



Notice of Intent to Adopt a Negative Declaration for the City of Laguna Woods 2021-2029 General Plan Housing Element Update

In accordance with the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*, the City of Laguna Woods (City) is the Lead Agency for the 2021-2029 General Plan Housing Element Update (proposed project) in the city of Laguna Woods, California. Based on the Initial Study prepared for the proposed project, the City has prepared a Negative Declaration (ND) pursuant to CEQA and the *State CEQA Guidelines*. The City is distributing this Notice of Intent to Adopt (NOI) to agencies that have permit authority over the proposed project, interested groups, and organizations, in accordance with CEQA.

Notice is hereby given that a draft ND for the proposed project is available for public review during the public comment period (August 17, 2021, through September 16, 2021). The City has prepared the draft ND to analyze environmental impacts associated with implementation of the proposed project. No potentially significant impacts were identified.

Lead Agency: City of Laguna Woods

Project Title: 2021-2029 General Plan Housing Element Update

Project Location: The city of Laguna Woods is located in southern Orange County within Southern California. The city of Laguna Woods is bordered on the north, east, and southeast by the city of Laguna Hills, on the northwest by the city of Irvine, on the west by unincorporated Orange County and the city of Laguna Beach, and on the south by the city of Aliso Viejo. Portions of the city of Laguna Woods are included on a list of hazardous materials sites compiled pursuant to California Government Code Section 65962.5. However, the proposed project will not result in any physical changes to the environment.

Project Description: The proposed project includes the adoption of the 2021-2029 General Plan Housing Element. Pursuant to State law, the City has prepared an update to its General Plan Housing Element covering the 6th Cycle Planning Period from October 2021–October 2029. The draft 2021-2029 General Plan Housing Element contains an analysis and update of housing and population data based on current conditions and sources of information. The revisions incorporate current population and housing projections based on the Regional Housing Needs Assessment (RHNA) adopted by the Southern California Association of Governments in March 2021 for the 6th Cycle Planning Period. In accordance with State Housing law, the draft 2021-2029 General Plan Housing Element contains information and data including, but not limited to,

the following: an assessment of housing needs in the city of Laguna Woods; an assessment of actual and potential constraints to the provision and maintenance of affordable housing; an analysis of the City's accomplishments during the 2014–2021 General Plan Housing Element cycle; an evaluation of potential residential development based on the current General Plan and Zoning Ordinance; and, the formulation of goals, policies, and programs the City will implement to address a number of housing-related issues and to ensure sufficient land capacity to meet the RHNA objectives.

ND: The draft ND examines the potential impacts generated by the proposed project in relation to the following Environmental Analysis Checklist categories: Aesthetics, Agriculture and Forest Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire.

The purpose of this notice is to inform agencies that have permit authority over the proposed project, interested groups, and organizations about the availability of the draft ND during the public comment period (August 17, 2021, through September 16, 2021). The draft ND is available on the City's website at <https://www.cityoflagunawoods.org/projects/>. Additionally, a copy of the draft ND will be available for public review from the City Clerk's Office at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, California 92637. **Written comments on the draft ND must be submitted no later than 5:00 p.m., September 16, 2021, to the address listed below.**

A public hearing regarding the proposed project has not yet been scheduled.

Address Comments to:

Rebecca M. Pennington, Development Programs Analyst
City of Laguna Woods
24264 El Toro Road
Laguna Woods, California 92637

OR

cityhall@cityoflagunawoods.org
(reference "Housing Element Update")

Questions May be Directed to:

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