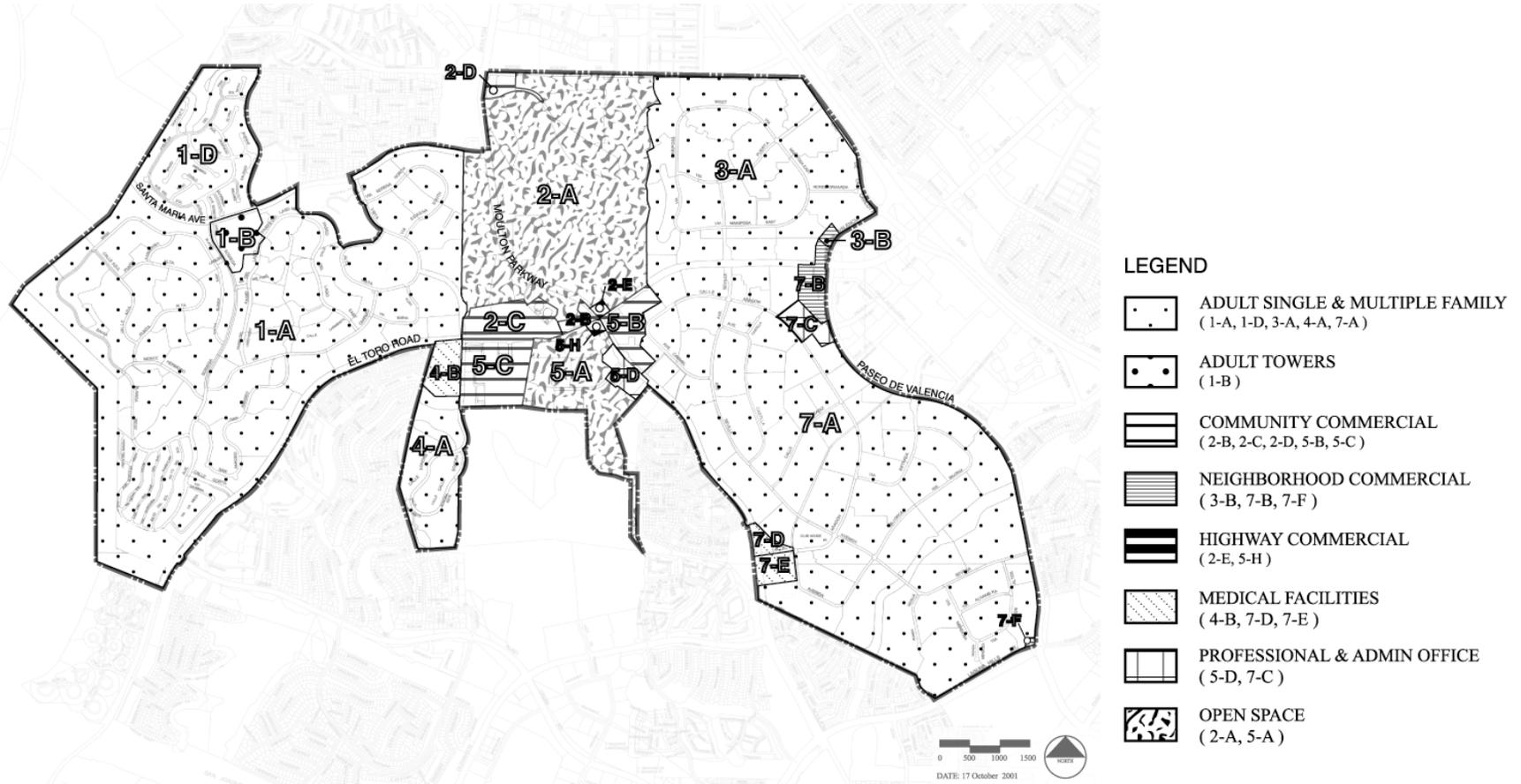
The Renaissance at the Regency adult residential care community includes 192 rental apartments. Another 140 apartments are located at The Fountains adult residential development adjacent to The Renaissance. The Alterra Wynwood at Palm Terrace includes 184 assisted living apartment units. A 99-bed residential care facility at Alterra is not included in the dwelling unit count. The Renaissance and the Fountains are located in planning unit 4-B, and Alterra Wynwood is located in planning unit 7-E. The location of each planning unit is shown on *Exhibit E, Planned Community Land Use Map*.

The Golden Rain Foundation, on behalf of itself, the Golden Rain Trust, and each of three "mutual benefit corporations" (mutuals) representing the homeowners and shareholders of Leisure World, owns and operates all clubhouse facilities, entrance gates, swimming pools, golf courses, riding stables, and various other recreational facilities within Leisure World. These facilities as well as the bus system owned by the Trust are for the exclusive use of Leisure World residents. Cul-de-sacs within each of the mutuals in Leisure World are owned by the respective mutual. Streets, sidewalks, and storm drains within Leisure World are owned and maintained by the Trust.

² Data is from U.S. Census 2000 and does not reflect results of a successful appeal of the City of City of Laguna Woods to the Bureau of the Census challenging total population and age cohort data that will establish year 2000 population as 18,208.

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Exhibit E: Planned Community Land Use Map



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B. Existing Conditions

Locations, sizes, and intensities of development existing at the time of preparation of this document are described in this section. *Table LU - 7* uses land use designations defined in this document to represent distribution of land uses prior to the adoption of this General Plan.

*Table LU - 7: Existing Land Use**

*Exclusive of streets and rights-of-way

Land Use	Number of Acres
Residential	
Low-Density	687
Medium-Density	798
High-Density	27
Commercial	88
Open Space	324
Total	1,924

1. Residential Land Uses

Dwelling unit and population densities existing at the time of adoption of this document are indicated in the following table.

Table LU - 8: Existing Residential Densities

General Plan	Housing Density	Population Density
Low Density Residential	< 10 Dwelling Units per acre	11.88 per acre
Medium Density Residential	10 < 13 Dwelling Units per acre	13.19 per acre
High Density Residential	13 – 35 Dwelling Units per acre	42 per acre

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Residential neighborhoods in the City of Laguna Woods are described below and identified by Planning Unit number consistent with *Exhibit E, Planned Community Land Use Map*. The Planning Units originated in the Rossmore Leisure World Planned Community District Regulations of the County of Orange prior to the City’s incorporation. A summary of this information is provided in *Table LU-9: Residential Population and Dwelling Unit Densities*.

Table LU - 9: Residential Population and Dwelling Unit Densities

Interim General Plan	Planning Unit	Housing Density	Population per acre	Dwelling Units	Acres
Low Density Residential	1-A, 4-A, 1-D	0 - 9.9	9.5	4,115	687
Medium Density Residential	7-A, 3-A	10 - 13	12.49	8,310	798
High Density Residential	1-B, 4-B, 7-E	13.1 – 33.2	26.0	827	27
Total				13,252	1,512

Planning Unit 1-A – 553 acres

Planning Unit 1-A makes up the better part of the City’s western half. This area consists of single and multiple family dwelling units and is bordered by El Toro Road to the south, unincorporated Orange County open space to the west, low density residential to the north, Moulton Parkway to the east, and the commercial Town Centre at its southeast tip. All the dwelling units within this planning unit are included in the Third Laguna Hills Mutual housing corporation. There are 3,384 dwelling units.

Planning Unit 1-B – 11 acres

Located south of Santa Maria Avenue at Avenida Sosiega, this planning unit consists of a high-density development known as the Towers. The Towers consists of two fourteen-story high-rise buildings with 311 residential units that belong to the Laguna Hills Mutual No. 50 housing corporation. Residential units in Planning Unit 1-A surround the Towers.

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Planning Unit 1-D – 84 acres

Located in the City's northwest corner, bordered by Ridge Route Drive to the north and Santa Maria Avenue to the south, Planning Unit 1-D consists of 317 detached units as part of the Third Laguna Hills Mutual housing corporation. This planning unit is surrounded by residential uses, except to the west, which is undeveloped open space.

Planning Unit 3-A – 229 acres

Planning Unit 3-A makes up the City's northeast corner and is bordered by Ridge Route Drive to the north, El Toro Road to the South, Avenida de Carlota to the east and a golf course to the west. This unit includes 1,918 condominiums in Third Laguna Hills Mutual and 842 cooperative units in United Laguna Hills Mutual.

Planning Unit 4-A – 50 acres

This planning unit is located just south of planning unit 4-B and El Toro Rd. at Calle Sonora. There are 414 condominium units that are part of Third Laguna Hills Mutual.

Planning Unit 4-B – 11 acres

This is one of two residential planning units located outside the Leisure World gates. Located at the southwest corner of El Toro Road and Calle Sonora, two adult residential care facilities occupy this planning unit. The Renaissance at the Regency has 192 one and two bedroom units. The Fountains has 140 one and two bedroom units.

Planning Unit 7-A – 569 acres

Occupying the majority of the City's southeast section, Planning Unit 7-A is bordered by El Toro Road to the north, Paseo De Valencia to the east, Laguna Hills Road to the south and Moulton Parkway on the west. This Planning Unit includes 5,481 cooperatives in the United Laguna Hills Mutual housing corporation and 69 condominium units in the Third Laguna Hills Mutual.

Planning Unit 7-E – 5 acres

Also outside the Leisure World gates, this planning unit is occupied by the Alterra Wynwood manor care and Palm Terrace assisted living facilities. With a zoning designation as Medical Facility, this is a residential care facility with 99 beds and 184 living units.

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2. Commercial Land Uses

The locations, land areas, and intensity of commercial development existing at the time of preparation of this General Plan are included in this section. Planning Unit designations are those of the *Rossmoor Leisure World Planned Community District Regulations* of the County of Orange that were in effect prior to the City's incorporation. Locations of each Planning Unit are shown in *Exhibit E, Planned Community Land Use Map*.

Planning Unit 3-B – 3 acres located at the northwest corner of El Toro Road and Paseo De Valencia. Current land uses include Fire Station No. 22, operated by the Orange County Fire Authority.

Planning Unit 7-B – 7 acres located at the southwest corner of El Toro Road and Paseo De Valencia. The 64,265 square foot Valencia Shopping Center occupies the site.

Planning Unit 7-F – 0.5 acres located at the northwest corner of Laguna Hills Drive and Paseo De Valencia. The existing use is a 6,000 square foot office building.

Planning Unit 2-B – 7.8 acres centrally located in the City at the northwest corner of El Toro Road and Moulton Parkway. Existing uses include a self-storage facility, a pet hospital, and a gas station/convenience store.

Planning Unit 2-C – 14.4 acres is situated north of El Toro Road and east of Calle Sonora. The site is developed as Town Centre, a 253,270 square foot mixed-use commercial center.

Planning Unit 2-D – 4.4 acres located at the southeasterly corner of Moulton Parkway and Ridge Route Drive is developed with a small retail center that includes a self-storage facility.

Planning Unit 5-B – 14 acres occupying the southeasterly corner of El Toro Road and Moulton Parkway. Known as Willow Tree Center, development consists of 170,077 square feet of retail commercial space.

Planning Unit 5-C – 24 acres developed as the Home Depot commercial center. It is located at the southeast corner of El Toro Road and Calle Sonora.

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Planning Unit 2-E – 0.5 acres located at the northeasterly corner of Moulton Parkway and El Toro Road and occupied by an auto wash.

Planning Unit 5-H – 0.4 acres at the southwesterly corner of Moulton Parkway and El Toro Road. The site is developed as an automobile oil change facility.

Table LU - 10: Commercial Development Intensities

**Estimated*

General Plan	Zoning	Planning Unit	Building Area in Sq. Ft.	Land Area in Acres	Floor Area Ratio
Commercial	Neighborhood Commercial	3-B, 7-B & 7-F	89,000	10.6	.20
Commercial	Community Commercial	2-B, 2-C, 2-D, 5-B, & 5-C	708,486	65	.25
Commercial	Highway Commercial	2-E & 5-H	3,440*	0.9	.10
Employment	Professional & Administrative Office	5-D & 7-C	27,219*	10	.25
Commercial	Medical Facility	7-D	16,636	1.5	.18
Total			844,781	88	

Planning Unit 5-D – 3.5 acres located on the west side of Moulton Parkway south of El Toro Road is developed with two warehouse/office buildings.

Planning Unit 7-C – 7 acres located west of Paseo De Valencia, south of El Toro Road. Existing land uses include the former Leisure World administration building and a bank.

Planning Unit 7-D – 1.5 acres located in the southeast part of the City east of Moulton Parkway and is developed with a mortuary.

3. Open Space Land Uses

Approximately 324 acres were designated as Recreation/Open Space at the time of the City's incorporation. Both active and passive recreational uses

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such as Clubhouse 4, equestrian facilities, garden centers, and the 18-hole golf course were included in this designation.

This section includes a description of each of the facilities previously designated as Recreation/Open Space. The Planning Unit designations are those of the Rossmoor Leisure World Planned Community District Regulations of the County of Orange that were in effect prior to the City’s incorporation. Planning Units are identified on the map in *Exhibit E, Planned Community Land Use Map*.

Planning Unit 2-A – 270 acres centrally located and north of El Toro Road, this planning units is occupied by an eighteen-hole golf course, RV storage, one of the Leisure World clubhouses, the El Toro Water District’s water recycling plant, and a small water body used by the El Toro Water District for recycled water storage. A 12,000 square-foot City dog park is located on the south one-half of the right-of-way of Ridge Route Drive, east of Moulton Parkway. The dog park is not designated Open Space, however, as future widening of Ridge Route will require removal of the dog park.

Planning Unit 5-A – 54 acres located south of El Toro Road, west of Moulton Parkway. Existing uses include equestrian facilities, recreation vehicle storage lot, garden plot, maintenance building and yard, maintenance office and parking lot, and 23 acres of mostly vacant land with garden mulching operations, and a riparian corridor/ drainage easement.

Table LU - 11: Leisure World Open Space Recreation Facilities

Facility/Resource	Quantity
Clubhouses	6
Pools	5
Fully equipped Fitness center	2
Shuffleboard Courts	12
Bocce Courts	3
Tennis Courts	12
Auditorium/Theater	1
Craft workshops	10
Library	1
Equestrian Facility	1
Golf Courses	2
Garden Centers	2
RV Storage	2

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4. Flood Zones

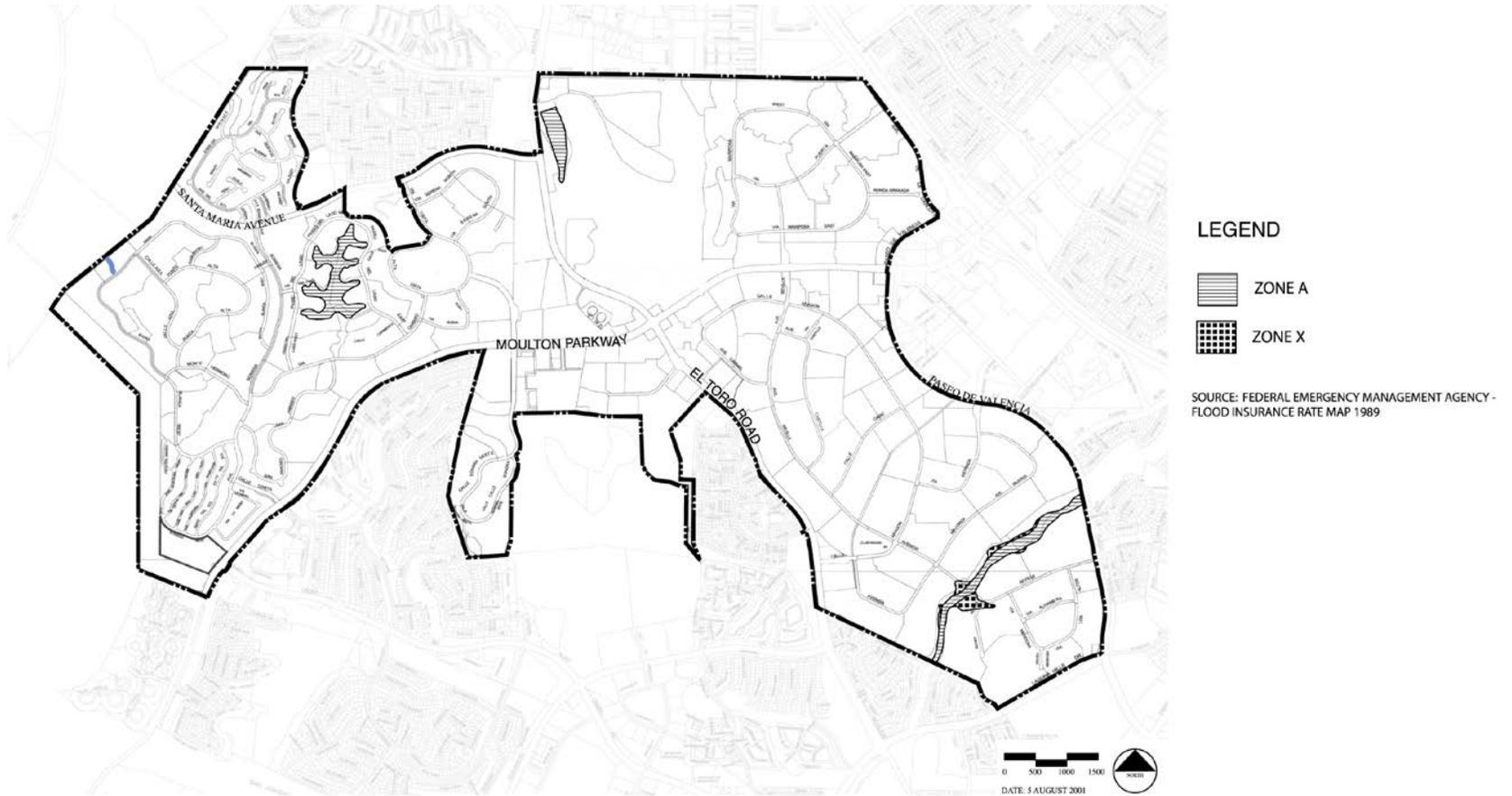
Consistent with requirements of state law, the *Flood Hazards Map, Exhibit F*, includes four flood hazard areas within the City of Laguna Woods as identified by the Federal Emergency Management Agency (FEMA).

Aliso Creek passes through the southeast portion of the city, through planning unit 7-A between Majorca Ave and Avenida Sevilla. Areas along the creek and shown on the map as Zone A are likely to be inundated by a 100-year flood, but base flood elevations have not been identified. An area along the creek near Avenida Sevilla and Ronda Sevilla falls within Zone X, which represents areas subject to 100-year floods with an average depth of less than one foot. Two residential units are partially located within Zone X.

Additional flood hazard areas include the Leisure World Executive Golf Course, the El Toro Water District recycled water storage basin east of Moulton Parkway at the intersection of Santa Maria Avenue, and a small area at the west boundary line between the Cities of Laguna Beach and Laguna Woods near Bahia Blanca West.

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Exhibit F: Flood Hazards Map



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C. Issues, Opportunities, and Constraints

A series of community workshops and meetings of the General Plan Coordinating Committee produced a broad range of comments about the present and the future of the City of Laguna Woods. This information has been restated within the context of the General Plan as Issues, Opportunities, and Constraints. General Plan alternatives for future development of the City evolved within this framework of Issues, Opportunities, and Constraints.

1. Issues

a. Disposition of Former Marine Corps Air Station – El Toro

No other issue represents a threat to the quality of life in the City of Laguna Woods as does potential development of a commercial airport at the former Marine Corps Air Station – El Toro. Residents express overwhelming opposition to the airport. Accordingly, the City of Laguna Woods will continue to work with the El Toro Reuse Planning Authority to achieve a non-aviation use of the facility.

b. Personal Safety

Residents expressed heightened concerns about personal safety, independence, and mobility. Some spoke of these in general terms while others related them as the need for more security in parking lots and the lack of accommodations for alternative modes of transportation such as golf carts. The role of building and site design in promoting safety, independence, and mobility needs to be recognized.

c. Community Identity

In general, residents expressed satisfaction with the services and facilities at Leisure World, the Renaissance at the Regency, Alterra Wynwood, and The Fountains. Some, however, suggested the need for greater variety in community amenities and housing opportunities as a means of attracting younger retirees to the City. None indicated an interest in changing the active retirement orientation of the community. Others see the City of Laguna Woods as more than four age-restricted facilities and believe an effort should be made to change the stereotyped image of the City.

II. LAND USE ELEMENT

d. Community Appearance

The overall appearance of the City of Laguna Woods continues to play an important role in attracting new residents. The lack of graffiti and the abundance of trees is a fundamental attraction of the City of Laguna Woods. The importance of the appearance of the community is expressed as disappointment with the appearance of newly-constructed retail centers on El Toro Road, the need for improved landscaping in El Toro Road and Moulton Parkway medians, and concern that buildings and grounds of commercial centers be properly maintained.

e. Availability of Goods and Services

Shopping, dining, and entertainment opportunities within the City are limited. With the exception of grocery shopping, residents travel to destinations outside the City of Laguna Woods for consumer goods and services. A broader range of goods and services in the City including additional restaurants, a movie theatre, and a nightclub is desired.

f. Future Land Development

Future land use decisions will be influenced by current preferences for more greenbelts, new buildings conforming with the character of existing buildings, and greater attention to building design. Sentiment that the City is already overbuilt and no additional land should be developed may run counter to a perception that additional affordable housing is needed. A desire for small scale, compact development was expressed.

The Regional Housing Needs Assessment adopted by the Southern California Association of Governments indicates a need for construction of an additional 113 dwelling units in the City of Laguna Woods over the next five years.

2. Opportunities

The City of Laguna Woods is nearly built-out. Of the total City of Laguna Woods land area of 2,104 acres, only 72 acres may be available for development. Of these, 70 were previously designated for Open Space use and 2 were designated for Commercial use. The Golden Rain Foundation owns all 72 acres.

II. LAND USE ELEMENT

Until 2001, the Golden Rain Foundation properties were subject to military aircraft overflight (avigation) easements. The easements restricted development of the properties and precluded residential uses. Marine Corps Air Station (MCAS) – El Toro closed in 1999 and the Foundation maintained that the easements were no longer in effect. The Golden Rain Foundation ultimately prevailed in legal action against the Department of Defense and the easements were extinguished, allowing consideration of alternative uses for the properties.

Some or all of the 113 new dwellings needed within the City pursuant to the Regional Housing Needs Assessment could be accommodated on some portion of the Golden Rain Foundation properties. Some potential sites may be developed for commercial uses, which could partially satisfy an identified need for additional retail goods and services, as well as provide additional sales tax revenue to the City.

Commercial buildings in the City of Laguna Woods generally appear to be in relatively good repair. A significant number built in the mid to late 1960's, however, may be ready for substantial repair or replacement within the next ten years. With responsibility for land use and building and safety code administration vested in the City, greater attention may be paid to the maintenance of commercial areas. Proactive measures can be implemented before aging structures detract from the appearance of commercial areas.

3. Constraints

Market forces will largely determine which vacant parcels are developed and when they are developed. The grade separation between undeveloped building pads opposite Gate 12 and the adjacent Town Centre property could be a detriment for some potential retail tenants. Limited size, access, and drainage issues on the 2.4-acre parcel on the south side of El Toro Road between Calle Sonora and Moulton Parkway may limit development potential. The 23-acre Golden Rain Foundation property includes riparian habitat whose preservation will limit development to less than the entire site.

D. Data Sources

Information pertaining to existing land uses and designations was obtained from sources including: field investigations, business license records, aerial maps, California Department of Finance Demographic Unit, U.S. Census 2000 data and maps, Orange County Assessor and Recorder's offices,

II. LAND USE ELEMENT

records of the County of Orange Planning and Development Services Department, records of Professional Community Management (PCM) Inc., Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps, special studies commissioned by the City of Laguna Woods, files maintained by the City of Laguna Woods, and the City's interim General Plan and Zoning Ordinance.

ORDINANCE NO. 15-XX

AN ORDINANCE OF THE CITY OF LAGUNA WOODS, CALIFORNIA, AMENDING CHAPTERS 13.06 AND 13.12 OF THE LAGUNA WOODS MUNICIPAL CODE RELATED TO THE DEFINITION AND USE OF COMMUNITY GARDEN/GARDEN CENTER AND ADOPTING ZONE CHANGES RELATED TO THE GOLDEN RAIN FOUNDATION GENERAL PLAN AMENDMENTS, ZONING CODE AMENDMENTS, AND ZONE CHANGES PROJECT

THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Section 13.06.010, subdivision (d), of Chapter 13.06 (Zoning / Definitions) of the Laguna Woods Municipal Code is hereby amended to add the following language:

(262) Community Garden/Garden Center: A non-commercial site used for the growing and cultivation of fruits, vegetables, plants, fibers, herbs, and flowers for primarily personal, family, or neighborhood use, or for sale or distribution at a nearby farmer’s market or similar event.

SECTION 2. Section 13.12.020, permitted open space uses table, of Chapter 13.12 (Open Space Districts) of the Laguna Woods Municipal Code is hereby amended to permit Community Gardens/Garden Centers as a principal use within Open Space-Recreation districts and prohibit Community Gardens/Garden Centers within Open Space-Passive districts by adding the following language:

Land Use Types	Districts		Code References
	OS-P	OS-R	
Community Garden/Garden Center	X	P	

SECTION 3. The Zoning Map as amended and attached as Exhibit “A,” including zone changes related to the Golden Rain Foundation General Plan Amendments, Zoning Code Amendments, and Zone Changes Project, is hereby adopted.

SECTION 4. This Ordinance shall take effect and be in full force and operation thirty (30) days after adoption.

SECTION 5. If any section, subsection, subdivision, paragraph, sentence, clause, or phrase added by this Ordinance, or any part thereof, is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity of effectiveness of the remaining portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase thereof irrespective of the fact that any one or more subsections, subdivisions, paragraphs sentences, clauses, or phrases are declared unconstitutional, invalid, or ineffective.

SECTION 6. The Deputy City Clerk shall certify to the passage of this Ordinance and shall cause this Ordinance to be published or posted as required by law.

PASSED, APPROVED AND ADOPTED this XX day of XX 2015.

CYNTHIA S. CONNERS, Mayor

ATTEST:

YOLIE TRIPPY, Deputy City Clerk

APPROVED AS TO FORM:

DAVID B. COSGROVE, City Attorney

STATE OF CALIFORNIA)
COUNTY OF ORANGE) ss.
CITY OF LAGUNA WOODS)

I, YOLIE TRIPPY, Deputy City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Ordinance No. 15-XX** was duly introduced and placed upon its first reading at an adjourned regular meeting of the City Council on the XX of XX 2015, and that thereafter, said Ordinance was duly adopted and passed at a regular meeting of the City Council on the XX day of XX 2015 by the following vote to wit:

AYES: COUNCILMEMBERS:
NOES: COUNCILMEMBERS:
ABSENT: COUNCILMEMBERS:

YOLIE TRIPPY, Deputy City Clerk

CITY OF LAGUNA WOODS



ZONING MAP

Date: May 13, 2015 (DRAFT)

Legend

--- City Boundaries

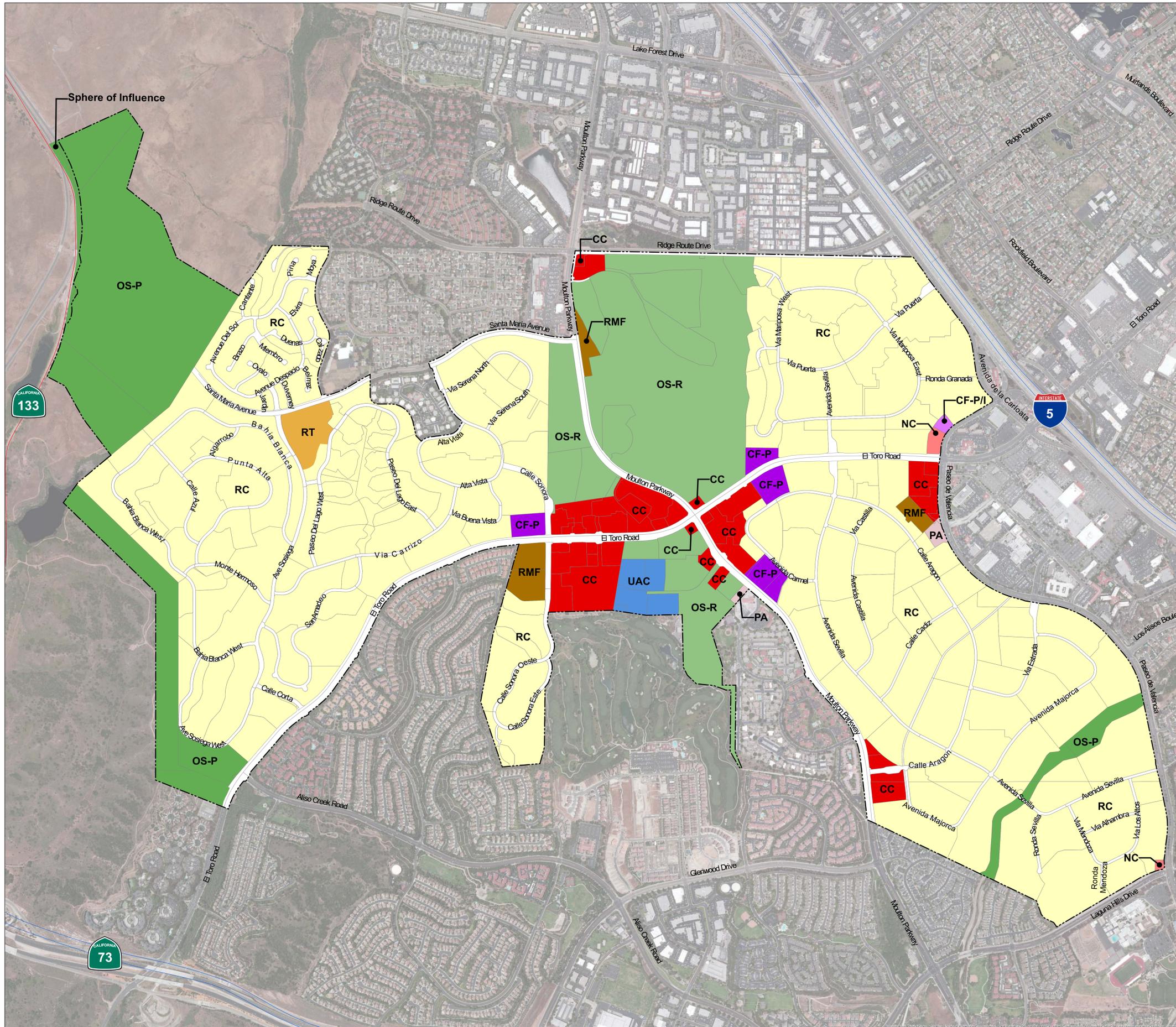
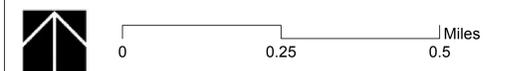
Zoning Designations

- Residential Community District (RC)
- Residential Towers District (RT)
- Residential Multifamily District (RMF)
- Professional and Administrative Office District (PA)
- Neighborhood Commercial District (NC)
- Community Commercial District (CC)
- Community Facilities - Public/Institutional (CF-P/I)
- Community Facilities - Private (CF-P)
- Open Space - Recreation District (OS-R)
- Open Space - Passive District (OS-P)
- Urban Activities Center (UAC)

Key Map



DISCLAIMER
 This map is a public resource of general information. The feature data provided on this map represents the most accurate zoning and parcel information available at the most recent date of revision. In the event of a conflict of information on this map and adopted City Resolutions or Ordinances, the City's Resolutions or Ordinances shall govern.



**CITY OF LAGUNA WOODS
GOLDEN RAIN FOUNDATION
GENERAL PLAN AMENDMENTS,
ZONING CODE AMENDMENTS,
AND ZONE CHANGES
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

Prepared for:

CITY OF LAGUNA WOODS
24264 EL TORO ROAD
LAGUNA WOODS, CA 92637

Prepared by:

PMC[®]

3900 KILROY AIRPORT WAY, SUITE 120
LONG BEACH, CA 90806

APRIL 2015

**CITY OF LAGUNA WOODS
GOLDEN RAIN FOUNDATION GENERAL PLAN
AMENDMENTS, ZONING CODE AMENDMENTS, AND
ZONE CHANGES
INITIAL STUDY/MITIGATED NEGATIVE DECLARATION**

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APRIL 2015

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A. BACKGROUND

1. Project Title:

Golden Rain Foundation General Plan Amendments, Zoning Code Amendments, and Zone Changes

2. Lead Agency Name and Address:

City of Laguna Woods
24264 El Toro Road
Laguna Woods, CA 92637

Please note: This project was not initiated by the City of Laguna Woods. The City is conducting this environmental review of an application *submitted by the project sponsor* (identified on page 2) in accordance with federal, state, and local laws and regulations. "Lead agency" is a term used in the California Environmental Quality Act (CEQA) to describe the City's official role.

3. Lead Agency's Contact Person and Telephone Number:

Douglas C. Reilly, Assistant City Manager
City of Laguna Woods
(949) 639-0561

4. Project Location:

The proposed project pertains to eight parcels at several locations within the City of Laguna Woods, all of which are owned and maintained by the Golden Rain Foundation. **Figure 1** shows the regional location of the City of Laguna Woods. The parcels are listed by parcel number and approximate acreage in **Table 1** and their locations are shown on **Figures 2-4**.

**TABLE 1
PROJECT SITES**

Site	Assessor's Parcel Number	Acreage
1	616-012-013	17.71
2	616-012-015	8.95
3	616-012-017	7.39
4	621-131-036	3.41
5	621-131-002	5.88
6	621-131-020	6.35
7	621-011-036	22.83
8	621-131-037	2.01

In addition to the eight parcels, the proposed project involves amending the City's Zoning Code to include the newly defined use of "community gardens/garden center." Community gardens/garden centers would be a principal use in the Open Space Recreation (OS-R) zone. While the Zoning Code applies citywide, the only portions of the city that are currently zoned OS-R are

portions of Sites 1–3; an area owned and maintained by the El Toro Water District for recycled water treatment and other utility uses; and, areas of the private community of Laguna Woods Village that include a golf course, a golf starter building with a pro shop and restaurant, practice areas, tennis courts, Clubhouse 2, Clubhouse 4, a recreational vehicle (RV) and boat storage yard, and open space. With the proposed project, Sites 1–8 would be entirely zoned OS-R.

5. Project Sponsor’s Name and Address:

Kathryn Freshley, President
Golden Rain Foundation
24351 El Toro Road
Laguna Woods, CA 92367

Please note: This project was not initiated by the City of Laguna Woods. The City is conducting this environmental review of an application *submitted by the project sponsor* (identified above) in accordance with federal, state, and local laws and regulations.

6. Project Sponsor’s Contact Person and Telephone Number:

Kristine Courdy, Construction Services Director
Professional Community Management, Inc.
(949) 597-4620

7. Existing General Plan Designation:

Urban Activities Center (UAC): Portions of Sites 1–3 and all of Sites 4–8 are currently designated UAC in the City’s General Plan. As stated in the Land Use Element of the City’s General Plan:

This designation is distinctive in that it allows for mixed-use development that may include both commercial and residential uses. This land use designation requires the preparation of a Specific Plan at the Zoning Ordinance level incorporating performance standards as a means to ensuring that new development is compatible with existing uses, that new uses are compatible with one another, and that development is consistent with traffic and fiscal impact guidelines established for this land use category.

Open Space (OS): Portions of Sites 1–3 are currently designated OS in the City’s General Plan. As stated in the Land Use Element of the City’s General Plan:

The “Open Space” designation in the Land Use Element is generally used for passive and active recreation such as parkland, tennis courts, and golf courses. These uses may be either publicly or privately owned. Facilities of governmental and quasi-governmental agencies such as cities, water districts, and electric utilities may be included within this category.

8. Proposed General Plan Designation:

Open Space (OS): With the proposed project, all eight sites would be entirely designated OS in the City’s General Plan.

9. Existing Zoning District:

Urban Activities Center (UAC): Portions of Sites 1–3 and all of Sites 4–8 are currently zoned UAC. Section 13.14.010 of the Laguna Woods Municipal Code identifies the purpose and intent of the UAC district as:

To provide for the development of certain parcels within the City utilizing a "specific plan" concept to ensure comprehensive development consistent with performance and development standards as outlined in the land use element of the City's General Plan.

Open Space-Recreation (OS-R): Portions of Sites 1–3 are currently zoned OS-R. Section 13.12.010(b) of the Laguna Woods Municipal Code identifies the purpose and intent of the OS-R district as:

To provide for the development and preservation of public and private parks and associated recreation facilities within open space areas.

10. Proposed Zoning District:

Open Space-Recreation (OS-R): With the proposed project, all eight sites would be entirely zoned OS-R.

11. Description of Project:

The applicant is requesting that all of the eight parcels involved be redesignated from Urban Activities Center (UAC) to Open Space (OS) in the City's General Plan and be rezoned from Urban Activities Center (UAC) to Open Space-Recreation (OS-R). The applicant is also requesting Zoning Code amendments to add a definition for "community garden/garden center" and to allow community gardens/garden centers as a principal use in the OS-R zone. A community garden/garden center is proposed to be defined as:

A non-commercial site used for the growing and cultivation of fruits, vegetables, plants, fibers, herbs, and flowers for primarily personal, family, or neighborhood use, or for sale or distribution at a nearby farmer's market or similar event.

12. Existing and Potential Future Uses on Project Sites:

All of the project sites are currently being used for recreation or other open space purposes. Following General Plan redesignation and rezoning, the applicant has indicated to the City that its intention is to continue to use the sites for substantially similar purposes. **Table 2** identifies the existing uses of the eight project sites. **Table 3** identifies the uses allowed in the existing and proposed zoning and General Plan land use designations.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

**TABLE 2
EXISTING USES**

Site	Existing Use(s)
1	Laguna Woods Village (Village) landscape nursery, portion of private unpaved road up to nursery, portion of Village golf driving range (including an area of mostly mature trees), portions of Village tennis courts, portion of Village Clubhouse 7
2	Portion of Village Clubhouse 7 and associated parking, portion of Village employee parking lot, private golf cart/pedestrian trail from Village Gate 7, portion of Village golf driving range, portions of Village tennis courts, undeveloped property
3	Entry and exit driveways (two lanes each) for Village Gate 16 area, parking for Village Gate 12 area across Moulton Parkway, portion of Village Clubhouse 7 and associated parking, remainder of Village employee parking lot, portion of Village golf driving range, private vehicle/golf cart/pedestrian trail from Village Gate 16 up to employee parking lot, undeveloped property
4	Drainage facility, entry and exit driveway to Village Equestrian Center parking lot and to Village Maintenance Yard, Village Equestrian Center paddock
5	Village Equestrian Center parking lot, stables, office, horse riding ring/arena
6	Village Garden Center 2
7	Village compost facility, undeveloped property, drainage facilities
8	Undeveloped property and drainage facilities

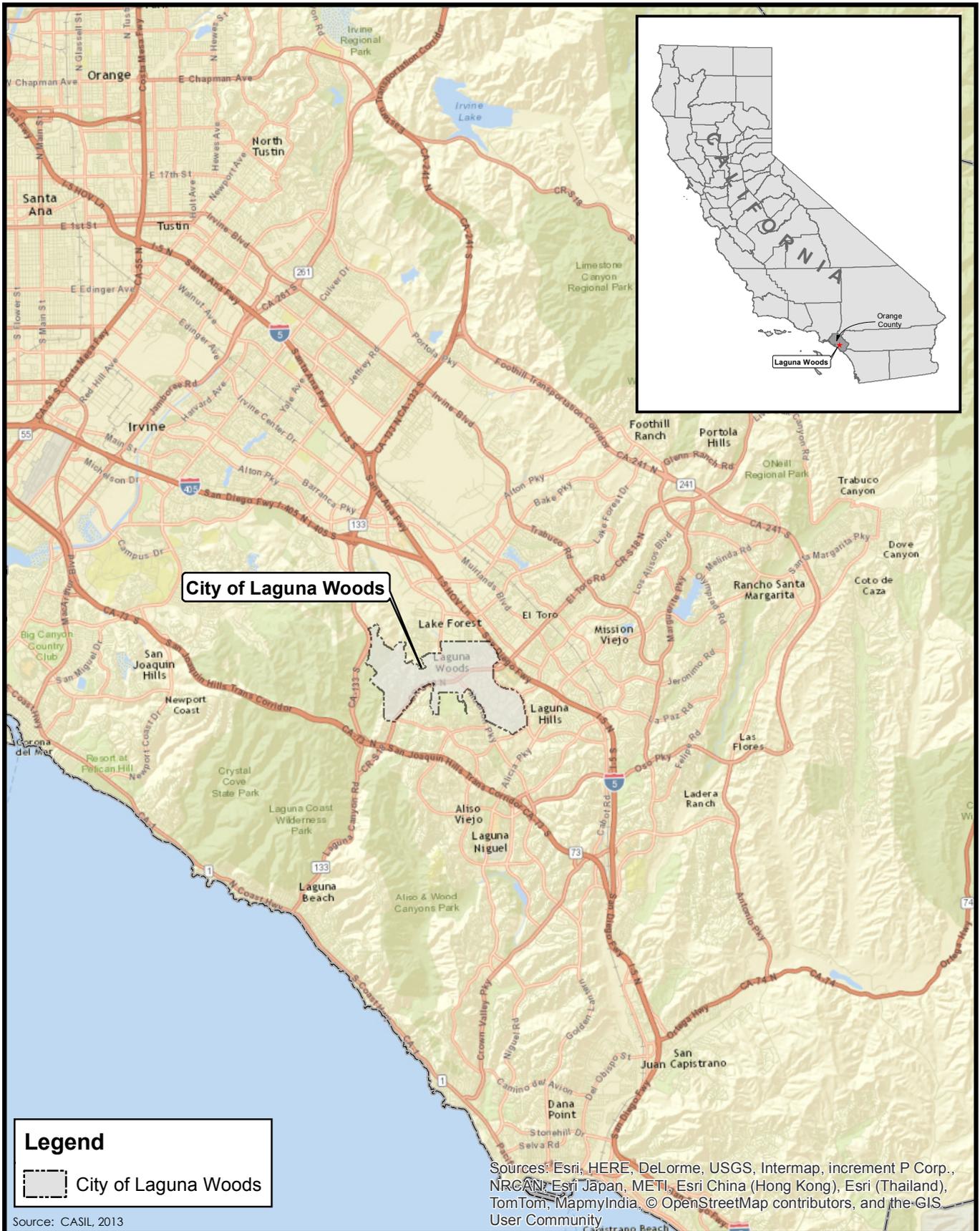


Figure 1
Regional Vicinity

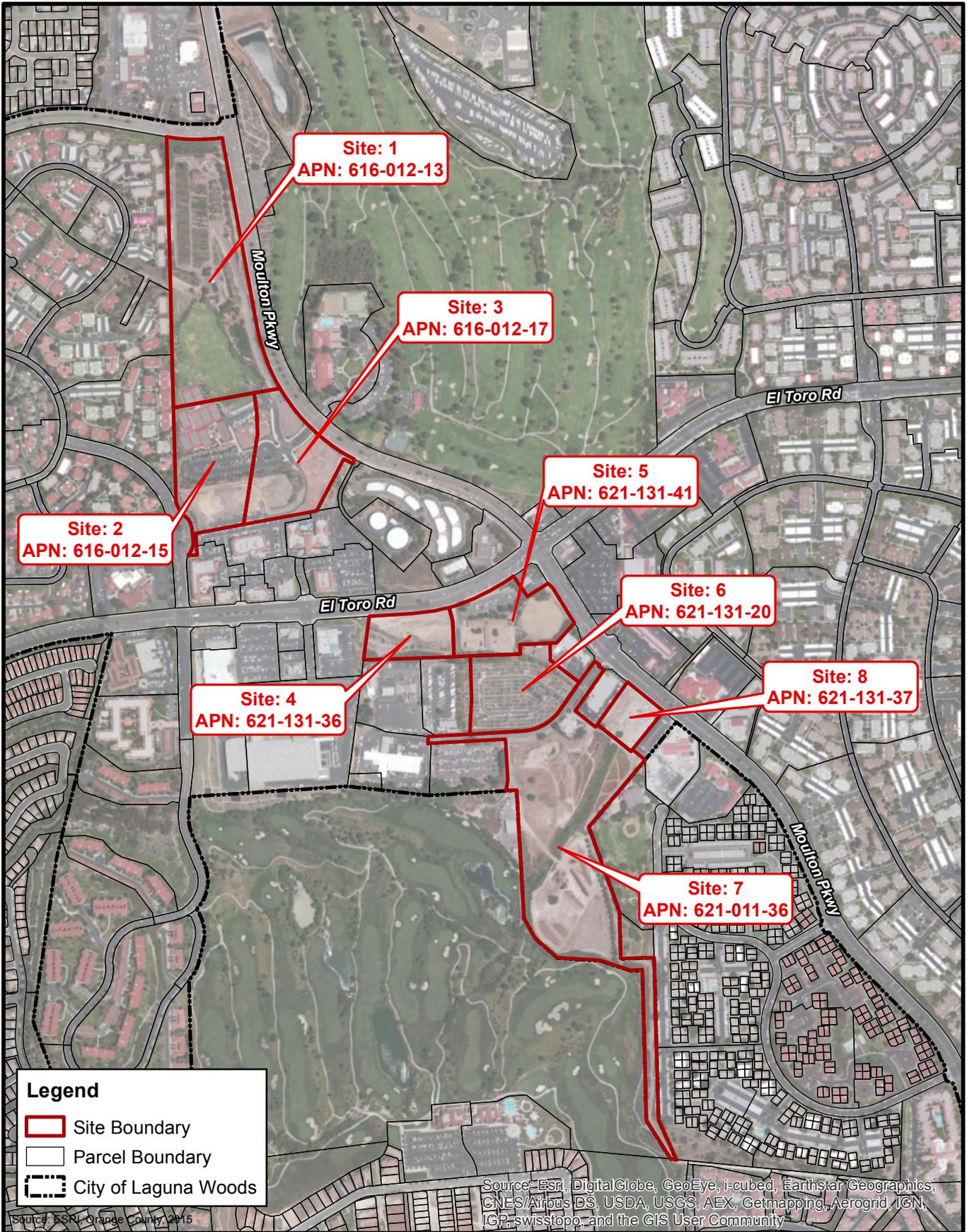


Figure 2
Site Locations

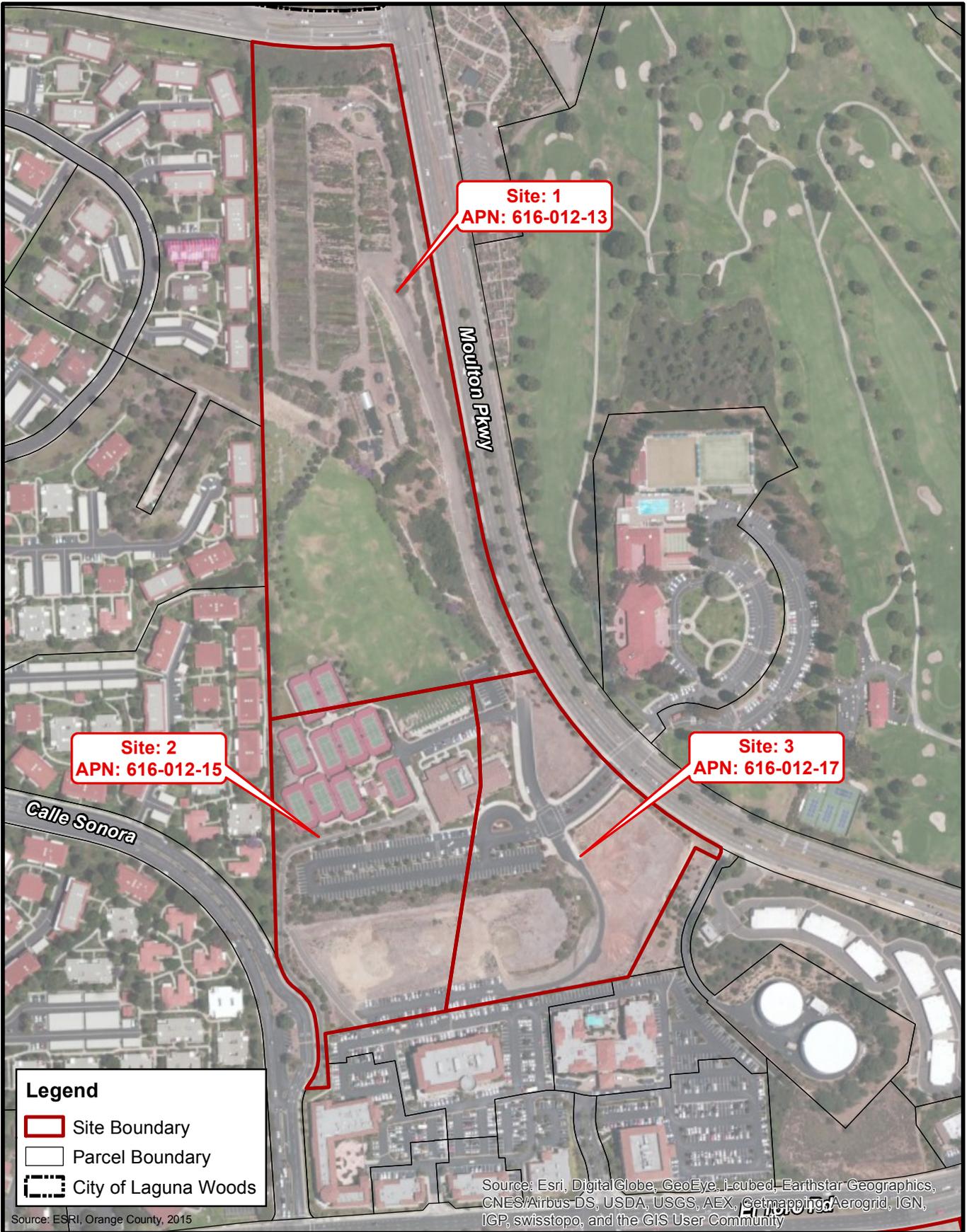


Figure 3
Sites 1-3
PMC



Figure 4
Sites 4-8

TABLE 3
USES ALLOWED BY GENERAL PLAN DESIGNATION AND ZONE

General Plan Designation		Zone	
Existing – Urban Activities Center (UAC)	Proposed – Open Space (OS)	Existing – Urban Activities Center (UAC)	Proposed – Open Space-Recreation (OS-R)
<p>This designation allows mixed-use development that may include both commercial and residential uses. This land use designation requires the preparation of a specific plan prior to development.</p>	<p>This designation is used for passive and active recreation such as parkland, tennis courts, and golf courses. These uses may be either publicly or privately owned.</p>	<p><i>Laguna Woods Municipal Code (LWMC) Section 13.14.010, Purpose and intent of district.</i></p> <p>To provide for the development of certain parcels within the city utilizing a “specific plan” concept to ensure comprehensive development consistent with performance and development standards as outlined in the Land Use Element of the City’s General Plan.</p> <p><i>LWMC Section 13.14.020, Comprehensive plan required.</i></p> <p>Properties designated as UAC shall have an approved comprehensive plan in effect for all properties with such designation within the city prior to improvement of any one parcel within the designated district. Said plan shall be subject to the approval of the City through the procedures for adoption/amendment of a specific plan as outlined in Section 13.24.110, except that it may be initiated by the property owner.</p>	<p>LWMC Section 13.12.020 identifies the land use types principally permitted (i.e., allowed by right) within the district as:</p> <ul style="list-style-type: none"> • Apiary • Archaeological/paleontological/historical site • Grazing • Greenbelts • Parks/playgrounds (public/private) • Public/private utility buildings/structures • Recreation centers • Riding and hiking trails • Community gardens/garden center (proposed to be added) <p>LWMC Section 13.12.020 also identifies uses permitted only as an accessory to a principal use on a site. For example: accessory building/use, animals and pets, fences and walls, garages and carports, information centers, and ranger station.</p> <p>Additional uses are also permitted with an approved use permit. Examples include sewage disposal facilities, and transfer/material recovery facility.</p> <p>Uses permitted with an approved temporary use/special event permit include but are not limited to recycling collection sites, and special events.</p> <p>Uses prohibited in the district include commercial stockpiling/manure processing, and emergency and transitional housing shelters.</p> <p>For a full list of permitted and prohibited uses, see LWMC Section 13.12.020.</p>

13. Surrounding Land Uses and Setting:

West

Various land uses are located west of the project sites. In the northern portion of the project area (north of El Toro Road), residential land uses are located directly west of Sites 1 and 2. In the southern portion of the project area (south of El Toro Road), a shopping center is located west of Site 4. The current primary tenants in the shopping center include Home Depot and Rite Aid. The Aliso Creek Golf Course (located in the City of Aliso Viejo) is located west of Site 7.

North

Santa Maria Avenue forms the northern boundary of the project area. The roadway is divided into two lanes in each direction. Land uses to the north consist of the Moulton Plaza Shopping Center (located in the City of Laguna Hills).

East

Moulton Parkway forms the eastern boundary of the project area. Moulton Parkway consists of three travel lanes in each direction, for a total of six lanes, not including the extra turn lanes at major intersections. East of Moulton Parkway is the Laguna Woods Village Golf Course, a gas station, and the Willow Tree Shopping Center. The shopping center currently includes a market, restaurant, offices for professional services, and retail stores. In the southern portion of the project area (south of El Toro Road), residences and Iglesia Park (both located in the City of Aliso Viejo) are located directly east of Site 7.

South

The Aliso Creek Golf Course forms the majority of the southern boundary of the project area. Two churches, Iglesia Community Park, and residential land uses are located to the south, all in the City of Aliso Viejo.

14. Other Public Agencies Whose Approval May Be Required:

In the California Environmental Quality Act (CEQA), the term “responsible agency” includes all public agencies other than the lead agency that may have discretionary actions associated with the implementation of the proposed project. No responsible agencies were identified for this proposed project.

Other approvals by other governmental agencies for future activities on the project sites may include, but are not limited to, the following:

- Approval of Streambed Alteration Agreements from the California Department of Fish and Wildlife for encroachment into jurisdictional riparian habitat or streambeds
- Approval of Clean Water Act permits, potentially including Section 404 permits from the United States Army Corps of Engineers and Section 401 Clean Water Certifications from the applicable regional water quality control board, for encroachment into jurisdictional watercourses or adjacent wetlands
- Approval of stormwater pollution prevention plans (SWPPPs) by the applicable regional water quality control boards for construction activities

B. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project involving at least one impact that is a “potentially significant impact,” as indicated by the checklist on the following pages. Potentially significant impacts that are mitigated to a “less than significant” impact are not shown here.

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology and Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards and Hazardous Materials | <input type="checkbox"/> Hydrology and Water Quality |
| <input type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population and Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities and Service Systems | <input type="checkbox"/> Mandatory Findings of Significance |

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

C. DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Douglas C. Reilly
Assistant City Manager

6-17-2015

Date



John Bellas
PMC

6-17-2015

Date

D. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources cited. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to the proposed project. A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards.
- 2) All answers must take account of the whole proposed project, including off-site as well as on-site, cumulative as well as project-level, indirect, and construction as well as operational impacts.
- 3) “Less Than Significant Impact” applies when the proposed project would not result in a substantial and adverse change in the environment. This impact level does not require mitigation measures.
- 4) “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect of the proposed is significant. If there are one or more “Potentially Significant Impact” answers when the determination is made, an Environmental Impact Report (EIR) is required.
- 5) “Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect of the proposed project from “Potentially Significant Impact” to a “Less Than Significant Impact.” The initial study must describe the mitigation measures and briefly explain how they reduce the effect to a less than significant level.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
1. AESTHETICS. Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcrops, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create changes to the topography of a primary or secondary ridgeline unless the project is consistent with the General Plan pertaining to hillside development?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

Laguna Woods is nearly built out with residential and commercial uses, roads, golf courses and other open space uses, drainage facilities, and other man-made features. The terrain generally consists of gradual and varying slopes, hills, and low-lying areas.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **No Impact.** Scenic vistas include views of natural features such as watercourses, rock outcrops, natural vegetation, and notable man-made features in the landscape. The proposed project includes General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. Potential future uses could include additional open space and recreational facilities consistent with the OS-R zoning designation on the eight project sites, as well as community gardens/garden centers within OS-R zoned parcels citywide. No scenic vistas would be obstructed by the project. Therefore, no impact would occur.
- b) **No Impact.** The eight project sites are not located adjacent to or near an officially designated state/county scenic highway or an eligible or officially designated route under the California Department of Transportation's (Caltrans) Scenic Highway Program. As shown on the Orange County Assessor's Maps, there is a "21' Scenic Preservation Easement" along the El Toro Road frontage of Site #4. The easement is currently primarily unvegetated or lightly vegetated open space. Given the nature of the easement, no structures would be permitted within the easement area and no scenic resources within the easement would be degraded. Therefore, no impact would occur.
- c) **No Impact.** The eight project sites contain a mix of recreation and other open space uses and are surrounded by suburban development and recreational land uses. The

proposed project includes General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. Potential future uses could include additional open space and recreational facilities consistent with the OS-R zoning on the eight project sites, as well as community gardens/garden centers within OS-R zoned parcels citywide. The types of open space and recreational uses allowed in the OS-R zone are consistent with the existing uses of the project sites and considered visually compatible and, in many cases, complementary to the surrounding uses. Therefore, the proposed project would not substantially degrade the existing visual character or quality of the project sites and their surroundings. No impact would occur.

- d) **Less Than Significant Impact With Mitigation Incorporated.** The eight project sites are currently being used for recreation or other open space purposes and would continue to be used for these purposes. Lighting is currently regulated by Laguna Woods Municipal Code Section 13.12.040, which mandates that all exterior lighting be designed and located so that direct light rays are confined to the premises. Therefore, and given the existing typical suburban illumination levels on the project sites and in the surrounding area, the proposed project would not generate light or glare in a manner that would adversely affect views, unless lighting for nighttime athletic fields is undertaken. Mitigation Measure AES-1 provides specific restrictions for athletic field lighting. With the incorporation of this measure, the proposed project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. With incorporation of this measure, impacts are less than significant.
- e) **No Impact.** The proposed project sites are developed sites surrounded by suburban development and recreational land uses. The proposed project would not result in development on a primary or secondary ridgeline. Therefore, no impact would occur.

Mitigation Measures

Mitigation Measure AES-1: Prior to City approval of a building or grading permit for any athletic field lighting, the applicant shall provide the City with a photometric plan that identifies the horizontal and vertical foot-candles of the proposed illumination. Said photometric plan shall be prepared to the satisfaction of the City Manager or his or her designee. No athletic field lighting shall be undertaken that produces a maximum initial illuminance value greater than 0.10 horizontal and vertical foot-candles at the site boundary and no greater than 0.01 horizontal foot-candles 10 feet beyond the site boundary. For boundaries that abut public or private streets, light trespass requirements may be met relative to the curb line instead of the site boundary. In addition, no more than two percent of the total initial designed fixture lumens shall be emitted at an angle of 90 degrees or higher from nadir (straight down). Finally, athletic field lighting shall be prohibited after 8 p.m. Monday through Saturday and after 7 p.m. on Sunday.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
2. AGRICULTURE AND FORESTRY RESOURCES. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

The project sites are located in a predominantly developed suburban area and there is no agricultural or forest land located in the vicinity.

PROJECT IMPACTS AND MITIGATION MEASURES

a-e) No Impact. The eight project sites comprise recreation and other open space uses within the nearly built-out city. They are not located on agricultural or forest land. There is no agricultural land or forest land located nearby. No impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
3. AIR QUALITY. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation by exceeding SCAQMD thresholds?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in the movement or grading of earth exceeding 100,000 cubic yards?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING

Both the US Environmental Protection Agency (EPA) and the California Air Resources Board (CARB) have established ambient air quality standards for common pollutants. These ambient air quality standards are levels of contaminants representing safe levels that avoid specific adverse health effects associated with each pollutant. The ambient air quality standards cover what are called “criteria” pollutants because the health and other effects of each pollutant are described in criteria documents. Areas that meet ambient air quality standards are classified as attainment areas, while areas that do not meet these standards are classified as nonattainment areas. The project sites are located in a nonattainment basin—the South Coast Air Basin (SoCAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The SCAQMD is required, pursuant to the federal Clean Air Act, to reduce emissions of criteria pollutants for which the basin is in nonattainment, which include ozone, coarse particulate matter (PM₁₀), fine particulate matter (PM_{2.5}), and lead.

PROJECT IMPACTS AND MITIGATION MEASURES

a–d, f) Less Than Significant Impact With Mitigation Incorporated. The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. In the future, new or expanded recreation and/or other open space uses could generate air pollutants during grading and construction activities and from vehicles accessing the facilities. Such emissions could include PM₁₀, PM_{2.5}, precursors of ozone (e.g., nitrogen oxides and volatile organic compounds), and carbon monoxide. All construction projects would be required to

comply with SCAQMD Rules 403 (Fugitive Dust) and 1113 (Architectural Coatings), which greatly reduce the amount of particulate matter and volatile organic compounds generated by construction activities. Nevertheless, to ensure construction emissions would not exceed SCAQMD thresholds of significance, Mitigation Measure AQ-1 is included.

Vehicle emissions from new or expanded recreational facilities intended to primarily serve Laguna Woods Village residents are expected to be minimal and below the SCAQMD's thresholds of significance. Such vehicle trips would be short in length and, since the project would not increase the population of Laguna Woods Village, trips to new or expanded uses would partially displace existing resident trips to other recreation and open space facilities. Should new or expanded uses in the project area be primarily intended to serve populations outside of Laguna Woods Village residents, new emission-generating trips would be generated. To ensure that such emissions would not exceed the SCAQMD's thresholds of significance, Mitigation Measure AQ-2 is included. With the incorporation of Mitigation Measures AQ-1 and AQ-2, impacts would be less than significant.

- e) **Less Than Significant Impact.** Given the proposed OS land use designation and OS-R zoning, no objectionable odors are anticipated to result from the project, except, potentially, from composting activities at community gardens/garden centers. A compost pile is easily managed to avoid objectionable odors. There is no history of significant odor complaints related to existing compost piles located in the city. Therefore, odor impacts are anticipated to be less than significant.

Mitigation Measures

Mitigation Measure AQ-1: Prior to City approval of any grading permit for any new or expanded use in the project area that involves the concurrent operation of more than three pieces of diesel-powered construction equipment, the applicant shall provide the City with an air quality impact analysis (AQIA) that evaluates the project's construction-phase air pollutant emissions. Said AQIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the South Coast Air Quality Management District's (SCAQMD's) guidelines in effect at the time the study is initiated. No project shall be undertaken unless that project's construction-phase air quality impacts are shown to be below, or mitigated to a level below, the SCAQMD's thresholds of significance in effect at the time the study is initiated.

Mitigation Measure AQ-2: Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents, the applicant shall provide the City with an Air Quality Impact Analysis (AQIA) that evaluates the project's long-term air pollutant emissions. Said AQIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the South Coast Air Quality Management District's (SCAQMD's) guidelines in effect at the time that the study is initiated. No project shall be undertaken unless that project's long-term air quality impacts are shown to be below, or mitigated to a level below, the SCAQMD's thresholds of significance in effect at the time the study is initiated.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES. Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Disturb any habitat known or suspected to contain a plant or animal species listed as endangered on such federal and/or state lists?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Disturb any Significant Habitat Area as identified by the City of Laguna Woods?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING

The predominant vegetative community types found in the city include annual grassland, coastal sage scrub, and valley-foothill riparian corridors, in addition to aquatic habitats provided by Aliso Creek and other open waters. Though Laguna Woods is predominantly urbanized, several open space areas remain that provide habitat for wildlife and vegetative biological resources. Certain urbanized areas also provide habitat.

Portions of Laguna Woods support sensitive natural communities that are of concern to state and federal resource agencies. Several special-status species, mostly birds or reptiles, are known to occur or may occur in Laguna Woods, including the federally endangered least Bell's vireo.

Connectivity between open space areas is an important element of wildlife conservation. By joining sub-regional and regional biological resource areas that might otherwise be fragmented as a result of urbanization, wildlife corridors can help to maintain and re-establish wildlife populations, as well as to increase biodiversity within existing populations. In Laguna Woods, several areas serve as movement corridors for wildlife, especially the generally undisturbed western edge and riparian corridors located throughout Laguna Woods.

The vegetation communities in the city form the basis of the wildlife habitats, as they provide the primary plant productivity on which wildlife depends, along with nesting and denning sites, escape cover, and protection from adverse weather. Although most of the land within the city limits supported coastal sage and native grasslands at one time, much of the land today, including the project sites, is either developed or has been modified or impacted by human activity in the past.

PROJECT IMPACTS AND MITIGATION MEASURES

- a, g) No Impact.** The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. The project sites are located in a predominantly developed suburban area, and some of the sites currently contain recreation and other open space facilities. Given the disturbed nature of the area, the project would not impact any species identified as a candidate, sensitive, or special-status in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or United States Fish and Wildlife Service. The proposed project would also not disturb any habitat known or suspected to contain a plant or animal species listed on such federal and/or state lists. No impact would occur.
- b) Less Than Significant Impact.** The project sites are located in a predominantly developed area that has been highly disturbed due to recreation- and maintenance-related activities occurring for several decades. Site 7 is the only parcel that contains a dominance of native vegetation. The drainage course that flows through this site contains disturbed black willow riparian scrub. Black willow (*Salix gooddingii*) is the dominant native tree species, with a few scattered western sycamores (*Platanus racemosa*). However, this drainage area also contains a number of large mature non-native ornamental tree species, including eucalyptus (*Eucalyptus* spp.) and Brazilian pepper tree (*Schinus terebinthifolius*). In addition, much of the riparian scrub habitat is disturbed with high volumes of trash and debris. No impacts on this riparian habitat are anticipated, as the project consists of designating the involved parcels for open spaces uses, with no improvements currently proposed. If any potential future improvements on the subject sites involve encroachment into riparian habitat, compliance would be required with (at a minimum) Section 1600 et seq. of the California Fish and Game Code and possibly Sections 401 and 404 of the Clean Water Act. Given the allowed uses in the OS-R zone and the regulatory environment, the proposed project would not result in a significant impact on any riparian habitat or sensitive natural community.
- c) Less Than Significant Impact.** No blue-line streams occur on the project sites, as shown in the San Juan Capistrano, California, United States Geological Survey (USGS) 7.5-minute topographic quadrangle map. However, two potentially jurisdictional features occur within the project area: a drainage feature and corresponding detention facility on Sites

4 and 5 (Feature 1) and a drainage course on Site 7 (Feature 2). Neither of these features is expected to support federally protected wetlands. Natural and urban runoff from the adjacent hills to the west is conveyed via a culvert to drainage Feature 1, which is tributary to San Diego Creek, which flows into the Pacific Ocean, a Traditional Navigable Water (TNW). Natural and urban runoff from the adjacent Aliso Viejo Golf Course to the west is conveyed in drainage Feature 2, which is tributary to Aliso Creek, which flows into the Pacific Ocean. Despite their presence, the project is not anticipated to result in the alteration of these drainage facilities. Rather, the proposed project consists of designating the involved parcels for open space uses, with no improvements currently proposed. If any potential future improvements on the subject sites involve encroachment into a jurisdictional drainage, project proponents would be required to comply with (at a minimum) Sections 401 and 404 of the Clean Water Act and Section 1600 et seq. of the California Fish and Game Code. Given the allowed uses in the OS-R zone and the regulatory environment, the proposed project would not result in a significant impact on any federally protected wetlands or jurisdictional drainages.

- d) **No Impact.** The project sites are located in a predominantly developed suburban area. The sites do not provide nursery sites for wildlife. While the sites currently allow for wildlife movement, they are not conducive to functioning as a corridor for migratory wildlife. Regardless, the project would not restrict wildlife movement through the project area. Therefore, the proposed project would have no impact on the movement of wildlife.
- e) **Less Than Significant Impact.** Laguna Woods Municipal Code Section 4.26.060 requires a permit to remove any significant tree on public or private land. Trees not specifically shown or listed on the tree removal permit would be assumed as not permitted for removal. Furthermore, unless the City Forester, for good cause, determines otherwise, trees must be replaced in accordance with specified regulations and standards. Future improvements will be required to comply with the Laguna Woods Municipal Code. Therefore, no significant impact would occur.
- f) **No Impact.** The project sites are within the boundaries of the Coastal Subregion of the Orange County Central/Coastal Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). However, the project sites are not located within a reserve, special linkage, or conservation easement area of the NCCP/HCP and contain no on-site habitat in support of any special-status species. Thus, the project would not conflict with the provisions of the NCCP/HCP and no impact would occur.
- h) **Less Than Significant Impact.** As indicated in the General Plan's Exhibit CO-1, Biological Resource Areas, portions of Sites 7 and 8 are shown as being in the Aliso Creek Corridor. Site 7 contains a drainage feature that supports disturbed black willow riparian scrub. The vegetative communities are depicted in the General Plan's Exhibit CO-2. The area that is within the project area is identified in the General Plan as having ruderal and valley foothill riparian habitat. No coastal sage scrub habitat occurs on-site. Sites 7 and 8 are disturbed and are used for landscaping activities. Since coastal sage scrub habitat is not present on-site, and since any encroachment into black willow riparian scrub would be required to comply with Section 1600 et seq. of the California Fish and Game Code and possibly Sections 401 and 404 of the Clean Water Act, the proposed project would not cause a significant impact on a Significant Habitat Area.

Mitigation Measures

None required.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES. Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Cause modification or demolition of a structure with a category 1, 2, or 3 on the State's Historical List, the City Historical Survey List, or as determined by a Historical Resource Survey?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

Laguna Woods is a part of a region that was once populated by the Gabrielino and Luiseño Native American communities. It has a strong cultural heritage associated with Spanish missionaries and ranching activities dating back to the early Spanish land grants.

Cultural resources consist of prehistoric and historic sites, structures, and districts or any other physical evidence associated with human activity considered important to a culture, a subculture, or a community for scientific, traditional, or religious reasons.

Archaeology is the study of prehistoric human activities and cultures. 12 known archeological sites once existed in or immediately adjacent to Laguna Woods; however, all have been destroyed by development, some prior to complete excavation and analysis. The archeological sites contained one isolated prehistoric artifact and a variety of other objects, including lithic scatter, rock shelters/ caves, habitation debris, fire affected rocks, and bedrock milling features.

Paleontological resources include the fossilized remains of vertebrate and invertebrate organisms, fossil tracks and trackways, and plant fossils. Laguna Woods is underlain by Tertiary bedrock and covered by unconsolidated Quaternary sediments. Approximately 95% of Laguna Woods is mapped as paleontologically sensitive with numerous vertebrate fossil localities having been recorded.

Historical resources, as described in the California Environmental Quality Act, include buildings, sites, structures, objects, or districts, each of which may have historical, prehistoric, architectural, archaeological, cultural, or scientific importance and be listed or eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or a local register of historical resources. No historical resources have been designated in Laguna Woods.

PROJECT IMPACTS AND MITIGATION MEASURES

a-e) No Impact. The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. There are no historic resources on the project sites, and the soils on all of the sites have been disturbed to varying degrees as a result of grading activities for past improvements on- and off-site and as a result of ongoing maintenance activities. Thus, no impacts on significant historic, cultural, archaeological, or paleontological resources would occur.

Mitigation Measures

None required.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS. Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning map, issued by the State Geologist for the area or based on other substantial evidence of a known fault?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

Laguna Woods is located at the southeastern edge of the central structural block of the Los Angeles basin, along the northern flank of the San Joaquin Hills. Regionally, local basement rocks are overlain by a thick sequence of marine and non-marine sedimentary rocks dating from the Cretaceous to the Quaternary; some volcanic rocks are also present.

As is the case for most locations in Southern California, Laguna Woods is located in a region that is characterized by moderate to high seismic activity. The city has experienced moderately strong ground shaking due to earthquakes on a number of occasions, both recently and historically. The closest faults likely to produce large earthquakes are the San Andreas, San Jacinto, San Joaquin Hills, Elsinore-Whittier, and Newport-Inglewood.

Three soil associations occur in Laguna Woods: Sorrento-Mocho, Alo Bossanko, and Friant-Cieneba-Exchequer. The Sorrento-Mocho soils include well-drained sandy loams, loams, or clay loams on alluvial fans and floodplains. This soil occurs in the southeastern part of Laguna Woods along Aliso Creek. Alo Bossanko soils include well-drained clays on coastal foothills. The Alo Bossanko soil association is the most common throughout the city and covers approximately 90 percent of the city. Friant-Cieneba-Exchequer soils are excessively drained and well-drained sand loams, loams, clay loams, gravelly loams, and cobbly loams on coastal foothills. This soil association occurs in the middle of the eastern edge of Laguna Woods. Soils have the potential to shrink or swell based on a number of variables, such as texture and permeability. The shrink-swell potential of soil can impact the type of development and design of buildings to meet safety and environmental standards. High shrink-swell potential can result in cracking and buckling that affects building structures. The prominent soils in Laguna Woods have moderate shrink-swell potential.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) i) Less Than Significant Impact.** As detailed in the Laguna Woods General Plan EIR (2002), published geologic maps do not show any active faults in the city. The closest faults likely to produce large earthquakes are the San Joaquin Hills Blind Thrust Fault Zone, San Andreas, San Jacinto, Elsinore-Whittier, and Newport-Inglewood. Based on the City's Local Hazard Mitigation Plan for 2013–2017, the aforementioned faults were identified as being of "particular concern." Locally, there are several less significant faults: the Christianitos fault to the northeast is suggested to be active; the Shady Canyon fault and Laguna Canyon fault zone are located to the west; and, the east-trending Temple Hill fault terminates near Aliso Creek. Additionally, the Norwalk fault is located in the northern part of Orange County, the El Modena fault is located near the city of Orange, and the Peralta Hills fault is located in the Anaheim Hills area (Laguna Woods 2012). Based on the five earthquake modeling scenarios in the City's Local Hazard Mitigation Plan for 2013–2017, the five earthquake faults identified as being of particular concern could result in potential impacts ranging from very light damage (from the San Jacinto Fault Zone) to moderate/heavy damage (from the San Joaquin Hills fault). Ground rupture due to faulting is considered unlikely. Therefore, the project would not cause significant impacts related to exposure of people or structures to ground rupture.
- ii) Less Than Significant Impact.** While the project sites are located in a seismically active region, compliance with applicable building codes is proven to substantially lessen the risk for adverse impacts associated with strong seismic shaking. The City has adopted the California Building Code, and the City's Planning & Environmental Services Department is responsible for plan checks and construction inspections, which help to ensure that all new structures in the city are built as safely as possible, consistent with all applicable building codes, in a manner that prevents adverse impacts from seismic ground shaking. Therefore, the impact would be less than significant.
- iii) Less Than Significant Impact.** Liquefaction occurs when loose sand and silt that is saturated with water behaves like a liquid when shaken by an earthquake. Liquefaction can result in the following types of seismic-related ground failure:
- Loss of bearing strength – soils liquefy and lose the ability to support structures
 - Lateral spreading – soils slide down gentle slopes or toward stream banks
 - Flow failures – soils move down steep slopes with large displacement
 - Ground oscillation – surface soils, riding on a buried liquefied layer, are thrown back and forth by shaking

- Flotation – floating of light buried structures to the surface
- Settlement – settling of ground surface as soils reconsolidate
- Subsidence – compaction of soil and sediment

Three factors are required for liquefaction to occur: (1) loose, granular sediment; (2) saturation of the sediment by groundwater; and (3) strong shaking. The project sites are not thought to be susceptible to liquefaction based on seismic hazard zones data obtained from the California Department of Conservation's Seismic Hazards Zones Map for the San Juan Capistrano Quadrangle (California Department of Conservation 2001). Therefore, the proposed project would not result in significant impacts related to the exposure of people or structures to liquefaction.

- iv) **Less Than Significant Impact.** As indicated in the City of Laguna Woods Local Hazard Mitigation Plan for 2013–2017, landslides are considered to pose a low to moderate risk to the city with low impact and medium probability. Areas known to be susceptible to earthquake-induced landslides include portions of the project area (Sites 1, 5, and 6). The City has adopted the California Building Code, and the City's Planning & Environmental Services Department is responsible for plan checks and construction inspections, which ensure that all new structures in the city are built as safely as possible, consistent with the Building Code, in a manner that prevents significant adverse impacts from landslides. With the required compliance with the California Building Code, the project would not result in significant impacts related to the exposure of people or structures to landslides.
- b) **Less Than Significant Impact.** The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. Any future construction activities would be subject to the erosion control requirements of the Laguna Woods Municipal Code (e.g., Sections 10.06.300 and 10.06.310). Compliance with applicable regional water quality control board requirements and Laguna Woods Municipal Code Sections 10.06.300 and 10.06.310 would minimize soil erosion and loss of topsoil and would reduce potential impacts to a less than significant level.
- c) **Less Than Significant Impact.** The potential for landslides on the project sites is addressed under Issue a)(iv) and was determined to be less than significant. The potential for lateral spreading, liquefaction, subsidence, and other types of ground failure or collapse is addressed under Issue a)(iii) above and was also determined to be less than significant.
- d) **Less Than Significant Impact.** Expansive or shrink-swell soils are soils that swell when subjected to moisture and shrink when dry. Expansive soils typically contain clay minerals that attract and absorb water, greatly increasing the volume of the soil. This increase in volume can cause damage to foundations, structures, and roadways. Any future improvements involving structures would be required to comply with the California Building Code. Therefore, the project would not result in significant impacts related to expansive soils.
- e) **No Impact.** If any future improvements include a bathroom, it would be required to be connected to the local wastewater purveyor's wastewater system, so no septic tank or alternative wastewater disposal system would be necessary. Therefore, no impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
7. GREENHOUSE GAS EMISSIONS. Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

Since the early 1990s, scientific consensus has held that the world's population is releasing greenhouse gases (GHG) faster than the earth's natural systems can absorb them. These gases are released as byproducts of fossil fuel combustion, waste disposal, energy use, land-use changes, and other human activities. This release of gases, such as carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), and chlorofluorocarbons, creates a blanket around the earth that allows light to pass through but traps heat at the surface, preventing its escape into space. While this is a naturally occurring process known as the greenhouse effect, human activities have accelerated the generation of GHGs beyond natural levels. The overabundance of GHGs in the atmosphere has led to an unexpected warming of the earth and has the potential to severely impact the earth's climate system.

For most nonindustrial development projects, motor vehicles make up the bulk of GHG emissions produced on an operational basis. The primary GHGs emitted by motor vehicles include carbon dioxide, methane, nitrous oxide, and hydrofluorocarbons. **Table 4** provides descriptions of the primary GHGs attributed to global climate change, including a description of their physical properties, primary sources, and contribution to the greenhouse effect.

TABLE 4
GREENHOUSE GASES

Greenhouse Gas	Description
Carbon dioxide (CO ₂)	CO ₂ is a colorless, odorless gas and is emitted in a number of ways, both naturally and through human activities. The largest source of CO ₂ emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. A number of industrial production processes and product uses such as mineral production, metal production, and the use of petroleum-based products can also lead to CO ₂ emissions. The atmospheric lifetime of CO ₂ is variable because it is so readily exchanged in the atmosphere. ¹
Methane (CH ₄)	CH ₄ is a colorless, odorless gas that is not flammable under most circumstances. CH ₄ is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. CH ₄ is emitted from both human-related and natural sources. Human-related sources include fossil fuel production, animal husbandry (livestock intestinal fermentation and manure management), biomass burning, and waste management. These activities release significant quantities of CH ₄ to the atmosphere. Natural sources of CH ₄ include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources such as wildfires. Methane's atmospheric lifetime is about 12 years. ²
Nitrous oxide (N ₂ O)	N ₂ O is a clear, colorless gas with a slightly sweet odor. N ₂ O is produced by natural and human-related sources. Primary human-related sources are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, adipic acid production, and nitric acid production. N ₂ O is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N ₂ O is approximately 120 years. ³

Sources: ¹EPA 2011a, ²EPA 2011b, ³EPA 2010

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. Gases with high global warming potential, such as hydrofluorocarbons, perfluorocarbons (PFCs), and sulfur hexafluoride (SF₆), are the most heat-absorbent. CH₄ traps over 21 times more heat per molecule than CO₂, and N₂O absorbs 310 times more heat per molecule than CO₂. Often, estimates of GHG emissions are presented in carbon dioxide equivalents (CO₂e), which weight each gas by its global warming potential. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact.** GHG emissions contribute, on a cumulative basis, to the significant adverse environmental impacts of global climate change. No single project could generate enough GHG emissions to noticeably change the global average temperature. The combination of GHG emissions from past, present, and future projects contributes substantially to the phenomenon of global climate change and its associated environmental impacts. As such, GHG emissions are addressed only as a cumulative impact. The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes with no currently proposed changes of the existing land uses. In the future, new or expanded uses could generate GHG emissions during grading and construction activities and from vehicles accessing the uses. However, given the type of uses allowed in the OS-R zone and the fact that such uses

would not result in an expansion of population, the proposed project would not generate a volume of GHG emissions that would have a significant impact on the environment. In addition, the proposed Zoning Code Amendments would allow the development of community gardens/garden centers, which have the potential to sequester CO₂, thus reducing GHG emissions. Several existing principal uses in OS-R could potentially do the same, which generally represents an advantage in potential CO₂ sequestration over the existing (and, proposed former) UAC zone.

- b) No Impact.** The proposed project would not conflict with any adopted plans, policies, or regulations adopted for the purpose of reducing greenhouse gas emissions.

The proposed project is also subject to compliance with the Global Warming Solutions Act (Assembly Bill (AB) 32). As identified under Issue a), proposed project-generated GHG emissions would not surpass GHG significance thresholds. Therefore, the proposed project would not conflict with AB 32. No impact would occur.

Mitigation Measures

None required.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
8. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

A material is considered hazardous if it appears on a list of hazardous materials prepared by one or more federal, state, or local agencies or if it has characteristics defined as hazardous by such an agency or agencies.

A hazardous material is defined by California Health and Safety Code Section 25501 as follows:

“Hazardous material” means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

A hazardous material is defined in Title 22, Section 662601.10, of the California Code of Regulations as follows:

A substance or combination of substances which, because of its quantity, concentration, or physical, chemical or infectious characteristics, may either (1) cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible, or incapacitating reversible, illness; or (2) pose a substantial present or potential hazard to human health or environment when improperly treated, stored, transported or disposed of or otherwise managed.

The release of hazardous materials into the environment could potentially contaminate soils, surface water, and groundwater supplies.

Most hazardous materials regulation and enforcement in Orange County is managed by the Orange County Health Care Agency and the Orange County Fire Authority. Both agencies refer large cases of hazardous materials contamination or violations to the responsible Regional Water Quality Control Board (RWQCB), the California Department of Toxic Substances Control (DTSC), and/or other agencies as appropriate. It is not uncommon for other agencies, such as both the federal and state Occupational Safety and Health Administrations (OSHA), to become involved when issues of hazardous materials arise. Under Government Code Section 65962.5, both the DTSC and the State Water Resources Control Board (SWRCB) are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. A search of the DTSC and SWRCB lists identified one hazardous waste violation in the project vicinity north of El Toro Road and west of Moulton Parkway associated with a leaking underground tank cleanup site. However, that cleanup site is not located on any of the project sites.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **No Impact.** The proposed project would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. Recreation and other open space uses contemplated by the project are not anticipated to use, store, or transport significant quantities or concentrations of hazardous materials, as such uses are generally incompatible with hazardous materials. The project area has already been in operation for recreation and other open space uses, and the proposed project would not introduce any new hazardous material-related hazards to the public or to the environment. Therefore, no impact would occur.
- b) **No Impact.** As discussed in Issue a) above, the proposed project would not result in the routine transport, use, disposal, handling, or emission of any hazardous materials that would create a significant hazard to the public or to the environment. Likewise, no conditions exist that present a significant hazard to the public or the environment

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through the reasonably foreseeable upset and accident conditions involving the release of hazardous materials. Therefore, no impact would occur.

- c) **No Impact.** There are no schools located within one-quarter mile of the project sites. Therefore, no impact to schools would occur.
- d) **No Impact.** Under Government Code Section 65962.5, both the DTSC and the SWRCB are required to maintain lists of sites known to have hazardous substances present in the environment. Both agencies maintain up-to-date lists on their websites. A search of the DTSC and SWRCB lists identified no hazardous waste violations on the project sites. Therefore, the project sites are not on a parcel included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 (DTSC 2014; SWRCB 2014). There would be no impact, nor any significant hazards to the public.
- e-f) **No Impact.** The project sites are not located within an airport land use plan or within two miles of a public airport or a private airstrip. Thus, there would be no related safety hazard to people working in the project area. Therefore, no impact would occur.
- g) **No Impact.** The proposed project does not include any roadway modifications and as such there would be no interference with established evacuation routes. Use of the project sites for recreation or other open space uses would not result in any interference with either the City's Emergency Operation Plan or the County of Orange/Orange County Operational Area's emergency response plans.
- h) **No Impact.** The project sites are not located in an area that is adjacent to or intermixed with wildlands, nor are they located in any one or more of the City's designated fire hazard severity zones. Therefore, there would be no impact.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
9. HYDROLOGY AND WATER QUALITY. Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood hazard Boundary of Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Place unprotected structures for human occupancy and major roadways in a 100-year floodplain?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
k) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l) Disturb, or encroach into, any river, river tributary, riparian habitat, stream, or similar waterway identified on a United States Geologic Survey map as a “blue-line” watercourse, or any waterway otherwise identified as a significant resource by the City of Laguna Woods?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

Laguna Woods straddles three watersheds: Newport Bay, Aliso Creek, and Laguna Coastal Streams. The proposed project is located in the Newport Bay and Aliso Creek watersheds.

The project area is within the jurisdictional boundaries of the Santa Ana Regional Water Quality Control Board and San Diego Regional Water Quality Control Board (collectively, “RWQCBs”), two of nine regional boards in the state. The RWQCBs develop and enforce water quality objectives and implementation plans that safeguard the quality of water resources. Specifically, the RWQCBs identify potential water quality problems, confirm and characterize water quality problems through assessment, remedy problems through imposing or enforcing appropriate measures, and monitor problem areas to assess effectiveness of remedial measures. Remedies for problems include prevention and cleanup. Common means of prevention are the issuance of National Pollutant Discharge Elimination System (NPDES) permits, waste discharge requirements, and discharge prohibitions and restrictions. Cleanup is implemented through enforcement measures such as Cease and Desist and Cleanup and Abatement orders.

The project area contains two drainage features that transport natural flows and urban runoff from west to east in a developed area of Laguna Woods. Feature 1 is located on Sites 4 and 5, south of El Toro Road and west of Moulton Parkway between the existing Home Depot shopping center and the Laguna Woods Village Equestrian Center. Feature 2 is located east of the existing golf course located in the City of Aliso Viejo, south of Via Campo Verde, and west of Moulton Parkway, on Site 7. Based on current United States Army Corps of Engineers (USACE) guidelines, both features are under USACE jurisdiction. The drainages both have defined bed and bank features; therefore, the drainages are also under the jurisdiction of the California Department of Fish and Wildlife (CDFW). The drainage features on-site are associated with unnamed drainage features that eventually flow into San Diego Creek (Feature 1) and Aliso Creek (Feature 2). Both eventually connect to the Pacific Ocean (approximately nine miles from the proposed project’s location).

PROJECT IMPACTS AND MITIGATION MEASURES

a) Less Than Significant Impact. The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. Future improvements would be governed by the permitted uses table and development standards for the OS-R zone in of the Laguna Woods Municipal Code, with which the proposed project would include “community gardens/garden centers” as a permitted use. Laguna Woods Municipal Code sections

10.06.300–320 identify the City's erosion and sediment control and water quality requirements. These sections require the implementation of various best management practices (BMPs) during construction. In addition, according to the State Water Resources Control Board (SWRCB), dischargers whose projects disturb one or more acres of soil, or whose projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ. Thus, any improvement of at least one acre would be required to prepare a stormwater pollution prevention plan (SWPPP) pursuant to RWQCBs standards and subject to RWQCBs review for each phase of the project. SWPPPs must include measures designed to reduce or eliminate erosion and runoff into waterways. BMPs include wattles, covering of stockpiles, silt fences, and other physical means of slowing stormwater flow from the graded areas to allow sediment to settle before entering stormwater channels. The methods used would be described in the SWPPPs and may vary, depending on the circumstances. Additionally, the proposed project would not violate any waste discharge requirements. Because of these standard procedures, proposed project impacts to water quality are considered to be less than significant.

- b) No Impact.** As documented in the City's General Plan EIR, no groundwater recharge areas are located in or in the immediate vicinity of the city. Therefore, no impact would occur.
- c–d) Less Than Significant Impact.** No blue-line streams occur on the project sites, as shown in the San Juan Capistrano, California, USGS 7.5-minute topographic quadrangle map. However, two drainages occur in the project area: a drainage feature and corresponding detention facility on Sites 4 and 5 (Feature 1) and a drainage course on Site 7 (Feature 2). Natural and urban runoff from the adjacent hills to the west is conveyed via a culvert to drainage Feature 1, which is tributary to San Diego Creek, which flows into the Pacific Ocean. Natural and urban runoff from the adjacent Aliso Viejo Golf Course to the west is conveyed in drainage Feature 2, which is tributary to Aliso Creek, which also flows into the Pacific Ocean. Regardless of the presence of these drainage features, the proposed project would not alter the drainage pattern of the sites or their surroundings. The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. Future improvements would be governed by the permitted uses table and development standards for the OS-R zone in of the Laguna Woods Municipal Code, with which the proposed project would include "community gardens/garden centers" as a permitted use. No physical changes to drainages are anticipated, nor are changes to stormwater flow patterns. Any such changes, if proposed in the future, would be subject to outside agency approval and the requirements of the City's Grading Code, which addresses drainage, erosion, and stormwater. With the required compliance with the Grading Code, the proposed project would not result in significant erosion, siltation, or flooding impacts resulting from an alteration of the existing drainage pattern.
- e) Less Than Significant Impact.** See responses to Issues a) and c–d) of this subsection. Post-project runoff volumes would be similar to existing runoff volumes, and the existing drainage system is expected to accommodate any potential runoff from future improvements on the project sites. Polluted runoff from the project sites during development and operation could include sediment from soil disturbances and pesticides and fertilizers. These pollutants have the potential to affect receiving waters. Most of the runoff from Sites 3 and 4 is collected by an existing underground storm drain

system, which flows northerly to a low point north of Site 3 and south of Site 1. A portion of the runoff from Site 3 is not conveyed by the underground system; it surface flows to the low point, where there is a catch basin. The storm drain system continues under Moulton Parkway to the Laguna Woods Village Golf Course.

The City of Laguna Woods participates in the Orange County Stormwater Program, which is under NPDES Permit Nos. RB8-2009-0030 (as amended by Order No. R8-2010-0062) and R9-2013-0001 (as amended by Order No. R9-2015-0001). In accordance with both NPDES permits, the City is required to implement all best management practices outlined in the Drainage Area Management Plan (DAMP) and its Local Implementation Plan (LIP). Future development in the project area would be required to be reviewed by the City to confirm that there would be no significant change in site runoff and to identify the specific drainage/water quality control measures required to meet the standards of the City's LIP. Since the project would not create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff, the impact would be less than significant.

- f) **Less Than Significant Impact.** See discussion in Issues a) and e) of this subsection and Issue b) of subsection 6, Geology and Soils. The proposed project would have a less than significant impact.
- g-i) **No Impact.** According to the City's Woods General Plan Safety Element, no portion of the project sites is located within a 100-year floodplain (Laguna Woods 2014a). Therefore, the project would not result in the development of any housing or structures in a 100-year flood zone. No impact would occur.
- j) **No Impact.** According to the City's General Plan Safety Element, the project sites are not located within a 100-year floodplain and there are no dam or levee inundation zones affecting the city (Laguna Woods 2014a). Therefore, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. No impact would occur.
- k) **No Impact.** The project is located over five miles from the Pacific Ocean; therefore, the project is not subject to tsunami hazards. There are no water bodies or water storage facilities in the vicinity of the project sites that could flood the sites in the event of seismically induced seiche conditions. A portion of the project sites is located on a slight hillside; however, the hillside is stabilized by turf and other vegetation. Therefore, mudflow impacts to the sites are not anticipated.
- l) **No Impact.** The project sites do not contain any waterways identified on a USGS map as "blue-line" watercourses or as a significant resource by the City. No impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
10. LAND USE AND PLANNING. Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

The primary land use plan for the project area is the City's General Plan Land Use Element, which was last updated in 2010. For more information on the proposed project and its various land use components, please refer to earlier sections in this Initial Study/Mitigated Negative Declaration.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **No Impact.** The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. As such no physical division of an established community would occur.
- b) **No Impact.** The City's existing General Plan designation, Urban Activities Center (UAC), allows mixed-use development that may include both commercial and residential uses. The City's proposed General Plan designation, Open Space, is used for passive and active recreation such as parkland, tennis courts, and golf courses. Since the project sites do not contain commercial or residential uses, the proposed project would not cause a land use designation conflict and no impact would occur.
- c) **No Impact.** The project sites are within the boundaries of the Coastal Subregion of the Orange County Central/Coastal Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP). However, the project sites are not located within a reserve, special linkage, or conservation easement area of the NCCP/HCP and contain no on-site habitat in support of any special-status species. Thus, the project would not conflict with the provisions of the NCCP/HCP and no impact would occur.

Mitigation Measures

None required.

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	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
11. MINERAL RESOURCES. Would the project:				
a) Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

As mapped by the California Department of Conservation on the Surface Mining and Reclamation Act (SMARA) Land Classification Maps, portions of Laguna Woods are designated as a Mineral Resource Zone. A portion of Laguna Woods is designated Mineral Resource Zone 3, indicating that the significance of mineral resources cannot be evaluated using available data. The balance of Laguna Woods is designated as Mineral Resource Zone 1, meaning that available geologic information indicates no significant mineral deposits or a minimal likelihood of significant mineral deposits. There are no known mineral resources in the city that would be affected by the proposed project.

PROJECT IMPACTS AND MITIGATION MEASURES

a-b) No Impact. No known mineral resources are located in the project vicinity (Laguna Woods 2002). Therefore, the proposed project would not adversely affect the availability of a known mineral resource. No impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
12. NOISE. Would the project:				
a) The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) The exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, exposure of people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, exposure of people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

Noise is simply defined as “unwanted sound.” Sound becomes unwanted when it interferes with normal activities, when it causes actual physical harm, or when it has adverse effects on health. Noise is measured on a logarithmic scale of sound pressure level known as a decibel (dB). A-weighted decibels (dBA) approximate the subjective response of the human ear to broad frequency noise source by discriminating against very low and very high frequencies of the audible spectrum. They are adjusted to reflect only those frequencies that are audible to the human ear.

PROJECT IMPACTS

a-d) Less Than Significant Impact. The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. In the future, new or expanded uses could generate noise during construction and from activities occurring on the sites. Laguna Woods Municipal Code sections 7.08.060 and 7.08.070 establish the City’s exterior and interior noise standards, respectively. Future activities on the project sites would be required to comply with City standards. Noise generated during construction activities would be considered exempt pursuant to Laguna Woods Municipal Code Section 7.08.080, provided the activities do not take place between the hours of 8 p.m. and 7

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a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday. The project's compliance with applicable codes will substantially minimize noise. Therefore, the project would not expose people to noise levels in excess of standards established in the General Plan or noise ordinance, or applicable standards of other agencies; would not generate excessive groundborne vibration or noise levels; would not cause a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; and, would not result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project. No significant impacts would occur.

e-f) No Impact. The project area is located more than two miles from a public airport and is not in the vicinity of a private airstrip. Therefore, no impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
13. POPULATION AND HOUSING. Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

The California Department of Finance (2014) estimated the City's 2014 population at 16,581. There are no residences on the project sites, and the sites are not currently or proposed to be designated or zoned for residential use.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **No Impact.** The project sites are located in an established suburban community, and no new roads or extensions of existing roads are proposed. The proposed project does not include the construction of any new homes or businesses, nor would the proposed zoning permit the construction of homes. Therefore, no increase in population would occur as a result of the proposed project.
- b) **No Impact.** No residences would be displaced or removed as a result of the proposed project and would, therefore, not necessitate the construction of replacement housing elsewhere. No impact would occur.
- c) **No Impact.** As discussed under Issue b), the proposed project does not involve the displacement or relocation of any housing and would, therefore, not displace any people or necessitate the construction of any replacement housing. No impact would occur.

Mitigation Measures

None required.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
14. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

Fire Protection

The Orange County Fire Authority provides fire prevention, suppression, and paramedic services to Laguna Woods. Laguna Woods is primarily served by Station No. 22 at 24001 Paseo de Valencia in Laguna Woods.

Police Protection

The City of Laguna Woods contracts with the Orange County Sheriff's Department for police services, which are generally provided from the Aliso Viejo Substation at 11 Journey in Aliso Viejo. Private security guards patrol Laguna Woods Village, including the project sites.

Schools

The Saddleback Valley Unified School District operates elementary, intermediate, and high schools serving the project sites.

Parks

The City of Laguna Woods operates and maintains all or part of three public parks – City Centre Park, Ridge Route Linear Park/"A Place for Paws" Dog Park, and Woods End Wilderness Preserve.

PROJECT IMPACTS AND MITIGATION MEASURES

a-b) No Impact. There would be a need for fire protection and police protection services to respond to any potential incidents that may occur at the project sites. However, the project sites are located in a developed part of the city and currently receive police and fire services. Furthermore, under the proposed project, future activities at the project sites would include recreation and other open space uses similar in nature to those that currently take place on the projects sites and throughout the city. Therefore, the project would not result in the need for new fire or police facilities. No impact would occur.

c-e) No Impact. The proposed project does not propose any housing and would not include any other components that would result in an increased demand for schools, parks, or other public services, such as libraries. As such, there would be no need for additional facilities to maintain acceptable service ratios. No impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
15. RECREATION. Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING

Laguna Woods was nearly built out at the time of its incorporation in 1999. Prior to incorporation, development proceeded pursuant to the County's Rossmoor Leisure World Planned Community zoning designation. Recreational facilities were developed for the exclusive use of residents in Laguna Woods Village. Since its incorporation, the City has begun to operate and maintain all or a part of three public parks: City Centre Park, Ridge Route Linear Park/"A Place for Paws" Dog Park, and Woods End Wilderness Preserve.

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **No Impact.** The proposed project would not develop residential uses and the project would not increase the demand on parks and recreational facilities such that there would be substantial physical deterioration of the facility or demand for new facilities. No impact would occur.
- b) **Less Than Significant Impact.** The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. Future improvements would be governed by the permitted uses table and development standards for the OS-R zone in of the Laguna Woods Municipal Code, with which the proposed project would include "community gardens/garden centers" as a permitted use. Construction of recreation facilities on the project sites would not significantly impact the environment, as evaluated herein.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
16. TRANSPORTATION/TRAFFIC. Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Increase traffic by 1 percent or more at any location where level of service for road links and level of service for intersections is D (Level of Service D)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

EXISTING SETTING

The project sites are located west of Moulton Parkway and both north and south of El Toro Road. Moulton Parkway and El Toro Road are the two major public roadways bisecting the city. Both roadways carry substantial volumes of regional traffic (that is traffic passing through Laguna Woods from one part of the county to another without stopping in the city). Many local surface streets in the city are private and are part of the Laguna Woods Village gated community.

PROJECT IMPACTS AND MITIGATION MEASURES

- a-b, g) Less Than Significant Impact With Mitigation Incorporated.** The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. In the future, new or expanded recreation and/or other open space uses could generate new vehicle trips; however, given that the proposed project assumes that future open space and recreational improvements on the project sites would be primarily intended to serve Laguna Woods Village residents, and there would be no population increase, trips to new or expanded uses would partially displace existing resident trips to other recreation and open space facilities. In addition, such trips would be spread over the course of the day and would not be concentrated during peak hours due to the primarily retired nature of Laguna Woods Village residents. Thus, open space and recreational improvements on the project sites that are primarily intended to serve Laguna Woods Village residents are not expected to significantly impact the performance of the circulation system or the level of service at nearby intersections. However, there is a potential to cause significant traffic impacts, since the proposed General Plan Amendments, Zoning Code Amendments, and Zone Changes could allow the development of new recreational uses in the project area that are primarily intended to populations outside of Laguna Woods Village. Mitigation Measure TRAF-1 is included to ensure any such future uses would not significantly impact the performance of the circulation system or the level of service at nearby intersections. With the incorporation of Mitigation Measure TRAF-1, impacts would be less than significant.
- c) No Impact.** The proposed project would not affect air traffic volumes. The proposed project is not located within the boundaries of an airport land use plan area or the approach or departure pattern of any airport. No impact would occur.
- d) No Impact.** Access to the project sites would remain unchanged. The vehicle fleet mixes associated with the proposed project would be substantially similar to existing conditions, which include golf carts, cars, light trucks, and heavy trucks considered compatible with the city's existing circulation system. No impact would occur.
- e) No Impact.** Emergency vehicles would access the project sites from Moulton Parkway and El Toro Road. These streets and side streets are already utilized for access to existing facilities and would continue to accommodate through movements of emergency vehicles. No impact would occur.
- f) No Impact.** Orange County Transportation Authority (OCTA) bus stops are located in close proximity to the project sites. Additionally, Laguna Woods Village provides three types of private transportation services to its residents and their guests: a fixed-route service, a demand-responsive service, and service with specially equipped lifts. The proposed project would not conflict with policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities and would not otherwise decrease the performance or safety of such facilities. No impact would occur.

Mitigation Measures

Mitigation Measure TRAF-1: Prior to City approval (if required) and prior to the sale or lease of land for any use on any of the project sites primarily intended to serve a population other than Laguna Woods Village residents, the applicant shall provide the City with a transportation impact analysis (TIA) that evaluates the project's impact on the level of service (LOS) of any

intersection that receives more than 50 project trips during any hour. Said TIA shall be prepared to the satisfaction of the City Manager or his or her designee and shall be prepared in accordance with the City's traffic study guidelines in effect at the time the study is initiated. No recreational project shall be undertaken unless that project's traffic impacts are shown to be below, or mitigated to a level below, the City's traffic impact thresholds of significance in effect at the time the study is initiated.

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
17. UTILITIES AND SERVICE SYSTEMS. Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in the inability to maintain a water system, on- or off-site, which is capable of meeting the daily and peak demand of Laguna Woods residents and businesses, including the provision of adequate fire flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Result in the inability to maintain a wastewater collection treatment and disposal system, which is capable of meeting the daily and peak demands of Laguna Woods residents and businesses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

EXISTING SETTING

Water

The El Toro Water District (ETWD) provides water to consumers in Laguna Woods. As a constituent member of the Municipal Water District of Orange County, the ETWD buys water from the Metropolitan Water District (MWD), which imports water from both the Colorado River and Northern California. Imported water is transported by pipeline from the MWD Diemer Filtration Plant in Yorba Linda to the ETWD service area and again by pipeline into Laguna Woods.

Wastewater

The ETWD owns and operates sanitary sewer lines serving Laguna Woods. The ETWD operates a treatment plant in the city that currently recycles 10 percent of all wastewater for beneficial reuse, but within the next year anticipates recycling 30 to 35 percent of all wastewater for beneficial reuse. After treatment, the effluent is discharged into the Pacific Ocean through an outfall pipe 7,900 feet offshore and southwest of the mouth of Aliso Creek. The biosolids from ETWD sewers in Laguna Woods are transported by truck to the Regional Treatment Plant of the South Orange County Wastewater Authority.

Solid Waste

Ware Disposal currently provides solid waste collection in the city. Waste Management of Orange County currently provides hazardous waste collection. Waste that is not recycled or otherwise disposed of is transported to the Frank R. Bowerman Landfill, located approximately four miles north of Interstate 5 in Irvine. Most green waste generated within Laguna Woods Village (the private community that the Golden Rain Foundation is a part of) is either chipped and reused or composted within the community.

The 725-acre Frank R. Bowerman Landfill opened in 1990 with 326 acres permitted for refuse disposal and is scheduled to close in approximately 2053.

PROJECT IMPACTS AND MITIGATION MEASURES

a–b, d–g) Less Than Significant Impact. The proposed project consists of General Plan Amendments, Zoning Code Amendments, and Zone Changes, with no currently proposed changes of the existing land uses. Future improvements would be governed by the permitted uses table and development standards for the OS-R zone in of the Laguna Woods Municipal Code, with which the proposed project would include “community gardens/garden centers” as a permitted use. Many of the permitted uses for the OS-R zone are in the category of “special landscaped areas” in Chapter 4.28, Water Efficient Landscapes, of the Laguna Woods Municipal Code. Special landscape areas, including recreation areas, areas permanently and solely dedicated to edible plants such as orchards and vegetable gardens, and areas irrigated with recycled water, are subject to the maximum applied water allowance (MAWA) with an evapotranspiration adjustment factor (ETAF) not to exceed 1.0. The MAWA for a special landscaped area in the project area is approximately 3,670 gallons per day per acre. This level of water demands would be within the assumptions for project sites used in the ETWD 2010 Urban Water Management Plan (UWMP). As shown on UWMP page 2-5, the ETWD contemplated the following uses for “parcels 1–7” (which correspond roughly to project Sites 2–8):

INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

- Parcel 2 is a 2-acre site that would be developed into a restaurant and retail building area.
- Parcel 3 is a 4.0-acre undeveloped parcel that may accommodate up to 52,000 square feet of retail space and/or office space.
- Parcel 4 is the existing 5.6-acre Laguna Woods Village Equestrian Center that would be relocated and turned into a commercial building area of up to 73,000 square feet.
- Parcel 5 is a vacant 2.4-acre lot, which could potentially be developed into commercial space of up to 31,000 square feet.
- Parcel 6 has a maximum of 26,000 square feet of potential office or retail space.
- Parcel 7 is identified in the Land Use Element as a site that can potentially accommodate up to 299 residential units.

The UWMP demonstrated that the El Toro Water District has entitlements to provide water to the above list of land uses in the project area. The conversion of the project sites' zoning from UAC to OS-R would result in a reduction in anticipated future water usage from the project area, even with the potential for future open space and recreational improvements. Similarly, existing wastewater facilities are anticipated to be adequate to serve the proposed OS-R-zoned parcels, since anticipated future uses would generate little, if any, wastewater. Therefore, the proposed project would not require or result in the construction of new or expanded water or wastewater facilities that could cause significant impacts.

- c) **Less Than Significant Impact.** Any increase in runoff from the project sites would follow the existing patterns and would either dissipate through the existing Laguna Woods Village golf course or be accommodated by the existing drainage system. The proposed project would not require or result in the construction of new or expanded stormwater drainage facilities that could cause significant impacts.
- h) **Less Than Significant Impact.** The closest landfill, Frank R. Bowerman Landfill, is located 13 miles from the project area at 11002 Bee Canyon Access Road in Irvine. The landfill is permitted to receive a daily maximum of 11,500 tons per day (OC Waste and Recycling 2015). Use of the project sites for future community gardens/garden centers or other OS-R allowed uses would not cause an exceedance of landfill capacity. Impacts would be less than significant. Furthermore, the applicant's two existing community gardens/garden centers in the project area practice composting. Therefore, assuming similar operations as the applicant has indicated would be the case, any future community gardens/garden centers operated by Laguna Woods Village would not contribute a substantial amount of waste.
- i) **No Impact.** Compliance with all applicable statutes and regulations, including those for solid waste collection and disposal, are mandated. The proposed project does not include any uses or components that would not comply with the law. No impact would occur.

Mitigation Measures

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
18. MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

PROJECT IMPACTS AND MITIGATION MEASURES

- a) **Less Than Significant Impact.** The proposed project would not impact any sensitive plants, plant communities, fish, wildlife, or habitat for any sensitive species, as discussed in subsection 4, Biological Resources. Given the urbanized and previously disturbed character of the project area, adverse impacts to archaeological and paleontological resources are considered unlikely. No environmental hazards were identified as part of the project analysis. The proposed project would not degrade the quality of the environment or impact any habitat or species and would not impact important examples of California history and prehistory.
- b) **Less Than Significant Impact.** When considering the proposed project in combination with other past, present, and reasonably foreseeable future projects in the vicinity, the proposed project does not have the potential to cause impacts that are cumulatively considerable. As detailed in the discussions above, the proposed project would not result in any significant and unmitigable impacts in any environmental categories. In all cases, the impacts associated with the proposed project are limited to the project sites or are of such a negligible degree that they would not result in a significant contribution to any cumulative impacts.
- c) **Less Than Significant Impact.** As demonstrated in this Initial Study, the proposed project would not result in substantial adverse effects on human beings. Impacts that could have a potential effect on human health and well being, such as air quality, geology and soil, hazards and hazardous materials, and traffic, would all be less than significant.

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- . 2003. *City of Laguna Woods General Plan Conservation Element*.
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- OC Waste and Recycling. 2015. Frank R. Bowerman Landfill. <http://oclandfills.com/landfill/active/bowerman>.
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Center (UAC) to Open Space-Recreation (OS-R). The applicant is also requesting Zoning Code amendments to add a definition for “community garden/garden center” and to allow community gardens/garden centers as a principal use in the OS-R zone. A community garden/garden center is proposed to be defined as:

A non-commercial site used for the growing and cultivation of fruits, vegetables, plants, fibers, herbs, and flowers for primarily personal, family, or neighborhood use, or for sale or distribution at a nearby farmer’s market or similar event.

All of the project sites are currently being used for recreation or other open space purposes. Following General Plan redesignation and rezoning, the applicant has indicated to the City that its intention is to continue to use the sites for substantially similar purposes.

POTENTIAL IMPACTS: The Initial Study prepared for the Golden Rain Foundation General Plan Amendments, Zoning Code Amendments, and Zone Changes finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the incorporated mitigation measures and revisions in the project have been made by or agreed to by the project proponent. Therefore, a Mitigated Negative Declaration has been prepared. None of the project sites are included on any hazardous material lists enumerated under Section 65962.5 of the Government Code.

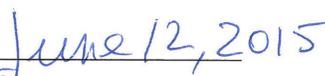
DOCUMENTS AVAILABLE FOR REVIEW: Related documents – including the land use application submitted by the Golden Rain Foundation, initial study, and draft mitigated negative declaration – are available for public review at City Hall (24264 El Toro Road, Laguna Woods, CA 92637) and on the City’s website at www.lagunawoodscity.org.

COMMENTS REQUESTED: Comments will be accepted by the City of Laguna Woods prior to final approval of the Mitigated Negative Declaration and action on the proposed project. The public review period extends **from Monday, June 22, 2015 to Wednesday, July 22, 2015**. Comments should be submitted in writing to City Hall either via letter or similar correspondence or via email at cityhall@lagunawoodscity.org.

UPCOMING MEETINGS/HEARINGS: The City of Laguna Woods City Council will conduct a public hearing and consider adoption of the Golden Rain Foundation General Plan Amendments, Zoning Code Amendments, and Zone Changes on **Wednesday, July 29, 2015 at 2:00 p.m.** at City Hall (24264 El Toro Road, Laguna Woods, CA 92637). The City Council may exercise their discretion to continue or reschedule the public hearing with appropriate notices as required by State law. In addition to submitting comments during the public review period, interested parties either favoring or opposing the proposed project are invited to present their views at the public hearing.



Douglas C. Reilly, Assistant City Manager



Date