



# PUBLIC NOTICE/NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT

**Project:** Laguna Woods General Plan and Zoning Code Update

**Lead Agency:** City of Laguna Woods

**Project Applicant:** City of Laguna Woods

The City of Laguna Woods (City) is preparing a Program Environmental Impact Report (EIR) addressing potential environmental impacts associated with a proposed update to its General Plan and Zoning Code (proposed project). The purpose of this notice is to: (1) serve as a Notice of Preparation (NOP) of an EIR pursuant to the State California Environmental Quality Act (CEQA) Guidelines Section 15082; (2) advise and solicit comments and suggestions regarding the scope and content of the EIR to be prepared for the proposed project; and, (3) provide notice of the public scoping meeting.

**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 6<sup>th</sup> 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 24151 Moulton Parkway	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
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
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	Open Space	Community Facilities	Open Space-Passive	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
622-071-21 N/A (Intersection of El Toro Road & Aliso Creek Road)				
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 23201 Ridge Route Drive	Open Space	Community Facilities	Open Space-Recreation	Community Facilities-Public/Institutional
El Toro Water District - Aliso Creek Lift Station 621-101-18 24091 Avenida Sevilla	Residential Community	Community Facilities	Residential Community	Community Facilities-Public/Institutional

**Discretionary Actions.** Required discretionary actions associated with the proposed project include the following: certification of the EIR; approval of updates to the General Plan Land Use Element; approval of updates to the General Plan Noise Element; and, approval of updates to the Zoning Code.

**PROPOSED PROJECT LOCATION:** The City of Laguna Woods is located in the southern portion of Orange County within Southern California. Given that the City's General Plan addresses policy issues throughout the City, the project area includes all lands within the City's boundaries. The map below and table provided immediately prior to this paragraph show the locations of all affected properties.

**POTENTIAL ENVIRONMENTAL IMPACTS:** The EIR will examine potential environmental impacts of the proposed project in relation to the following Environmental Analysis categories: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Land Use and Planning, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, and Utilities and Service Systems, and Wildfire. These categories reflect the probable environmental effects of the proposed project and are subject to change based on the analysis conducted as part of the EIR.

The EIR will also identify appropriate and feasible mitigation measures, if necessary, for each of the environmental impacts listed above. Although the proposed project is not anticipated to result in impacts related to Agriculture and Forestry Resources, Biological Resources, Geology and Soils, Hydrology and Water Quality, and Mineral Resources, these topics will be briefly discussed in the EIR. An Initial Study has not been prepared for the proposed project and is not required pursuant to CEQA Guidelines Section 15063.

**PROJECT SCOPING PROCESS:** Circulation of this Notice of Preparation (NOP) starts a 30-day public review and comment period on the scope of the EIR that begins on **August 1, 2022**, and ends on **August 30, 2022**, at 5:00 p.m. All interested parties, including the public, responsible agencies, and trustee agencies, are invited to provide comments and input on

the scope and content of the environmental analysis to be addressed in the EIR. Responsible and trustee agencies should provide comments and input related to the agencies' respective areas of statutory responsibility. Comments received during the scoping period will be considered during the preparation of the EIR. Public agencies and interested parties will have an additional opportunity to comment on the proposed project during the 45-day public review period to be held after the publication and circulation of the EIR.

**Address Comments To**

City of Laguna Woods  
Attn: General Plan and Zoning Code Update  
24264 El Toro Road  
Laguna Woods, CA 92637

or via e-mail to:

[cityhall@cityoflagunawoods.org](mailto:cityhall@cityoflagunawoods.org)  
(please reference "General Plan and Zoning Code Update")

**SCOPING MEETING:** The City will conduct a public scoping meeting in order to present the proposed project and the EIR process and provide direction to the public on comments. The City encourages and invites all interested parties to participate in the following public scoping meeting in order to learn more about the project, ask questions, and submit comments.

**Date/Time:** Tuesday, August 16, 2022 at 2 p.m.

**Location:** Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637. Participation will also be possible via telephone or computer. Instructions for participating remotely will be posted 72 hours prior to the public scoping meeting at Laguna Woods City Hall (address above) and [www.cityoflagunawoods.org](http://www.cityoflagunawoods.org).

**For more information, please contact Rebecca M. Pennington, Development Programs Analyst, City of Laguna Woods, at (949) 639-0561 or [rpennington@cityoflagunawoods.org](mailto:rpennington@cityoflagunawoods.org).**

## Map of Affected Properties

