

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Laguna Woods General Plan and Zoning Code Update

Lead Agency: City of Laguna Woods Contact Person: Christopher Macon
 Mailing Address: 24264 El Toro Road Phone: (949) 639-0525
 City: Laguna Woods Zip: 92637 County: Orange

Project Location: County: Orange City/Nearest Community: City of Laguna Woods
 Cross Streets: N/A Zip Code: 92637

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: _____

Assessor's Parcel No.: _____ Section: _____ Twp.: _____ Range: _____ Base: _____

Within 2 Miles: State Hwy #: I-5, SR-133, SR-73 Waterways: Aliso Creek
 Airports: N/A Railways: LOSSAN corridor Schools: various

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:

General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:

Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD _____
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: Proposed Overlay Zoning Districts or Zoning Districts for 32 parcels
 Water Facilities: Type _____ MGD _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy

Present Land Use/Zoning/General Plan Designation:

Various - Project covers entire City boundaries

Project Description: (please use a separate page if necessary)

See attachment.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>12</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>8 and 9</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date August 1, 2022 Ending Date August 30, 2022

Lead Agency (Complete if applicable):

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>City of Laguna Woods</u>
Address: <u>20 Executive Park, Suite 200</u>	Address: <u>24264 El Toro Road</u>
City/State/Zip: <u>Irvine, CA 92614</u>	City/State/Zip: <u>Laguna Woods, CA 92637</u>
Contact: <u>Ryan Bensley</u>	Phone: <u>(949) 639-0500</u>
Phone: <u>(949) 553-0666</u>	

Signature of Lead Agency Representative: _____  Digitally signed by Christopher Macon
Date: 2022.07.30 17:14:37 -0700 Date: 7/30/2022

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

PROJECT DESCRIPTION

The proposed project would:

- Create the following four new overlay zoning districts that allow housing development:
 - Residential High Density Overlay – would allow 30 to 50 dwelling units per acre
 - Residential Medium Density Overlay – would allow 20 to 30 dwelling units per acre
 - Residential Medium-Low Density Overlay – would allow 15 to 20 dwelling units per acre
 - Residential Low Density Overlay – would allow 8 to 10 dwelling units per acre

Creation of the new overlay zoning districts also includes the creation of development standards for each.

- Rezone 17 properties (a total of 18 parcels) to allow housing development in addition to the uses already allowed under the existing zoning on those properties. This action would accommodate the City’s 6th Cycle Regional Housing Needs Assessment (RHNA) housing needs allocation. The City plans to apply one of the four new overlay zoning districts to each parcel; no change in General Plan land use designation is proposed. See summary table below.
- Change the General Plan land use designation and rezone 12 properties (a total of 14 parcels) to better correlate existing uses with land use designations and zoning. See summary table below.
- Update the City’s General Plan Circulation Element and Noise Element to ensure internal consistency with the City’s General Plan Housing Element, update background and existing condition information, update the identification of priority issues, update goals and policy objectives, and make other changes intended to modernize the documents while also promoting clarity and ease of use.

Site [Existing Use / Assessor’s Parcel Number (APN) / Address]	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning District	Proposed Overlay Zoning District or Zoning District
Town Centre Vacant Lot 616-012-29 N/A (East of 24331 El Toro Road)	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
Pacific Hills Calvary Chapel Parking Lot 621-131-38 24481 Moulton Parkway	Commercial	(No Change)	Professional & Administrative Office	Residential High Density Overlay
Rossmoor Electric 621-131-21 24351 Moulton Parkway	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
Saddleback Golf Cars 621-131-26 23252 Via Campo Verde	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
Laguna Woods Self Storage 616-012-19	Commercial	(No Change)	Community Commercial	Residential High Density Overlay

Site [Existing Use / Assessor's Parcel Number (APN) / Address]	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning District	Proposed Overlay Zoning District or Zoning District
24151 Moulton Parkway				
Animal Hospital 616-012-03 24271 El Toro Road	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
PS Business Park (excludes Jack-in-the-Box) 616-021-30 23582 Moulton Parkway	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
Smart Parke 621-211-09 24334 El Toro Road	Commercial	(No Change)	Community Commercial	Residential High Density Overlay
McCormick & Son Mortuary 621-091-016 25002 Moulton Parkway	Commercial	(No Change)	Community Commercial	Residential Medium-Low Density Overlay
Lutheran Church of the Cross 616-041-01 24231 El Toro Road	Community Facilities	(No Change)	Community Facilities-Private	Residential Medium-Low Density Overlay
Geneva Presbyterian Church 616-191-05 & 616-191-06 24301 El Toro Road	Community Facilities	(No Change)	Community Facilities-Private	Residential Medium-Low Density Overlay
Saint Nicholas Catholic Church 621-121-11 24252 El Toro Road	Community Facilities	(No Change)	Community Facilities-Private	Residential Medium-Low Density Overlay
Temple Judea 621-121-18 24512 Moulton Parkway	Community Facilities	(No Change)	Community Facilities-Private	Residential Low Density Overlay
Laguna Country United Methodist Church 621-121-23 24442 Moulton Parkway	Community Facilities	(No Change)	Community Facilities-Private	Residential Medium Density Overlay
Medical Building in Town Centre 616-012-24 24331 El Toro Road	Commercial	(No Change)	Professional & Administrative Office	Residential High Density Overlay
Willow Tree Center East 621-121-30 24260 El Toro Road	Commercial	(No Change)	Community Commercial	Residential Low Density Overlay
Helm Center 621-091-15 24902 Moulton Parkway	Commercial	(No Change)	Professional & Administrative Office	Residential Medium-Low Density Overlay
City of Laguna Woods - City Hall 621-121-29 24264 El Toro Road	Commercial	Community Facilities	Community Commercial	Community Facilities-Public/Institutional

Site [Existing Use / Assessor's Parcel Number (APN) / Address]	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning District	Proposed Overlay Zoning District or Zoning District
City of Laguna Woods - Santa Vittoria Open Space 616-351-06 N/A (West of San Remo & Santa Vittoria)	Residential Community	Open Space	Residential Community	Open Space-Passive
Golden Rain Foundation - Garden Center #1 616-021-18 23742 Moulton Parkway	High Density Residential	Open Space	Residential Multifamily	Open Space-Recreation
El Toro Water District - Rossmoor No. 1 Dam 616-021-33 23600 Moulton Parkway	Open Space	Community Facilities	Open Space-Recreation	Community Facilities-Public/Institutional
El Toro Water District - R-1 & R-2 Reservoirs 616-012-02 24141 Moulton Parkway	Commercial	Community Facilities	Community Commercial	Community Facilities-Public/Institutional
El Toro Water District - Oso Lift Station 622-071-21 N/A (Intersection of El Toro Road & Aliso Creek Road)	Open Space	Community Facilities	Open Space-Passive	Community Facilities-Public/Institutional
El Toro Water District - Pump Station P-4 & Reservoir R-4 621-201-06 & 621-201-07 N/A (off Calle Sonora Oeste, behind buildings)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional
El Toro Water District - Pump Station P-3 & Reservoir R-3 622-061-11 N/A (North of Avenida Sosiega & Bahia Blanca West)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional
El Toro Water District - Gate 11 Lift Station 616-351-04 N/A (San Remo & Santa Vittoria)	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional
El Toro Water District - Recycled Water Treatment Plant 616-021-03 23542 Moulton Parkway	Open Space	Community Facilities	Open Space-Recreation	Community Facilities-Public/Institutional
El Toro Water District - Northline Sewage Lift Station 616-021-05 & 616-021-35	Open Space	Community Facilities	Open Space-Recreation	Community Facilities-Public/Institutional

Site [Existing Use / Assessor's Parcel Number (APN) / Address]	Existing General Plan Land Use Designation	Proposed General Plan Land Use Designation	Existing Zoning District	Proposed Overlay Zoning District or Zoning District
23201 Ridge Route Drive				
El Toro Water District - Aliso Creek Lift Station 621-101-18 24091 Avenida Sevilla	Residential Community	Community Facilities	Residential Community	Community Facilities- Public/Institutional