

# CITY of LAGUNA WOODS CITY COUNCIL AGENDA

Special Meeting  
Friday, October 29, 2021  
9:00 a.m.

Laguna Woods City Hall  
24264 El Toro Road  
Laguna Woods, California 92637

Shari L. Horne  
Mayor

Carol Moore  
Mayor Pro Tem

Cynthia Conners  
Councilmember



Noel Hatch  
Councilmember

Ed H. Tao  
Councilmember

***Welcome to a meeting of the Laguna Woods City Council!***

***This meeting may be recorded, televised, and made publicly available.***

Public Comments: Persons wishing to address the City Council are requested to complete and submit a speaker card to City staff. Speaker cards are available near the entrance to the meeting location. Persons wishing to address the City Council on an item appearing on this agenda will be called upon at the appropriate time during the item's consideration. Persons wishing to address the City Council on an item *not* appearing on the agenda will be called upon during the "Public Comments" item. Persons who do not wish to submit a Speaker Card, or who wish to remain anonymous, may indicate their desire to speak from the floor. Speakers are requested, but not required, to identify themselves.

Americans with Disabilities Act (ADA): It is the intention of the City to comply with the ADA. If you need assistance to participate in this meeting, please contact either the City Clerk's Office at (949) 639-0500/TTY (949) 639-0535 or the California Relay Service at (800) 735-2929/TTY (800) 735-2922. The City requests at least two business days' notice in order to effectively facilitate the provision of reasonable accommodations.

## REGULAR MEETING SCHEDULE

The Laguna Woods City Council meets regularly on the third Wednesday of each month at 2 p.m.

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## AGENDA POSTING AND AVAILABILITY

Regular and Adjourned Regular Meetings: Pursuant to California Government Code Section 54954.2 of the Ralph M. Brown Act, the City of Laguna Woods posts agendas at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, California 92637; on the City's website ([www.cityoflagunawoods.org](http://www.cityoflagunawoods.org)); and, at other locations designated by Resolution No. 17-30, at least 72 hours in advance of regular and adjourned regular meetings. Agendas and agenda materials are available at Laguna Woods City Hall during normal business hours and on the City's website. Printed copies of agendas and agenda materials are provided at no charge in advance of meetings. After meetings have occurred, a per page fee is charged for printed copies.

Special and Emergency Meetings: Agenda posting and availability for special and emergency meetings is conducted pursuant to all applicable provisions of California Government Code (Ralph M. Brown Act).

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## FOR ADDITIONAL INFORMATION


For additional information, please contact the City Clerk's Office at (949) 639-0500/TTY (949) 639-0535, [cityhall@cityoflagunawoods.org](mailto:cityhall@cityoflagunawoods.org), or 24264 El Toro Road, Laguna Woods, California 92637.

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## AFFIDAVIT OF POSTING

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

I, Yolie Trippy, City Clerk, City of Laguna Woods, hereby certify under penalty of perjury that this agenda was posted at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, California 92637; on the City's website ([www.cityoflagunawoods.org](http://www.cityoflagunawoods.org)); and, at other locations designated by Resolution No. 17-30, pursuant to California Government Code Section 54954.2 of the Ralph M. Brown Act.

  
\_\_\_\_\_  
YOLIE TRIPPY, CMC, City Clerk

10-27-21  
\_\_\_\_\_  
Date

## **NOVEL CORONAVIRUS (COVID-19) NOTICE**

**Please exercise caution when attending City Council meetings.** If you attend this meeting, please abide by all applicable state and local public health orders.

### **OPTIONS FOR PUBLIC COMMENTS**

**1. Attend the meeting in-person.**

**2. Submit public comments in writing.** Written public comments may be submitted via email ([cityhall@cityoflagunawoods.org](mailto:cityhall@cityoflagunawoods.org)) or by mail (Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637), provided that they are received by the City prior to 9:00 a.m. on the day of the meeting. Written public comments may be read or summarized to the City Council at the meeting, and parties submitting comments should be aware that their email addresses and any information submitted may be disclosed or become a matter of public record. No party should expect privacy of such information.

**3. Make public comments by telephone.** Dial (669) 900-6833. When prompted enter the following meeting ID: 836 2742 6892 followed by pound (#) and the following meeting passcode: 111687 followed by pound (#). When an item you wish to comment on is discussed, press \*9 on your phone to raise your hand. When it is your turn, you will be unmuted and able to speak. Please note that your telephone number will be visible to the City. No party should expect privacy of such information.

**4. Make public comments by computer.**

- Visit [www.zoom.us](http://www.zoom.us)
- Click on “Join a Meeting” toward the top right of the webpage
- Enter the following meeting ID: 836 2742 6892
- Open the Zoom application following the on-screen prompts
- Enter the following meeting password: 111687
- Enter a name and email address as required by Zoom

When an item you wish to comment on is discussed, click on “Raise Hand.” When it is your turn, you will be unmuted and able to speak. Please note that information you enter into Zoom will be visible to the City. No party should expect privacy of such information.

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PLEDGE OF ALLEGIANCE**

**IV. PUBLIC COMMENTS**

About Public Comments: This is the time and place for members of the public to address the City Council on items *not* appearing on this agenda. Pursuant to state law, the City Council is unable to take action on such items, but may engage in brief discussion, provide direction to City staff, or schedule items for consideration at future meetings.

**V. CONSENT CALENDAR**

About the Consent Calendar: All items listed on the Consent Calendar are considered routine and will be enacted by one vote. There will be no separate discussion of these items unless a member of the City Council, City staff, or the public requests that specific items be removed from the Consent Calendar for separate discussion and consideration of action.

**5.1 Teleconferencing for Meetings**

*Recommendation:* Adopt a resolution titled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ALLOWING FOR THE CONTINUED USE OF TELECONFERENCING FOR MEETINGS DURING THE COVID-19 STATE OF EMERGENCY, PURSUANT TO CALIFORNIA ASSEMBLY BILL 361 (2021-2022)

**VI. CITY COUNCIL BUSINESS**

**6.1 City Hall/Public Library Project**

*Recommendation:*

1. Approve the “City Hall/Public Library Project” design plans and specifications as prepared by the project architect.

AND

2. Approve a notice of exemption for the “City Hall/Public Library Project” finding that the project is categorically exempt from the California Environmental Quality Act (CEQA) and authorize the City Manager to cause the notice of exemption to be filed pursuant to applicable law.

AND

3. Award a contract agreement to iBuild Spectrum, Inc. for the construction of the “City Hall/Public Library Project”, in the amount of \$2,270,413.01, plus authorized change orders not to exceed 15% of the base amount, to be funded using existing appropriations in the Federal Grants Fund (American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds) (\$1,552,044), State of California Grants Fund (\$500,000), and Capital Projects Fund (\$558,931); and authorize the City Manager to execute a contract agreement and approve change orders, subject to approval of the contract agreement as to form by the City Attorney.

## **VII. ADJOURNMENT**

Next Regular Meeting:

Wednesday, November 17, 2021 at 2 p.m.  
Laguna Woods City Hall  
24264 El Toro Road, Laguna Woods, California 92637

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## **5.0 CONSENT CALENDAR SUMMARY**

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## City of Laguna Woods Agenda Report

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Christopher Macon, City Manager  
**FOR:** October 29, 2021 Special Meeting  
**SUBJECT:** Consent Calendar Summary

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### **Recommendation**

Approve all proposed actions on the October 29, 2021 Consent Calendar by single motion and City Council action.

### **Background**

All items listed on the Consent Calendar are considered routine and will be enacted by one vote. There will be no separate discussion of these items unless a member of the City Council, staff, or the public requests that specific items be removed from the Consent Calendar for separate discussion and consideration of action.

### **Summary**

The October 29, 2021 Consent Calendar contains the following item:

- 5.1 Adoption of a resolution allowing for the continued use of teleconferencing for meetings during the COVID-19 State of Emergency, pursuant to California Assembly Bill 361 (2021-2022). The proposed resolution includes the findings required by California Government Code Section 54953(e)(3) for the City Council to continue holding meetings via teleconferencing.

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## **5.1 TELECONFERENCING FOR MEETINGS**

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**RESOLUTION NO. 21-XX**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ALLOWING FOR THE CONTINUED USE OF TELECONFERENCING FOR MEETINGS DURING THE COVID-19 STATE OF EMERGENCY, PURSUANT TO CALIFORNIA ASSEMBLY BILL 361 (2021-2022)

**WHEREAS**, on February 26, 2020, the County of Orange Health Officer declared a Local Health Emergency and the Chairwoman of the Board of Supervisors, acting as the Chair of Emergency Management Council, proclaimed a Local Emergency finding that the imminent and proximate threat to public health from the introduction of COVID-19 created conditions of extreme peril to the safety of persons and property within the territorial limits of Orange County; and

**WHEREAS**, on March 2, 2020, the Orange County Board of Supervisors adopted resolutions No. 20-011 and 20-012 ratifying the Local Health Emergency and Local Emergency, referenced above; and

**WHEREAS**, on March 4, 2020, the Governor of the State of California proclaimed a State of Emergency in response to COVID-19, pursuant to Section 8625 of the California Emergency Services Act (Article 1 [commencing with Section 8550] of Chapter 7 of Division 1 of Title 2); and

**WHEREAS**, on March 11, 2020 the World Health Organization publicly characterized COVID-19 as a pandemic; and

**WHEREAS**, on March 13, 2020, the President of the United States declared a National Emergency due to the spread and the effects of COVID-19; and

**WHEREAS**, the State of California (California Department of Industrial Relation's Division of Occupational Safety and Health's Revised COVID-19 Emergency Temporary Standards effective June 17, 2021) and County of Orange Health Officer (Orders and Strong Recommendations revised September 28, 2021) continue to impose or recommend measures to promote social distancing; and

**WHEREAS**, on March 17, 2020, the Governor of the State of California issued Executive Order N-29-20 that, in an effort to confront and contain COVID-19, suspended certain provisions of the Ralph M. Brown Act providing local agencies with greater flexibility to hold meetings via teleconferencing; and

**WHEREAS**, on September 16, 2021, the Governor of the State of California signed Assembly Bill 361 (2020-2022) (“AB 361”) amending the Ralph M. Brown Act providing local agencies with greater flexibility to hold meetings via teleconferencing during a proclaimed state of emergency when: (1) state or local officials have imposed or recommended measures to promote social distancing and/or (2) the legislative body of the local agency has determined, by majority vote, that, as a result of the emergency, meeting in person would present imminent risks to the health or safety of attendees (California Government Code Section 54953(e)(1)); and

**WHEREAS**, AB 361 was chaptered into law as an urgency statute with its effectiveness waived until October 1, 2021, subject to the Governor of the State of California’s Executive Order N-15-21 dated September 20, 2021; and

**WHEREAS**, in order to continue holding meetings via teleconferencing, AB 361 requires the legislative body of a local agency to periodically make the findings set forth in California Government Code Section 54953(e)(3).

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

**SECTION 1.** The above recitals are true and correct.

**SECTION 2.** The City Council does hereby find the following:

(A) A state of emergency has been proclaimed pursuant to Section 8625 of the California Emergency Services Act (Article 1 [commencing with Section 8550] of Chapter 7 of Division 1 of Title 2); and

(B) The City Council has reconsidered the circumstances of the state of emergency; and

(C) The state of emergency continues to directly impact the ability of the members of the City Council to meet safely in person; and

(D) State and local officials continue to impose or recommend measures to promote social distancing.

**SECTION 3.** The Mayor shall sign this resolution and the City Clerk shall attest and certify to the passage and adoption thereof.

PASSED, APPROVED AND ADOPTED on this XX day of XX 2021.

\_\_\_\_\_  
SHARI L. HORNE, Mayor

ATTEST:

\_\_\_\_\_  
YOLIE TRIPPY, CMC, City Clerk

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

I, YOLIE TRIPPY, City Clerk of the City of Laguna Woods, do HEREBY CERTIFY that the foregoing **Resolution No. 21-XX** was duly adopted by the City Council of the City of Laguna Woods at a special meeting thereof, held on the XX day of XX 2021, by the following vote:

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

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YOLIE TRIPPY, CMC, City Clerk

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**6.1**

**CITY HALL/PUBLIC LIBRARY PROJECT**

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## City of Laguna Woods Agenda Report

**TO:** Honorable Mayor and City Councilmembers  
**FROM:** Christopher Macon, City Manager  
**FOR:** October 29, 2021 Special Meeting  
**SUBJECT:** City Hall/Public Library Project

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### **Recommendation**

1. Approve the “City Hall/Public Library Project” design plans and specifications as prepared by the project architect.

AND

2. Approve a notice of exemption for the “City Hall/Public Library Project” finding that the project is categorically exempt from the California Environmental Quality Act (CEQA) and authorize the City Manager to cause the notice of exemption to be filed pursuant to applicable law.

AND

3. Award a contract agreement to iBuild Spectrum, Inc. for the construction of the “City Hall/Public Library Project”, in the amount of \$2,270,413.01, plus authorized change orders not to exceed 15% of the base amount, to be funded using existing appropriations in the Federal Grants Fund (American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds) (\$1,552,044), State of California Grants Fund (\$500,000), and Capital Projects Fund (\$558,931); and authorize the City Manager to execute a contract agreement and approve change orders, subject to approval of the contract agreement as to form by the City Attorney.

**Background**

The City Hall/Public Library Project is included in the Fiscal Years 2021-32 Capital Improvement Program. The project involves (1) the addition of a dedicated space for the Laguna Woods branch of OC Public Libraries, (2) expansion of the existing patio area to serve both City Hall and the public library, and (3) related site, landscape, signage, and parking lot improvements. Renderings approximating the exterior of the City Hall/Public Library Project are included as Attachment A.

**Discussion**

Today's meeting is an opportunity for City Council action, as well as public input, on the City Hall/Public Library Project. Staff recommends that the City Council take the following three actions to allow construction to proceed:

**Recommendation 1**

Approval of the "City Hall/Public Library Project" design plans and specifications as prepared by the project architect. The design plans and specifications are available for review via the City Clerk's Office, Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637. Telephone: (949) 639-0500. Email: [cityhall@cityoflagunawoods.org](mailto:cityhall@cityoflagunawoods.org).

**Recommendation 2**

Approval of a notice of exemption for the "City Hall/Public Library Project" finding that the project is categorically exempt from the California Environmental Quality Act ("CEQA") and authorization for the City Manager to cause the notice of exemption to be filed pursuant to applicable law. The proposed notice of exemption is included as Attachment B.

**Recommendation 3**

Award of a contract agreement to iBuild Spectrum, Inc. for the construction of the "City Hall/Public Library Project", in the amount of \$2,270,413.01, plus authorized change orders not to exceed 15% of the base amount, to be funded using existing appropriations in the Federal Grants Fund (American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds) (\$1,552,044), State of California Grants Fund (\$500,000), and Capital Projects Fund (\$558,931); and authorization

for the City Manager to execute a contract agreement and approve change orders, subject to approval of the contract agreement as to form by the City Attorney.

Bids to construct the subject project were solicited from September 9 through October 7, 2021. 11 bids were received (Construct 1 One, Corp; Faris Construction Company; Horizons Construction Co. Int'l; iBuild Spectrum; Kazoni dba Kazoni Construction; Marjani Builders; Newman Midland Corp; New Dynasty Construction Co.; Optima RPM; Robert Clapper Construction Services dba R.C. Construction Services; and, Sanders Construction Services). Sanders Construction Services subsequently withdrew its bid. After review, iBuild Spectrum is the lowest cost responsive bidder based on the base bid amount. The recommended award includes the base bid (\$2,111,413.01) plus a bid alternate to paint the existing City Hall building to match the new library building (\$159,000).

American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds can be used for the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency. Staff has confirmed that such reduction in revenue has occurred in an amount sufficient to fund this project as recommended, consistent with the manner in which such reduction in revenue is required to be calculated pursuant to H.R. 1319 (“American Rescue Plan Act”) and related U.S. Department of the Treasury requirements.

The U.S. Department of the Treasury’s Interim Final Rule regarding Coronavirus State and Local Fiscal Recovery Funds reads, in part:

*Sections 602(c)(1)(C) and 603(c)(1)(C) of the [American Rescue Plan Act] provide recipients with broad latitude to use the Fiscal Recovery Funds for the provision of government services. Government services can include, but are not limited to, maintenance or pay-go funded building<sup>[123]</sup> of infrastructure, including roads; modernization of cybersecurity, including hardware, software, and protection of critical infrastructure; health services; environmental remediation; school or educational services; and the provision of police, fire, and other public safety services. However, expenses associated with obligations under instruments evidencing financial indebtedness for borrowed money would not be considered the provision of government services, as these financing expenses do not directly provide services or aid to citizens. Specifically, government services would not include interest or principal on any outstanding debt instrument, including, for example, short-term revenue or tax anticipation notes, or fees or*

*issuance costs associated with the issuance of new debt. For the same reasons, government services would not include satisfaction of any obligation arising under or pursuant to a settlement agreement, judgment, consent decree, or judicially confirmed debt restructuring in a judicial, administrative, or regulatory proceeding, except if the judgment or settlement required the provision of government services. That is, satisfaction of a settlement or judgment itself is not a government service, unless the settlement required the provision of government services. In addition, replenishing financial reserves (e.g., rainy day or other reserve funds) would not be considered provision of a government service, since such expenses do not directly relate to the provision of government services.*

*[...]*

*123. Pay-go infrastructure funding refers to the practice of funding capital projects with cash-on-hand from taxes, fees, grants, and other sources, rather than with borrowed sums.*

### **Environmental Review**

The project is categorically exempt from CEQA pursuant to California Code of Regulations, Title 14, sections 15303 and 15332. For additional information, refer to the proposed notice of exemption (Attachment B).

### **Fiscal Impact**

Sufficient funds to support this project are included in the City's budget.

The City has received \$1,895,828 in American Rescue Plan Act Coronavirus Local Fiscal Recovery Funds and will receive an additional \$1,895,828 later this fiscal year for a total of \$3,791,656. If \$1,552,044 is used to fund the City Hall/Public Library Project, \$2,239,612 would be available for other purposes.

Attachments: A – Exterior Renderings  
B – Proposed Notice of Exemption





CITY HALL / PUBLIC LIBRARY PROJECT

CLW-006 09/27/21

Main Entry A101







CITY HALL / PUBLIC LIBRARY PROJECT

CLW-006 09/28/21





CITY HALL / PUBLIC LIBRARY PROJECT

South Elevation A103

CLW-006 09/27/21



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Recording requested by City of Laguna Woods  
When recorded, mail to City of Laguna Woods,  
24264 El Toro Road, Laguna Woods, CA 92637.  
(949) 639-0500

Exemption Code 6103



**NOTICE OF EXEMPTION**

<b>To:</b> County of Orange Orange County Clerk-Recorder P.O. Box 238 Santa Ana, CA 92701	<b>From:</b> City of Laguna Woods 24264 El Toro Road Laguna Woods, CA 92637 (949) 639-0500
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**Project Title:** City Hall/Public Library Project

**Project Applicant:** City of Laguna Woods  
24264 El Toro Road  
Laguna Woods, CA 92637  
(949) 639-0500

**Project Location – Specific:** The project is located at Assessor’s Parcel Number (APN) 621-121-29 on the south side of El Toro Road east of Moulton Parkway. The specific address is:  
24264 El Toro Road  
Laguna Woods, CA 92637

**Project Location – City:** Laguna Woods, California **Project Location – County:** Orange

**Description of Nature, Purpose, and Beneficiaries of Project:** The City of Laguna Woods is constructing a public library to be located on the same parcel as Laguna Woods City Hall. The library will be an approximately 1,734-square-foot, single-story building and will be located to the west of the existing Laguna Woods City Hall building. Related improvements will also be made including, but not limited to, reconfiguration of the existing parking lot, construction of an expanded patio area, construction and modification of landscape areas/planters, painting of and signage for both the library and existing Laguna Woods City Hall buildings, and relocation of an existing fire water apparatus and Laguna Woods City Hall building door. The project will provide an expanded location for municipal and public library services.

**Name of Public Agency Approving Project:** City of Laguna Woods

**Name of Person or Agency Carrying Out Project:** City of Laguna Woods

**Exempt Status:**

**NOTICE OF EXEMPTION  
CITY HALL/PUBLIC LIBRARY PROJECT  
CITY OF LAGUNA WOODS**

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X	Categorical Exemption (Sec. 15303 and Sec. 15332)
	Declared Emergency (Sec. 21080(b)(3); 15269(a))
	Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
	Ministerial (Sec. 21080(b)(1); 15268)
	Statutory Exemption
	Not Subject to CEQA (Sec. 15061(b)(3))

**Reasons Why Project is Exempt:** The project is categorically exempt from the California Environmental Quality Act (“CEQA”) pursuant to California Code of Regulations, Title 14 (the State CEQA Guidelines) sections 15303 (Class 3, New Construction or Conversion of Small Structures) and 15332 (Class 32, In-Fill Development Projects). Class 3 exempts from environmental review the “construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.” The library building is a new small structure pursuant to Class 3. While Section 15303 provides examples of the types of projects that qualify for Class 3, none of the examples discuss libraries or public/institutional buildings. However, Class 3 is not limited to the examples listed in Section 15303. Of the example land uses listed in Section 15303, a library would be most similar in scale, intensity, and operational characteristics to a store or a restaurant. In this regard, Class 3 exempts “a store, motel, office, restaurant, or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2,500 square feet of floor area.” The library building is a similar structure that does not involve the use of significant amounts of hazardous substances and will not exceed 2,500 square feet in floor area.

The project also meets the conditions for a Class 32 In-Fill Development Project categorical exemption, pursuant to Section 15332. Class 32 exempts from environmental review in-fill development projects that meet five specific conditions (conditions a-e specified in Section 15332). The project complies with those conditions as described in the following paragraphs:

*(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The Laguna Woods General Plan designates the project site as “commercial,” which allows for many types of non-residential, non-industrial uses. The current zoning designation of the project site is Community Commercial, in which Section 13.10.020 of the Laguna Woods Municipal Code permits libraries to be located.

*(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project is located within the city limits of Laguna Woods. Further, the library building will occupy an approximately 1,734-square-foot space, while the entire project footprint (including parking lot, patio, landscape areas/planters, etc.) occupies approximately 1.1 acres, much less than the established five-acre maximum. The project site is located to the west of Laguna Woods City Hall. Surrounding uses include commercial uses within the Willow Tree Center and associated off-street parking to the south, a parking lot and gas and service station to the

**NOTICE OF EXEMPTION  
CITY HALL/PUBLIC LIBRARY PROJECT  
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west, and the Laguna Woods Village Golf Course to the north. Its location demonstrates that the project site is substantially surrounded by urban uses.

*(c) The project site has no value as habitat for endangered, rare or threatened species.*

The project site is currently a part of the patio and paved parking lot for Laguna Woods City Hall. This predominantly hardscape and paved nature prevents it from having value as habitat for endangered, rare, or threatened species.

*(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

Due to the size and nature of the project, it will have no significant effects on traffic, noise, air quality, or water quality. The project will be served by the existing parking lot for Laguna Woods City Hall, which will be reconfigured to accommodate the project. The project site is located along El Toro Road, a 6-lane major arterial, which has a forecasted Level of Service (LOS) of C along the project frontage (i.e., between Moulton Parkway and Avenida Sevilla).<sup>1</sup> The City has established LOS D in the General Plan Circulation Element as the service standard for public roadways within Laguna Woods (except for Moulton Parkway). Given the use and scale of the library building, the project's trip generation will be nominal in comparison to the existing Laguna Woods City Hall/Willow Tree Center complex. Moreover, the majority of trips generated by the library building will be off-peak and, thus, will not contribute to potential peak-hour congestion. Therefore, traffic due to the project will not cause the LOS on El Toro Road to be significantly impacted. The project will generate short-term noise during site preparation and construction. Compliance with the City's Noise Control Ordinance (Laguna Woods Municipal Code Section 7.08) will reduce construction noise impacts and will minimize noise disruptions. Specifically, Section 7.08.080 of the Laguna Woods Municipal Code prohibits noise exceedances associated with construction between the hours of 8:00 p.m. and 7:00 a.m. on weekdays, including Saturday, or at any time on Sunday or a federal holiday. There will be no measurable change in long-term noise, due to the current use of the project footprint as Laguna Woods City Hall and its associated parking lot. Due to the required compliance with the City's Noise Control Ordinance, the project's noise impacts will be less than significant. The project will generate short-term air pollutants during site preparation and construction. However, compliance with the South Coast Air Quality Management District's (SCAQMD's) rules and regulations will reduce such emissions. Specifically, SCAQMD Rule 403 minimizes the generation of fugitive dust and SCAQMD Rule 1113 limits the amount of volatile organic compounds (VOC) in paints and architectural coatings. Given the scale and intensity of the construction activities and the required compliance with SCAQMD rules, air pollutant emissions during construction will be well below the SCAQMD's thresholds of significance. Likewise, long-term generation of air pollutants will be below the SCAQMD's thresholds, due to the minimal trip generation associated with the library building. The project site is already impervious and will remain as such, resulting in no measurable change in water pollution. Water pollutants generated during construction and operation will be controlled in

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<sup>1</sup> City of Laguna Woods, *Final Environmental Impact Report City of Laguna Woods General Plan*, available at: <https://cityoflagunawoods.org/wp-content/uploads/2015/06/Laguna-Woods-EIR-Final.pdf> (last accessed October 3, 2019).

**NOTICE OF EXEMPTION  
CITY HALL/PUBLIC LIBRARY PROJECT  
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compliance with applicable National Pollutant Discharge Elimination System (NPDES) requirements. Based on the above analysis and due to the size and nature of the project, it will have no significant effects on traffic, noise, air quality, or water quality.

*(e) The site can be adequately served by all required utilities and public services.*

All utilities and public services can adequately serve the project. The project site lies within a developed area with all utilities in place and that is adequately served by the Orange County Fire Authority and Orange County Sheriff's Department.

Based on the above analysis, the project meets the criteria for both Class 3 and Class 32 categorical exemptions.

**Lead Agency Contact Person:**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Rebecca M. Pennington  
Development Programs Analyst  
City of Laguna Woods

Date Received for Filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.