



# **AGENDA of THE LAGUNA WOODS CITY COUNCIL**

**Regular Meeting  
May 19, 2010  
2:00 P.M.**

**Council Chambers  
Laguna Woods City Hall  
24264 El Toro Road  
Laguna Woods, CA 92637**

AGENDA DESCRIPTION: The Agenda descriptions are intended to give notice, to members of the public, of a general summary of items of business to be transacted or discussed. The listed Recommended Action represents staff or a particular Committee's recommendation. The City Council may take any action, which it deems to be appropriate on the agenda item and is not limited in any way by the recommended action. Any person wishing to address the City Council on any matter, whether or not it appears on this agenda, is requested to complete a "Request to Speak" form available at the door. The completed form is to be submitted to the City Clerk prior to an individual being heard by the City Council. Whenever possible, lengthy testimony should be presented to the City Council in writing (8 copies) and only pertinent points presented orally. Requests to speak to items on the agenda shall be heard at the appropriate point on the agenda; requests to speak about subjects not on the agenda will be heard during the Public Comment section of the meeting.

## **I. CALL TO ORDER**

## **II. FLAG SALUTE**

## **III. ROLL CALL**

COUNCILMEMBERS: ☐ Conners ☐ Rhodes ☐ Ring  
☐ Hack, Mayor Pro Tem ☐ Robbins, Mayor

## **IV. PRESENTATIONS**

- 4.1 2-1-1 Orange County Program /Health and Social Services Resource: Steve Lemler

## **V. CITY PROCLAMATIONS**

All proclamations listed under this section will be enacted by one vote, unless Members of the City Council request specific items be removed for separate action. Proclamations will then be read and presented.

- 5.1 Emergency Medical Services Week, May 16-23, 2010
- 5.2 Building and Safety Month, May 2010
- 5.3 National Military Appreciation Month, May 2010
- 5.4 Older Americans Month, May 2010

## **VI. CONSENT CALENDAR**

All matters listed under the Consent Calendar are considered routine and will be enacted by one vote. There will be no separate discussion of these items unless Members of the City Council, the public, or staff request specific items be removed from the Consent Calendar for separate action.

- 6.1 City Council Minutes

### **RECOMMENDED ACTION:**

Approve the minutes from the April 9, 2010 special meeting and the April 21, 2010 regular meeting.

- 6.2 Approve the reading by title of all ordinances and resolutions. Said ordinances and resolutions that appear on the public agenda shall be determined to have been read by title only and further reading waived.

**RECOMMENDED ACTION:** Waive reading of ordinances and resolutions.

- 6.3 Treasurer's Report

RECOMMENDED ACTION: Receive and File the April 2010 monthly and the FY 2009-10 third quarter (January – March) Treasurer’s Reports.

6.4 Warrant Register

RECOMMENDED ACTION: Approve the April 21, 2010 Warrant Register in the amount of \$ 524,884.53.

6.5 2009 General Plan Annual Update

RECOMMENDED ACTION: Approve the 2009 General Plan Annual Update.

**VII. PUBLIC HEARINGS**

7.1 Laguna Woods Village Golf Starter Building

RECOMMENDED ACTION:

- A. Receive Staff Report
- B. Open Public Hearing
- C. Receive Public Comment
- D. Close Public Hearing
- E. Approve two resolutions, authorize the Golf Starter Building project:
  - 1. A resolution adopting a Negative Declaration, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING NEGATIVE DECLARATION ND 10-01 FOR A NEW 17,863 SQUARE FOOT GOLF STARTER BUILDING WITHIN THE GATE 12 GOLF COURSE DEVELOPMENT LOCATED AT 24122 MOULTON PARKWAY

- 2. A resolution granting a conditional use permit and approving a site

development permit to allow for the construction of a new 17,863 square foot Golf Starter Building, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING A SITE DEVELOPMENT PLAN (SP-602) AND CONDITIONAL USE PERMIT (CUP-603) FOR THE NEW 17,863 SQ. FT., TWO-STORY GOLF STARTER BUILDING LOCATED AT 24122 MOULTON PARKWAY

## **VIII. CITY COUNCIL**

### **8.1 Advisory Committee Appointments**

RECOMMENDED ACTION: Ratify proposed nominations to City Council Advisory Committees.

### **8.2 City Council Ethics Training**

RECOMMENDED ACTION: Discuss and schedule training.

## **IX. CITY MANAGER**

### **9.1 Taxi Voucher Program**

A. Approve a contract extension with Cabco Yellow, Inc. (California Yellow Cab) for taxi voucher service for up to two years through June 30, 2012 under the same conditions, and authorize the City Manager to execute the extension, subject to approval as to form by the City Attorney; and

B. Approve the following changes to the taxi voucher program:

#### Staff

1. Fares – Increase fares as follows:

| Current | New |
|---------|-----|
|---------|-----|



| <u>Destination</u>                    | <u>Fare</u> | <u>Fare</u> |
|---------------------------------------|-------------|-------------|
| Airport/Performing Arts Center        | \$16        | \$22        |
| Irvine Transportation Center          | \$ 4        | \$ 6        |
| Taxi Bucks                            | \$40        | \$50        |
| Non-Emergency Medical -Up to 15 miles | \$ 4        | \$ 5        |
| -Up to 20 miles                       | \$ 6        | \$ 8        |
| -Up to 25 miles                       | \$ 8        | \$10        |
| -Over 25 miles                        | \$12        | \$15        |

2. Restrict use of vouchers as follows:

- Taxi Bucks booklets – No limit on purchases, but do not allow for trips to airport
- Airport/Performing Arts Center vouchers – purchase up to 4 round trips per year per address

3. Age limit – Increase age limit to 70 for airport vouchers only.

OR

Community Services Committee

1. Fares – Same as staff recommendations, except to increase fare to Airport/Performing Arts Center to \$20 instead of \$22
2. Restrictions – Same as staff recommendations
3. Age limit – Increase age limit to 65 instead of 70 for airport vouchers only
4. Refunds – Provide no refunds for taxi vouchers or taxi bucks except for deaths or persons who move out of the City

## **X. CITY ATTORNEY’S REPORT**

## **XI. COMMITTEE REPORTS**

### **11.1 Transportation Corridor Agencies (Mayor Pro Tem Hack)**

- 11.2 Orange County Library Board (Mayor Robbins)
- 11.3 Orange County Fire Authority (Councilmember Rhodes)
- 11.4 Southern California Water Committee (Mayor Pro Tem Hack)
- 11.5 Coastal Greenbelt Authority (Councilmember Conners)
- 11.6 Laguna Canyon Foundation (Councilmember Rhodes)
- 11.7 Vector Control District Board (Board Member Bouer)

## **XII. PUBLIC COMMENTS**

## **XIII. CITY COUNCIL COMMENTS AND ANNOUNCEMENTS**

### **13.1 Reports on Meetings Attended (Government Code §53232.3)**

State law requires Councilmembers to provide a report on all meetings or events they attend for which the City pays fees, travel or other expenses. These are informational reports and no action is taken on the item.

- A. O. C. Division, League of California Cities, May 13, 2010 (Rhodes)
- B. O. C. Water Summit, May 13, 2010 (Rhodes, Hack)

### **13.2 Other Comments and Announcements**

## **XIV. CLOSED SESSION**

## **XV. ADJOURNMENT**

The meeting will be adjourned to a meeting of the City Council at 2:00 p.m. on Wednesday, June 2, 2010 held at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637.

**AMERICANS WITH DISABILITIES ACT:** In compliance with Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (949) 639-0500 (Voice) or, TDD (949) 639-0535 or the California Relay Service at (800) 735-2929 if you have a TDD or (800) 735-2922 if you do not have a TDD. Notification 48 hours prior to the meeting should enable the City to make reasonable arrangements to assure accessibility to the meeting.

AGENDA: The City Council agenda and agenda back-up materials are available from the Office of the City Clerk, after 4:30 p.m., on the Friday prior to the City Council meeting. The office of the City Clerk is located at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637. Copies of the agenda are provided at no cost. Agenda back-up materials are available at City Hall for inspection and copies are available at no charge prior to the meeting. A per page copy cost does apply after the meeting. If you wish to be added to the e-mail or regular mail list to receive a copy of the agenda, a request must be made to the City Clerk in writing. Copies of the agenda are mailed only if stamped, self-addressed envelopes are provided. The City of Laguna Woods mailing address is 24264 El Toro Road, Laguna Woods, CA 92637. Phone: (949) 639-0500, FAX (949) 639-0591.

**5.1**  
**PROCLAMATION – EMERGENCY MEDICAL**  
**SERVICES WEEK**

**Proclamation**  
**City of Laguna Woods**  
**Emergency Medical Services Week**  
**May 16-23, 2010**

WHEREAS, emergency medical services is a vital public service, whose members provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the members of emergency medical services team, whether career or volunteer, engage in thousands of hours of specialized training and continuing education; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Services Week.

NOW, THEREFORE, BE IT RESOLVED that the City of Laguna Woods City Council does hereby proclaim May 16-23, 2010 as Emergency Medical Services Week.

Dated this 19<sup>th</sup> day of May, 2010

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Milt Robbins, Mayor

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Attest: Yolie Trippy, Deputy City Clerk

**5.2**  
**PROCLAMATION – BUILDING SAFETY**  
**MONTH**

Proclamation  
City of Laguna Woods  
Building Safety Month -May 2010

WHEREAS, through our continuing efforts to address critical safety issues in the built environment that affect our citizens, regardless of age or occupation, both in everyday life and in times of natural disaster, we are confident that our structures are safe; and

WHEREAS, vigilant guardians – building safety and fire prevention officials, architects, engineers, builders, and others in the construction industry – work year-round to ensure the safe construction of buildings. These dedicated members of the International Code Council develop and implement the highest quality codes to protect Americans in the buildings where we live, learn, work and play; and

WHEREAS, Building Safety Month, sponsored by the International Code Council and International Code Council Foundation, reminds the public about the critical importance of our communities' largely unknown guardians of public safety - our local officials- who help prevent countless fires and accidents.

NOW, THEREFORE, BE IT RESOLVED that the Laguna Woods City Council does hereby proclaim the month of May BUILDING SAFETY MONTH.

Dates this 19<sup>th</sup> day of May 2010

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Milt Robbins, Mayor

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Attest: Yolie Trippy, Deputy City Clerk

**5.3**

**PROCLAMATION – NATIONAL MILITARY  
APPRECIATION MONTH**



Proclamation  
**City of Laguna Woods**  
National Military Appreciation Month  
May 2010

WHEREAS, the freedom and security that citizens of the United States enjoy today are direct results of the blood shed and continued vigilance given by the United States Armed Forces over the history of our great nation; and

WHEREAS, the sacrifices that such members of the United States Armed Forces and of the family members that support them, have preserved the liberties that have enriched this nation making it unique in the world community; and

WHEREAS, all Americans are called upon to remember those who gave their lives in defense of freedom and to honor the men and women of all of our Armed Services; and

WHEREAS, May was selected for this display of patriotism as many victories were celebrated during this month.

NOW, THEREFORE, BE IT RESOLVED that the Laguna Woods City Council does hereby proclaim the month of May as National Military Appreciation Month.

Dated this 19<sup>th</sup> day of May

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Milt Robbins, Mayor      Attest: Yolie Trippy, Deputy City Clerk

**5.4**  
**PROCLAMATION – OLDER AMERICANS**  
**MONTH**

Proclamation  
**City of Laguna Woods**  
Older Americans Month – May 2010

WHEREAS, the older adults in the City of Laguna Woods are our most “treasured resources,” united by historical experiences, strengthened by diversity, and interpreting events through varied perspectives and backgrounds to bring wisdom and insight to our community; and

WHEREAS, the older adults in the City of Laguna Woods deserve recognition for the contributions they have made and will continue to make to the culture, economy and character of our community, and our nation; and

WHEREAS, this year’s theme “Age Strong, Live Long” reflects the importance of our citizens making retirement, lifestyle, and health choices that enhance the quality of life as they grow older; and

WHEREAS, our community can provide that recognition and respect by improving the quality of life for older American and increasing their opportunities to remain active and engaged in community life.

NOW, THEREFORE, BE IT RESOLVED that the Laguna Woods City Council does hereby designate May 2010 as Older Americans Month.

Dated this 19<sup>th</sup> day of May, 2010

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Milt Robbins, Mayor

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Attest: Yolie Trippy, Deputy City Clerk

**6.1-6.5**  
**CONSENT CALENDAR SUMMARY**

## City of Laguna Woods Agenda Report

**FOR:** May 19, 2010 City Council Meeting  
**TO:** Honorable Mayor and Councilmembers  
**FROM:** Leslie A. Keane, City Manager   
**Agenda Item:** Consent Calendar

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### **Recommendation**

Approve all proposed actions on the May 19, 2010 Consent Calendar by single motion and Council action.

### **Discussion**

In general, the Consent Calendar contains routine matters or matters that have already been discussed by Council. It is adopted in total with a single motion and Council action. However, if any councilmember or member of the public has questions or wishes to discuss an item further, it may be removed from the Consent Calendar and placed later in the agenda for discussion and action. The way to remove an item from the Consent Calendar is to request its removal, by agenda item number, immediately prior to the adoption of the Consent Calendar. Members of the public may fill out a request to speak on the item they wish removed and the City Clerk will note the item. No reason need be given with the request. Items pulled from the Consent Calendar are not discussed at the time they are pulled; they are scheduled for discussion immediately after action on the balance of the Consent Calendar.

The May 19, 2010 Consent Calendar contains the following five items:

- 6.1 Approval of the minutes from the April 9, 2010 special meeting and the April 21, 2010 regular meeting, as submitted.

- 6.2 Approval of a motion to allow reading proposed ordinances and resolutions by title only – this is a standard practice in cities. If this motion is not approved, all ordinances and resolutions must be read out loud in their entirety during the Council Meeting.
- 6.3 Approval of a motion to receive and file the April 2010 monthly and the Fiscal Year 2009-10 third quarter Treasurer's Reports. These reports identify the City's current liquid assets and their location. At the end of April, the City had approximately \$12.6 million in cash on hand and in other liquid assets.
- 6.4 Approval of the May 19, 2010 Warrant Register, as submitted, in the total amount of \$524,884.53. A list of all warrants is included in the agenda packet; detailed information about individual warrants is available in the Finance Manager's office.
- 6.5 Approval of the calendar year 2009 General Plan annual update. State law (Government Code Section 65400) requires general law cities to submit an annual report on progress made toward their General Plan goals and objectives. The attached report summarizes General Plan implementation measures as ongoing, implemented, partially implemented, not yet implemented and abandoned. As of the end of 2009, 83% the City's implementation measures were either implemented or ongoing; none were abandoned. The Land Use and Design Review Committee reviewed the annual update at its May 13, 2010 meeting and unanimously recommended approval and submission to appropriate agencies.

The above matters are routine and/or have been reviewed by the Council on other occasions. Staff recommends that they be approved as part of the May 19, 2010 Consent Calendar.

If you have questions about any of the above items, feel free to call me prior to the meeting so that I may provide additional information.

**6.1**  
**MINUTES**  
**SPECIAL AND REGULAR MEETINGS**

**CITY OF LAGUNA WOODS CALIFORNIA  
CITY COUNCIL MINUTES  
SPECIAL MEETING  
April 9, 2010  
3:00 P.M.**

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**I. CALL TO ORDER**

Mayor Robbins called the Special Meeting of the City Council of the City of Laguna Woods to order at 3:00 p.m.

**II. FLAG SALUTE**

Mayor Robbins led the flag salute.

**III. ROLL CALL**

COUNCILMEMBERS      PRESENT:    Hack, Rhodes, Robbins, Ross, Ring  
                                 ABSENT:    None

STAFF PRESENT:      City Manager Keane; City Attorney McEwen; Deputy City Clerk  
                                 Trippy; Assistant City Manager Reilly; Special Projects Manager  
                                 Macon

Mayor Robbins moved public comment to before the closed session.

There was no public comment.

**IV. CLOSED SESSION**

The City Council met in closed session pursuant to confer with legal counsel regarding:

1. One matter of pending litigation: City of Laguna Woods vs. Raintree Realty LLC. (Case No. 05 CC 09350), pursuant to the provisions of Government Code Section 54956.9(a).
2. One matter of potential litigation pursuant to the provisions of Government Code Section 54956.9(b).

Councilmember Conners arrived at 3:03 p.m.

Councilmember Rhodes arrived at 3:12 p.m.

The City Council reconvened in open session at 4:35 p.m. City Attorney McEwen advised that there was no reportable action.

**V. PUBLIC COMMENTS – None**



**VI. ADJOURNMENT**

The meeting was adjourned at 4:35 p.m. to a Regular Meeting at 2:00 p.m. on Wednesday, April 21, 2010 at Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, CA 92637.

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YOLIE TRIPPY, Deputy City Clerk

Adopted: May 19, 2010

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MILT ROBBINS, Mayor

**CITY OF LAGUNA WOODS, CALIFORNIA**  
**CITY COUNCIL MINUTES**  
**REGULAR MEETING**  
**April 21, 2010**  
**2:00 P.M.**

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**I. CALL TO ORDER**

Mayor Robbins called the Regular Meeting of the City Council of the City of Laguna Woods to order at 2:00 p.m.

**II. FLAG SALUTE**

Councilmember Conners led the flag salute.

**III. ROLL CALL**

COUNCILMEMBERS:   PRESENT:   Conners, Rhodes, Ring, Hack, Robbins  
                          ABSENT:   None

STAFF PRESENT:       City Manager Keane; Assistant City Manager Reilly; City Planner Drasler; Deputy City Clerk Trippy; City Attorney McEwen

**IV. PRESENTATIONS**

4.1   Orange County Vector Control District Privatization Study

Michael Hearst, Interim District Manager and Communications Director for the Orange County Vector Control District discussed the status of the District's privatization study and responded to questions from the City Council. He agreed to keep the City Manager apprised of any significant developments.

**V. CITY PROCLAMATIONS**

Moved by Councilmember Ring, seconded by Councilmember Rhodes, and carried unanimously to approve City Proclamations 5.1 – 5.10.

5.1   Volunteer Appreciation Week, April 18-24, 2010

5.2   Water Awareness Month, April 2010

5.3   Earth Awareness Weeks, April 17-30, 2010

City Manager Keane discussed the success of the Laguna Woods Goods Exchange and Recycling Drop-Off event that took place on April 17, 2010.

5.4   National Donate Life Month, April 2010

5.5 Certificate of Commendation for Deputy James Porras

Deputy Porras expressed his gratitude for the City Council's recognition.

5.6 Certificate of Commendation for Michael Pinto

5.7 Certificate of Commendation for Beverly Beesemyer

Ms. Beesemyer expressed her gratitude for the City Council's recognition.

5.8 Certificate of Commendation for Dolores Lamb

5.9 Certificate of Commendation 50<sup>th</sup> Anniversary, El Toro Water District

5.10 Certificate of Commendation for Firefighter Ryan Cummings

**VI. CONSENT CALENDAR**

Moved by Councilmember Ring, seconded by Mayor Pro Tem Hack, and carried unanimously to approve Consent Calendar Items 6.1 – 6.6.

6.1 City Council Minutes

A. Approved the minutes from the March 17, 2010 regular meeting.

B. Approved an amendment to minutes from the January 20, 2010 regular meeting.

6.2 Approved the reading by title of all ordinances and resolutions. Said ordinances and resolutions that appear on the public agenda shall be determined to have been read by title only and further reading waived.

6.3 Treasurer's Report

Received and filed the March 2010 monthly Treasurer Report.

6.4 Warrant Register

Approved the April 21, 2010 Warrant Register in the amount of \$475,760.42.

6.5 Notice of Completion – El Toro Road Eastbound Pavement Rehabilitation [ESPL – 5476 (007)] Project.

A. Accepted project completion of a contract with All American Asphalt for the El Toro Road Eastbound Pavement Rehabilitation [ESPL -5476 (007)] Project.

B. Released contract retention in the amount of \$53,520.06 withheld per government code 35 days following recordation of Notice of Completion with the County of Orange.

- C. Exonerated project posted bonds 35 days following recordation of Notice of Completion with the County of Orange.

6.6 Orange County District Attorney Prosecution Services

Approved an agreement with the County of Orange Office of the District Attorney for the prosecution of city ordinances, and authorized the Mayor to execute the agreement subject to approval as to form by the City Attorney.

**VII. PUBLIC HEARINGS**

7.1 Lutheran Church of the Cross Expansion (CUP 625)

City Planner Drasler summarized the agenda report.

City Manager Keane read the staff recommendation, including the title of the resolution.

The public hearing was opened.

There being no requests to speak, the public hearing was closed.

Councilmember Rhodes asked if there is a construction timeline in the permit.

City Manager Keane clarified that building permits would still be required and that they have timelines attached to them.

Mayor Pro Tem Hack asked if there will be an increase in traffic flow.

City Planner Drasler responded that there would not be an increase in traffic flow because the people who would use the expansion are existing users.

Moved by Councilmember Conners, seconded by Councilmember Ring, and carried unanimously to approve Resolution No. 10-04, granting a conditional use permit to allow for the Lutheran Church of the Cross a 1,499 square foot social hall expansion, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING A CONDITIONAL USE PERMIT (CUP 625) FOR THE LUTHERAN CHURCH OF THE CROSS SOCIAL HALL EXPANSION LOCATED AT 24231 EL TORO ROAD

**VIII. CITY COUNCIL**

8.1 Advisory Committee Appointments

Mayor Robbins summarized the agenda report.

Moved by Mayor Pro Tem Hack, seconded by Councilmember Rhodes, and carried unanimously to appoint Bevan Strom to the Land Use & Design Review Committee

(nominated by Mayor Pro Tem Hack) and John Dalis to the Public Safety Committee (nominated by Councilmember Rhodes).

8.2 City Proclamations and Commendations (agendized by Councilmember Ring)

Councilmember Ring proposed creating a Certificate of Recognition that could be used as an alternative to the proclamations that are approved by the City Council. He noted that there are instances where the timing of City Council meetings does not allow for the approval of proclamations in advance of the events that they need to be presented at. Certificates of Recognition could be written by the Councilmember making the request, prepared by City staff, and signed by the Mayor.

City Manager Keane summarized the agenda report.

Councilmember Conners expressed support for Councilmember Ring's proposal as long as it can be handled in a streamlined fashion.

City Manager Keane noted that it took an entire day to prepare the ten proclamations on today's agenda, as well as additional support from the City Clerk's Office.

Mayor Pro Tem Hack expressed reservations about Councilmember Ring's proposal and noted that individual Councilmembers may have different ideas about what is worthy of recognition. He noted that he has sent letters to organizations, under his name, in the past.

Councilmember Ring clarified his proposal and noted that there are expectations that City Councilmembers will present official recognitions when attending certain events.

Mayor Pro Tem Hack expressed concern with overburdening the City's limited staff.

Councilmember Ring clarified that he is requesting the process be streamlined as there is not always sufficient time to place proclamations on the City Council agenda.

Mayor Pro Tem Hack suggested that staff return this item at a future meeting with more specific information.

Councilmember Rhodes expressed his reservations, citing the implication that documents signed by the Mayor have been approved by the City Council. He feels that a letter of appreciation or recognition would be more appropriate.

Councilmember Conners stated that Councilmember Ring's proposal has merit, but also recognized the distinction between something signed by the Mayor and something signed by a Councilmember.

City Manager Keane suggested that staff bring a mock-up of a Certificate of Recognition to the next City Council meeting for further discussion.

Mayor Robbins was supportive of City Manager Keane's suggestion.

### 8.3 Calendar Year 2010 Meeting Schedule

City Manager Keane summarized the agenda report.

Mayor Pro Tem Hack suggested that City Manager Keane provide a tentative schedule to the City Council so that they can check their calendars for conflicts.

Councilmember Conners commented that future City Council meeting schedules should be made available earlier in the year, so that Councilmembers can plan accordingly.

Moved by Councilmember Ring, seconded by Mayor Pro Tem Hack, and carried unanimously to schedule a City Council meeting for Friday, April 30, 2010 at 3 p.m.

## IX. CITY MANAGER

### 9.1 Moulton Parkway Landscape Design Concepts

City Manager Keane introduced the item and noted that staff would like direction so that the landscape architect and Landscape Subcommittee do not pursue design concepts that are contrary to the City Council's wishes.

Assistant City Manager Reilly summarized the agenda report and responded to questions clarifying portions of the presentation.

City Manager Keane noted that the placement of trees along both sides of the sidewalk, similar to El Toro Road west of Gate 9, is not being suggested.

Councilmember Conners asked why full-length planters were not recommended.

Assistant City Manager Reilly responded that due to the amount of use, the Landscape Subcommittee felt that more walking area was needed.

City Manager Keane added that water conservation was also a factor.

Councilmember Rhodes asked how wide the planter would be.

Mr. Reilly responded that planter area is three feet from the face of the curb to the edge of the planted area and widens to five feet at tree wells.

Councilmember Ring asked what types of trees would be used to avoid contact with large trucks and bicyclists.

Assistant City Manager Reilly indicated that the landscape palate will be brought back to the City Council for consideration in June or July. Magnolia trees have been used in the City and do not interfere with vehicles or bicyclists.

City Manager Keane noted that the City's bike lanes are wider than most neighboring cities.

## ITEM 6.1

Mayor Pro Tem Hack stated that nothing can block sight lines or impede travel. He expressed concern with trees planted against the curb and the use of olive trees, due to the fruit that they drop. He would prefer to use olive trees only as accents.

Assistant City Manager Reilly noted that staff is not recommending placing trees close to intersections.

City Manager Keane noted that the Landscape Subcommittee had extensive discussions about this issue and reached the conclusion that placing trees against the curb is a safety measure as it alerts drivers of the edge of the roadway.

Mayor Pro Tem Hack noted that Moulton Parkway is seldom used by pedestrians.

Councilmember Rhodes supported the idea of a 10-11 foot wide sidewalk and prefers that trees be kept away from the roadway. He prefers magnolia, pepper or similar trees that can be shaped high above the roadway and does not support the use of olive trees. He stated that the primary objective should be to build a better functioning roadway.

City Manager Keane explained that a previous City Council had asked staff to use olive trees in landscape designs due to their role in the community's history. She wanted the City Council to revisit the issue before staff moves in that direction.

Councilmember Ring noted that staff is proposing the use of fruitless olive trees.

Councilmember Connors expressed her belief that the City should be made attractive to residents and those who pass through it. She favors the placement of trees along the curb to serve as a visual barrier for drivers. She also favors the use of magnolia trees and asked that the City's traffic engineer attest that landscaping will not pose a traffic hazard.

Tony Dauer, resident, stated that he would like to see the least amount of disturbance to what currently exists, as possible. He asked if the bike lane could be placed on only the west side of Moulton Parkway, if a traffic light could be installed at the entrance to the Laguna Woods Village garden center, if lights could be installed near Gate 12 and Santa Maria Avenue, and if the median width could be reduced. He cited concerns regarding water conservation, possible dangers to tree trimmers if trees are planted along the curb, and the impact on the Mobil Gas Station. He recommended placing trees adjacent to the Laguna Woods Village driving range, to prevent balls from entering the street.

City Manager Keane explained that the project has already been approved and is underway. It is impossible to make such changes. She noted that there is no bike lane on El Toro Road. State regulations do not allow a bike lane on only one side of the street.

Mary Stone, resident, expressed concern with trees obscuring traffic signs. She suggested the use of low-level plants and drought-tolerant plantings similar to those along Aliso Creek Road in Aliso Viejo.

City Manager Keane stated that the City Council had previously said that Moulton should look different than El Toro Road. She noted that the Moulton design will include plants

similar to what Aliso Viejo along Aliso Creek Road.

Mr. Dauer stated that he opposes the new “No Right Turn On Red Light” signs and does not want to see them on Moulton Parkway.

Mayor Pro Tem Hack discussed the differences in use and traffic flow between Moulton Parkway and El Toro Road, as well as the objectives of the Moulton Smart Street project. He stated his belief that the landscaping should not hamper the flow of traffic.

The City Council reached consensus to use olive trees as accents at the entrances and exits to the City, as well as at the Moulton and El Toro intersection.

Councilmember Ring stated his belief that the placement of trees along the curb presents a more decorative feel and that planting them along the wall would be safer.

Councilmember Conners asked if Caltrans has any posture on this issue.

City Manager Keane noted that Moulton is a City-street not under Caltrans’ jurisdiction.

Assistant City Manager Reilly responded that traffic engineers support both options and that it becomes a matter of proper placement.

Councilmember Rhodes discussed the placement of trees along the curb in Laguna Hills and stated that the City is not obligated to place them near the curb.

City Manager Keane and Assistant City Manager Reilly discussed the placement of trees along the curb in surrounding cities.

Mayor Robbins, Mayor Pro Tem Hack, Councilmember Ring, and Councilmember Rhodes reached consensus that trees should be placed against the wall, rather than against the curb.

City Manager Keane noted that with the trees placed against the wall, it is unlikely that the parkway will extend the entire length of the roadway. Instead, plantings will be at the base of the trees.

Councilmember Conners asked staff to consider whether such a strategy would cause the trees to become root-bound and dry due to the surrounding plantings.

City Manager Keane indicated that she would propose groundcover as opposed to bushes.

Mayor Robbins asked if there would be sufficient walking space with the trees placed against the wall.

City Manager Keane indicated that there would be a continuous walking space, as opposed to the switchback design on the western end of El Toro Road.

**X. CITY ATTORNEY’S REPORT – None**



**XI. COMMITTEE REPORTS**

## 11.1 Transportation Corridor Agencies (Mayor Pro Tem Hack)

Mayor Pro Tem Hack noted that the Agency's budget has been affected by the economy.

## 11.2 Orange County Library Board (Mayor Robbins)

Mayor Robbins announced that the Finance Committee is scheduled to meet on April 22, 2010 to discuss the FY 2010-2011 Budget.

## 11.3 Orange County Fire Authority (Councilmember Rhodes)

Councilmember Rhodes stated that OCFA has an estimated \$5 million budget shortfall. He announced that the Budget Reduction Ad Hoc Committee presented \$3.3 million in budget adjustments for FY 2010-2011 that were unanimously approved by the Board.

## 11.4 Southern California Water Committee (Mayor Pro Tem Hack)

Mayor Pro Tem Hack discussed an upcoming water bond ballot measure, as well as the possibility that a federal court may review the National Environmental Protection Agency regulations that restrict water flow to Southern California.

## 11.5 Coastal Greenbelt Authority (Councilmember Conners)

Councilmember Conners discussed the purpose of the Coastal Greenbelt Authority and encouraged the public to explore local trails. She noted that brush clearance adjacent to the City will occur in June and that there has been an increase in predators due to abundant food/plant supplies.

## 11.6 Laguna Canyon Foundation (Councilmember Rhodes)

Councilmember Rhodes announced that the Orange County Water Summit will be held on May 14, 2010 at Disneyland's Grand California Hotel. The next scheduled meeting for the Laguna Canyon Foundation is May 6, 2010 at 4 p.m. at the Nix Nature Center.

## 11.7 Vector Control District Board (Board Member Bouer)

Board Member Bouer was not present.

**XII. PUBLIC COMMENTS**

Bevan Strom, resident, thanked the City for hosting the Laguna Woods Goods Exchange.

City Manager Keane noted that the intent is to host the event twice per year, in conjunction with Earth Day and Coastal Cleanup Day.

**XIII. CITY COUNCIL COMMENTS AND ANNOUNCEMENTS**

13.1 Reports on Meetings Attended (Government Code §53232.3)

A. OC Sheriff Medal of Valor Luncheon, April 11, 2010 (Rhodes)

13.2 Other Comments and Announcements

City Manager Keane noted that US Census forms will be available at City Hall until May 1, 2010. Residents are likely to receive a visit from US Census workers if forms are not submitted by May 1. She cautioned residents to ask US Census workers for identification.

**XIV. CLOSED SESSION – None**

**XV. ADJOURNMENT**

The meeting was adjourned at 4:07 p.m. The next adjourned meeting will be at 3:00 p.m. on April 30, 2010 at the Laguna Woods City Hall, 24264 El Toro Road, Laguna Woods, California.

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YOLIE TRIPPY, Deputy City Clerk

Adopted: May 19, 2010

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MILT ROBBINS, Mayor

**6.2**  
**WAIVE READING OF ORDINANCES AND**  
**RESOLUTIONS**  
**(No Report)**

## **6.3 TREASURER'S REPORTS**

# City of Laguna Woods

## Treasurer's Report

April 30, 2010

### CASH ON HAND

#### 1. Investments/General Fund

|                              |    |            |
|------------------------------|----|------------|
| Local Agency Investment Fund | \$ | 10,127,618 |
| Subtotal                     | \$ | 10,127,618 |

#### 2. Investments/Transportation Fund

|                              |    |           |
|------------------------------|----|-----------|
| Local Agency Investment Fund | \$ | 2,026,864 |
| Subtotal                     | \$ | 2,026,864 |

#### 3. Other Interest & Non-Interest Bearing/General & Transportation

|                           |    |            |
|---------------------------|----|------------|
| Petty Cash Funds          | \$ | 331        |
| Analyzed Checking Account | \$ | 439,902    |
| Subtotal                  | \$ | 440,233    |
| <b>TOTAL</b>              | \$ | 12,594,715 |

Note: LAIF reports interest earnings quarterly.



CITY of LAGUNA WOODS

Milt Robbins  
Mayor

April 30, 2010

Bert Hack  
Mayor Pro Tem

Cynthia Conners  
Councilmember

Bob Ring  
Councilmember

Marty Rhodes  
Councilmember

Leslie A. Keane  
City Manager

**TO:** Honorable Mayor and Councilmembers

**FROM:** Ernestine Jones, Finance Manager and City Treasurer

**SUBJECT:** Quarterly Treasurer's Report: 3<sup>rd</sup> Quarter,  
FY 2009/2010 (January 1 – March 31, 2010)

Attached is the 3<sup>rd</sup> Quarter, FY 2009/2010 Treasurer's Report for the period January 1 – March 31, 2010. The total normally runs around \$10 million; however, it includes a deposit, which was received in March, of \$1.6 million that is restricted to the Moulton Smart Street Project, which is currently under construction. The information provided includes a:

- ◆ Report showing quarter-ended Cash on Hand in the City's interest-bearing Local Agency Investment Fund (LAIF) account and in the City checking account and petty cash funds;
- ◆ Copy of the latest LAIF Remittance Advice showing quarter-ended principal balance and interest earned.

As City Treasurer, I certify that:

- ◆ All investment actions executed since the last report have been made in full compliance with the City of Laguna Woods Investment Policy; and
- ◆ The City of Laguna Woods will meet all expenditure obligations that might reasonably be anticipated for the next six months.

  
Ernestine Jones

Finance Manager & City Treasurer

# City of Laguna Woods

## Quarterly Treasurer's Report

January 1 - March 31, 2010

### CASH ON HAND

#### 1. Investments/General Fund

|                              |    |            |
|------------------------------|----|------------|
| Local Agency Investment Fund | \$ | 10,127,618 |
| Subtotal                     | \$ | 10,127,618 |

#### 2. Investments/Transportation Fund

|                              |    |           |
|------------------------------|----|-----------|
| Local Agency Investment Fund | \$ | 2,026,864 |
| Subtotal                     | \$ | 2,026,864 |

#### 3. Other Interest & Non-Interest Bearing/General & Transportation

|                           |    |         |
|---------------------------|----|---------|
| Petty Cash Funds          | \$ | 170     |
| Analyzed Checking Account | \$ | 373,291 |
| Subtotal                  | \$ | 373,461 |

### TOTAL

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\$ 12,527,943

Note: LAIF reports interest earnings quarterly.



**JOHN CHIANG**  
**California State Controller**

**LOCAL AGENCY INVESTMENT FUND  
 REMITTANCE ADVICE**

|                |              |
|----------------|--------------|
| Agency Name    | LAGUNA WOODS |
| Account Number | 98-30-413    |

As of 04/15/2010, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 03/31/2010.

|                               |    |                    |
|-------------------------------|----|--------------------|
| Earnings Ratio                |    | .00001526772794093 |
| Interest Rate                 |    | 0.56%              |
| Dollar Day Total              | \$ | 929,606,808.52     |
| Quarter End Principal Balance | \$ | 12,140,289.26      |
| Quarterly Interest Earned     | \$ | 14,192.98          |



## **6.4 WARRANT REGISTER**

**CITY OF LAGUNA WOODS**  
**WARRANT REGISTER - FY 2010**  
**5/19/2010**

| CK #   | WR #    | Vendor                                 | Account       | Item/Purpose                                       | Amount    |
|--------|---------|----------------------------------------|---------------|----------------------------------------------------|-----------|
| 108759 | 10-1083 | Mervin Cooper                          | 190.0000.2610 | Taxi Voucher Refund                                | 40.00     |
| 108763 | 10-1084 | El Toro Water District                 | 100.6700.7341 | Linear Park/Landscape Irrigation/April 2010        | 313.92    |
| 108764 | 10-1085 |                                        | 100.6700.7341 | Dog Park Irrigation/April 2010                     | 12.35     |
| 108767 | 10-1086 | Galkos Construction                    | 001.0000.4401 | Building Permit Refund                             | 1,109.84  |
| 108769 | 10-1087 | Great Cleaning Services, Inc.          | 001.6590.7234 | Building Maintenance Supplies/City Hall            | 149.59    |
| 108771 | 10-1088 | Hogle-Ireland                          | 001.6400.7321 | Building & Safety Inspection/February 2010         | 2,500.00  |
| 108776 | 10-1089 | Lynn Capouya, Inc.                     | 270.6590.7609 | Professional Services/City Centre Park             | 540.00    |
| 108777 | 10-1090 | Madison Materials                      | 361.6700.7349 | Bulky Item Recycling/April 2010                    | 236.87    |
| 108779 | 10-1091 | Municipal Water District of OC         | 001.6000.7203 | Orange County Water Summit/May 14, 2010/Rhodes     | 125.00    |
| 108788 | 10-1092 | South County Outreach                  | 001.6500.7300 | Community Services Grant/2nd Quarter Payment       | 5,000.00  |
| 108789 | 10-1093 | South County Seniors, Inc.             | 001.6500.7300 | Community Services Grant/2nd Quarter Payment       | 18,750.00 |
| 108790 | 10-1094 | The Foundation of Laguna Woods Village | 001.6500.7300 | Community Services Grant/2nd Quarter Payment       | 2,500.00  |
| 108791 | 10-1095 | Transamerica                           | 001.6400.8110 | Employee Benefit Program/April-June 2010           | 97.79     |
| 108795 | 10-1096 | American General                       | 001.6100.8110 | Employee Benefit Program/April-June 2010           | 127.20    |
| 108796 | 10-1097 | AT&T                                   | 001.6590.7232 | Telephone/581-3974/March 2010                      | 307.63    |
| 108797 | 10-1098 | Braille Institute                      | 001.6500.7300 | Community Services Grant/2nd Quarter Payment       | 5,000.00  |
| 108801 | 10-1099 | ICMA Retirement Corporation            | 001.6100.7303 | Quarterly Plan Fee/April-June 2010                 | 125.00    |
| 108802 | 10-1100 | Madison Materials                      | 361.6700.7349 | Bulky Item Recycling/April 2010                    | 189.24    |
| 108804 | 10-1101 | Office Depot                           | 001.6100.7221 | Office Supplies                                    | 174.57    |
| 108805 | 10-1102 | Orange County Clerk Recorder           | 010.6400.7311 | Record Notice of Exemption                         | 50.00     |
| 108809 | 10-1103 | Southern California Edison             | 100.6700.7341 | Irrigation Controllers/April 2010                  | 104.55    |
| 108810 | 10-1104 |                                        | 001.6590.7231 | Utilities/City Hall/April 2010                     | 1,042.03  |
| 108811 | 10-1105 |                                        | 100.6700.7341 | Ridge Route Dog Park/April 2010                    | 20.38     |
| 108812 | 10-1106 | State Water Resources Control Board    | 001.6400.7357 | Annual Permit Fee                                  | 288.00    |
| 108816 | 10-1107 | El Toro Water District                 | 100.6700.7341 | City Hall/Landscape Irrigation/April 2010          | 2,483.40  |
| 108819 | 10-1108 | First Debris                           | 010.0000.4501 | Waste Diversion Deposit Refund                     | 1,140.00  |
| 108820 | 10-1109 | Golden Rain Foundation                 | 001.6100.7201 | Public Record Request/January 2010 Council Meeting | 10.00     |
| 108823 | 10-1110 | Laguna Canyon Foundation               | 001.6500.7300 | Community Services Grant/2nd Quarter Payment       | 2,500.00  |
| 108824 | 10-1111 | Laura's House                          | 001.6500.7300 | Community Services Grant/2nd Quarter Payment       | 1,250.00  |
| 108825 | 10-1112 | Southern California Edison             | 001.6700.7236 | Residential Streetlights/United/April 2010         | 1,711.71  |
| 108826 | 10-1113 |                                        | 110.6700.7346 | Traffic Signal Controllers/April 2010              | 788.52    |
| 108827 | 10-1114 | The Gas Company                        | 001.6590.7231 | City Hall/April 2010                               | 140.83    |

|        |         |                                 |               |                                                     |           |
|--------|---------|---------------------------------|---------------|-----------------------------------------------------|-----------|
| 108830 | 10-1115 | AT&T                            | 001.6590.7232 | Telephone/458-3487/April 2010                       | 31.96     |
| 108831 | 10-1116 |                                 | 001.6590.7232 | White Pages Listing/May 2010                        | 1.13      |
| 108832 | 10-1117 | CIT Technology                  | 001.6100.7222 | Copier Lease/City Hall/May 2010                     | 647.07    |
| 108834 | 10-1118 | Dennis Nelson, PE               | 001.6700.7331 | Deposit Based Engineering Services/January 2010     | 260.00    |
| 108837 | 10-1119 |                                 | 001.6700.7331 | Deposit Based Engineering Services/February 2010    | 130.00    |
| 108838 | 10-1120 | Gary Gates                      | 001.6100.8110 | Employee Benefit Program/April 2010                 | 291.84    |
|        |         |                                 | 001.6590.7232 | Cell Phone Reimbursement/April 2010                 | 40.00     |
|        |         |                                 | 001.6100.7204 | Mileage Reimbursement/April 2010                    | 158.00    |
| 108841 | 10-1121 | Municipal Water District of OC  | 001.6000.7203 | Orange County Water Summit/May 14, 2010/Hack        | 125.00    |
| 108842 | 10-1122 | Douglas Reilly                  | 001.6100.7204 | Mileage Reimbursement/March-April 2010              | 368.50    |
| 108844 | 10-1123 | Saddleback Windows              | 340.6590.7640 | CDBG/Energy Efficient Improvement Program           | 16,558.00 |
|        | 10-1124 | AT&T                            | 001.6590.7232 | Telephone/639-0500/April 2010                       | 189.02    |
|        | 10-1125 |                                 | 001.6590.7232 | Telephone/452-0600/April 2010                       | 245.67    |
|        | 10-1126 |                                 | 001.6590.7232 | Telephone/770-9359/April 2010                       | 16.01     |
|        | 10-1127 | Michael Balliet                 | 001.6700.7350 | Solid Waste & Recycling Consulting/April 2010       | 2,985.00  |
|        |         |                                 | 300.6700.7349 |                                                     | 840.00    |
|        | 10-1128 | Bank of America - Credit Card   | 2601          | See Below                                           | 52.68     |
|        | 10-1129 | Bennett's Plumbing              | 001.6590.7234 | Building Maintenance/City Hall                      | 297.50    |
|        | 10-1130 | Burke, Williams & Sorensen, LLP | 570.6590.7260 | Legal Services/City Hall Acquisition/March 2010     | 9,435.36  |
|        |         |                                 | 140.6590.7600 | Legal Services/Moulton Smart Street/March 2010      | 1,476.91  |
|        |         |                                 | 001.6100.7301 | Legal Services/Retainer/March 2010                  | 1,442.23  |
|        | 10-1131 | CA Municipal Treasurers         | 001.6100.7201 | CMTA Annual Membership                              | 195.00    |
|        | 10-1132 | Association                     | 001.6100.8110 | CMTA Meeting/June 2010/Jones                        | 35.00     |
|        | 10-1133 | Captioning Unlimited            | 001.6100.7391 | Closed Captioning/City Council Meetings/April 2010  | 500.00    |
|        | 10-1134 | California Yellow Cab           | 001.6500.7345 | NEMT/April 2010                                     | 4,929.00  |
|        |         |                                 | 001.6500.7345 | Taxi Voucher Services/April 2010                    | 24,908.00 |
|        | 10-1135 | County of Orange/Sheriff        | 001.6600.7351 | Sheriff Services/May 2010                           | 98,192.42 |
|        |         |                                 | 230.6600.7351 |                                                     | 10,000.00 |
|        | 10-1136 | County of Orange/Signals        | 110.6700.7346 | Signal Maintenance/October-December 2009            | 16,764.19 |
|        | 10-1137 | Curbside                        | 001.6700.7349 | City Collection Event/April 17, 2010                | 4,619.08  |
|        |         |                                 | 001.6700.7349 | Bulky Item Collection                               | 11,625.00 |
|        | 10-1138 | D & E Electrical                | 001.6700.7236 | Streethlights/Monthly Maintenance/April 2010        | 930.00    |
|        |         |                                 | 001.6590.7234 | City Hall Building Maintenance/April 2010           | 186.55    |
|        |         |                                 | 001.6590.7234 | Install Lights in Attic/April 2010                  | 473.48    |
|        | 10-1139 | Data Ticket                     | 001.6600.7391 | Citation Processing/March 2010                      | 51.38     |
|        | 10-1140 | David Evans & Associates        | 140.6590.7600 | Moulton Parkway Widening/March 2010                 | 9,598.60  |
|        | 10-1141 | Dayle McIntosh Center           | 001.6500.7300 | Community Services Grant/2nd Quarter Payment        | 1,250.00  |
|        | 10-1142 | Donahue Hawran & Malm, LLC      | 570.6590.7260 | Appraisal Services/City Hall Acquisition/March 2010 | 6,750.00  |
|        | 10-1143 | GCI Construction                | 125.6590.7600 | El Toro Rd Storm Drain Improvements                 | 48,280.00 |
|        |         |                                 | 125.0000.2501 | Retainer                                            | -4,828.00 |

|         |                                     |               |                                                        |           |
|---------|-------------------------------------|---------------|--------------------------------------------------------|-----------|
| 10-1144 | Great Cleaning Services, Inc.       | 001.6590.7234 | Janitorial Supplies/April 2010                         | 121.86    |
| 10-1145 | Jobs Available                      | 001.6100.7202 | Annual Subscription                                    | 35.00     |
| 10-1146 | Lynn Capouya Inc                    | 275.6590.7600 | Ridge Route Dog Park/April 2010                        | 1,936.00  |
| 10-1147 | Chris Macon                         | 001.6400.7357 | Expense Reimbursement/Water Quality Supplies           | 175.74    |
| 10-1148 | Madison Materials                   | 001.6700.7349 | Bulky Item Recycling/April 2010                        | 150.88    |
| 10-1149 |                                     | 001.6700.7349 | Bulky Item Recycling/May 2010                          | 34.61     |
| 10-1150 | Mayer Hoffman McCann P.C.           | 001.6100.7203 | 2010 GASB Update Meeting/Jones                         | 85.00     |
| 10-1151 | McFadden Construction               | 010.0000.4501 | Waste Diversion Deposit Refund                         | 900.00    |
| 10-1152 | OCTA                                | 100.6700.7332 | Go Local Shuttle Route Study/Oct 2009-March 2010       | 431.59    |
| 10-1153 | Orange County Register              | 010.6500.7224 | Public Notices/Deposit-Based/February 2010             | 189.00    |
| 10-1154 | Michael Papierman                   | 010.0000.4501 | Waste Diversion Deposit Refund                         | 1,350.00  |
| 10-1155 | SOKA Bistro                         | 001.6100.7221 | Volunteer Recognition Luncheon/April 21, 2010          | 272.69    |
| 10-1156 | Southern California Edison          | 100.6700.7237 | Safety Lights over Traffic Signals/April 2010          | 411.58    |
| 10-1157 |                                     | 001.6700.7236 | Residential Streetlights/Third Mutual/April 2010       | 4,343.38  |
| 10-1158 |                                     | 001.6700.7236 | Right of Way/April 2010                                | 2,159.43  |
| 10-1159 | Southern California Water Committee | 001.6000.7201 | Annual Membership Dues/June 2010 - May 2011            | 1,000.00  |
| 10-1160 | Trauma Intervention Program         | 001.6500.7300 | Community Services Grant/2nd Quarter Payment           | 1,250.00  |
| 10-1161 | TruGreen Landscape                  | 100.6700.7341 | Landscape Maintenance/Irrigation Repairs/Extra         | 1,954.14  |
|         |                                     | 100.6700.7341 | Landscape Maintenance/Extra Work                       | 1,680.00  |
| 10-1162 | Ware Disposal                       | 001.6700.6349 | City Hall Collection Event/April 17, 2010              | 500.00    |
| 10-1163 | Los Angeles Times                   | 001.6100.7221 | Newspaper Delivery/June 2010                           | 22.60     |
| 10-1164 | Dennis Nelson, PE                   | 010.6700.7331 | Engineering Services/Deposit Based/March 2010          | 520.00    |
|         |                                     | 100.6700.7332 | Traffic Engineering Services/March 2010                | 16,591.26 |
|         |                                     | 140.6590.7600 | Traffic Mitigation/Moulton Smart Street/March 2010     | 11,364.34 |
|         |                                     | 001.6700.7341 | Landscape Inspection/March 2010                        | 2,790.00  |
|         |                                     | 125.6590.7600 | El Toro/Avenida Sevilla Drainage Improvement/Mar. 2010 | 4,566.67  |
|         |                                     | 010.6700.7331 | Engineering Services/Deposit Based/April 2010          | 1,050.00  |
|         |                                     | 100.6700.7332 | Traffic Engineering Services/April 2010                | 7,899.50  |
|         |                                     | 140.6590.7600 | Traffic Mitigation/Moulton Smart Street/April 2010     | 6,483.80  |
|         |                                     | 001.6700.7341 | Landscape Inspection/April 2010                        | 2,745.00  |
|         |                                     | 125.6590.7600 | El Toro/Avenida Sevilla Drainage Improvement/Apr. 2010 | 13,179.65 |
| 10-1165 | Yolie Trippy                        | 001.6100.8110 | Employee Benefit Program/May 2010                      | 500.00    |
| 10-1166 | Great Cleaning Services, Inc.       | 001.6590.7234 | Janitorial Service/May 2010                            | 495.00    |
| 10-1167 | Sonitrol                            | 001.6590.7234 | City Hall/Alarm System Maintenance/May 2010            | 51.41     |
| 10-1168 | Redflex                             | 001.6600.7371 | Redlight Photo Enforcement/May 2010                    | 25,000.00 |
| 10-1169 | Commpro                             | 001.6100.7391 | Website Hosting Services/May 2010                      | 295.00    |
| 10-1170 | Orkin                               | 001.6590.7234 | City Hall/Building Maintenance/May 2010                | 79.71     |
| 10-1171 | Practical Data Solutions            | 001.6100.7391 | Information Technology Services/May 2010               | 1,080.00  |

|         |                             |               |                                         |           |
|---------|-----------------------------|---------------|-----------------------------------------|-----------|
| 10-1172 | KONE, Inc.                  | 001.6590.7234 | Elevator Maintenance/City Hall/May 2010 | 167.45    |
| 10-1173 | TruGreen Landscape          | 001.6700.7341 | Landscape Maintenance/May 2010          | 8,962.00  |
| 10-1174 | Leslie Keane                | 001.6100.7204 | Automobile Allowance/June 2010          | 450.00    |
| 10-1175 | Douglas Reilly              | 001.6100.8110 | Employee Benefit Program/June 2010      | 51.00     |
|         |                             | 001.6590.7232 | Cell Phone Reimbursement/June 2010      | 79.50     |
| 10-1176 | Sandra Verrall              | 001.6590.7232 | Cell Phone Reimbursement/June 2010      | 25.00     |
| 10-1177 | Ernestine Jones             | 001.6100.8110 | Employee Benefit Program/May 2010       | 266.34    |
| 10-1178 | Vision Service Plan         | 001.6100.8110 | Employee Benefit Program/June 2010      | 147.23    |
|         |                             | 001.6400.8110 |                                         | 20.30     |
| 10-1179 | CalPers/Health              | 001.6100.8110 | Employee Benefit Program/June 2010      | 2,353.39  |
|         |                             | 001.6400.8110 |                                         | 454.99    |
|         |                             | 001.6100.7391 |                                         | 12.08     |
| 10-1181 | CitiStreet/CalPers 457 Plan | 001.6100.8110 | Employee Benefit Program/May 2010       | 273.00    |
|         |                             | 001.6400.8110 |                                         | 300.00    |
| 10-1182 | Vantage Point/ICMA 457 Plan | 001.0000.2601 | Employee Contributions/May 2010         | 800.00    |
|         |                             | 001.6100.8110 | Employee Benefit Program/May 2010       | 1,222.84  |
|         |                             | 001.6400.8110 | Employee Benefit Program/May 2010       | 500.00    |
| 10-1183 | AFLAC                       | 001.6100.8110 | Employee Benefit Program/June 2010      | 278.70    |
|         |                             | 001.6400.8110 |                                         | 93.10     |
| 10-1184 |                             | 001.6100.7303 | Program Fees/June 2010                  | 25.00     |
| 10-1185 | Managed Health Network      | 001.6100.8110 | Employee Benefit Program/June 2010      | 17.29     |
|         |                             | 001.6400.8110 |                                         | 4.94      |
| 10-1186 | Delta Dental                | 001.6100.8110 | Employee Benefit Program/June 2010      | 519.72    |
|         |                             | 001.6400.8110 |                                         | 45.09     |
| 10-1187 | Principal Financial Group   | 001.6100.8110 | Employee Benefit Program/June 2010      | 362.16    |
|         |                             | 001.6400.8110 |                                         | 73.48     |
| 10-1188 | Cynthia Conners             | 001.6000.8102 | May Compensation                        | 300.00    |
| 10-1189 | Bert Hack                   | 001.6000.8102 | May Compensation                        | 300.00    |
| 10-1190 | Martin Rhodes               | 001.6000.8102 | May Compensation                        | 300.00    |
| 10-1191 | Robert Ring                 | 001.6000.8102 | May Compensation                        | 300.00    |
| 10-1192 | Milt Robbins                | 001.6000.8102 | May Compensation                        | 300.00    |
| 10-1193 | ADP                         | 001.6100.8101 | Payroll Ending 04/09/10 Full-time Staff | 21,879.84 |
|         |                             | 001.6100.8102 | Payroll Ending 04/09/10 Part-time Staff | 1,090.50  |
|         |                             | 001.0000.2601 | Deferred Comp/Payroll Ending 04/09/10   | -400.00   |
|         |                             | 001.0000.2180 | FSA Payable/Payroll Ending 04/09/10     | -200.00   |
|         |                             | 001.6400.8101 | Payroll Ending 04/09/10 Full-time Staff | 4,603.00  |
|         |                             | 001.6400.8102 | Payroll Ending 04/09/10 Part-time Staff | 840.00    |
|         |                             | 001.6100.8111 | Payroll Taxes- Employer                 | 1,857.61  |
|         |                             | 001.6400.8111 | Payroll Taxes- Employer                 | 408.74    |
|         |                             | 001.6100.2601 | Deferred Comp/Payroll Ending 04/09/10   | -1,219.80 |

|        |         |                             |               |                                           |            |
|--------|---------|-----------------------------|---------------|-------------------------------------------|------------|
|        |         |                             | 190.6500.8101 | Payroll Ending 04/09/10 Full-time Staff   | 540.00     |
|        |         |                             | 190.6500.8102 | Payroll Ending 04/09/10 Part-time Staff   | 525.00     |
|        |         |                             | 190.6500.8111 | Payroll Taxes- Employer                   | 81.47      |
|        | 10-1194 | ADP                         | 001.6100.7303 | Payroll Processing                        | 111.55     |
| 108756 | 10-1195 | CalPERS Retirement          | 001.6100.8112 | Retirement System/Payroll Ending 04/09/10 | 3,909.34   |
|        |         |                             | 001.6400.8112 |                                           | 802.63     |
|        | 10-1196 | ICMA Retirement Corporation | 001.6100.8101 | Deferred Comp/Payroll Ending 04/09/10     | 374.23     |
|        |         |                             | 001.0000.2601 | Deferred Comp/Payroll Ending 04/09/10     | 1,219.80   |
|        | 10-1197 | ADP                         | 001.6100.8101 | Payroll Ending 04/23/10 Full-time Staff   | 21,879.84  |
|        |         |                             | 001.6100.8102 | Payroll Ending 04/23/10 Part-time Staff   | 565.50     |
|        |         |                             | 001.0000.2601 | Deferred Comp/Payroll Ending 04/23/10     | -400.00    |
|        |         |                             | 001.0000.2180 | FSA Payable/Payroll Ending 04/23/10       | -200.00    |
|        |         |                             | 001.6400.8101 | Payroll Ending 04/23/10 Full-time Staff   | 4,603.00   |
|        |         |                             | 001.6400.8102 | Payroll Ending 04/23/10 Part-time Staff   | 1,680.00   |
|        |         |                             | 001.6100.8111 | Payroll Taxes- Employer                   | 1,864.55   |
|        |         |                             | 001.6400.8111 | Payroll Taxes- Employer                   | 408.74     |
|        |         |                             | 001.6100.2601 | Deferred Comp/Payroll Ending 04/23/10     | -1,219.80  |
|        |         |                             | 190.6500.8101 | Payroll Ending 04/23/10 Full-time Staff   | 540.00     |
|        |         |                             | 190.6500.8102 | Payroll Ending 04/23/10 Part-time Staff   | 652.50     |
|        |         |                             | 190.6500.8111 | Payroll Taxes- Employer                   | 91.23      |
|        | 10-1198 | ADP                         | 001.6100.7303 | Payroll Processing                        | 109.62     |
| 108816 | 10-1199 | CalPERS Retirement          | 001.6100.8112 | Retirement System/Payroll Ending 04/23/10 | 3,909.34   |
|        |         |                             | 001.6400.8112 |                                           | 802.63     |
|        | 10-1200 | ICMA Retirement Corporation | 001.6100.8101 | Deferred Comp/Payroll Ending 04/23/10     | 374.23     |
|        |         |                             | 001.0000.2601 | Deferred Comp/Payroll Ending 04/23/10     | 1,219.80   |
|        |         | TOTAL                       |               |                                           | 524,884.53 |

Void Check(s): 108762

## April

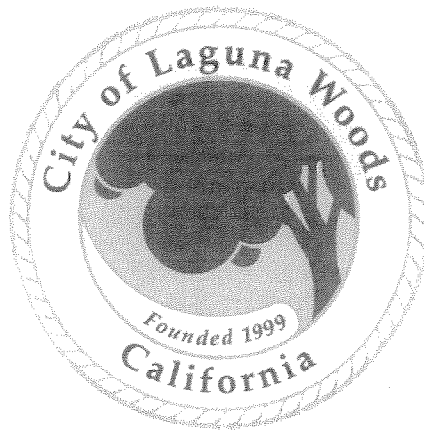
|       |       |                   |               |                              |       |
|-------|-------|-------------------|---------------|------------------------------|-------|
| Debit | Debit | Overnight Express | 001.6100.7223 | Delivery Services            | 16.95 |
| Debit | Debit | Cambro            | 001.6100.7221 | Office Supplies/Cooler Latch | 11.06 |
| Debit | Debit | Amazon            | 001.6400.7357 | Water Quality Supplies       | 24.67 |



**City of Laguna Woods**

**General Plan Annual Report**  
**2009**

**Community Development Department**



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

**April 2010**



**CITY COUNCIL**

Milt Robbins - Mayor

Bert Hack - Mayor Pro Tem

Bob Ring - Councilmember

Cynthia Conners - Councilmember

Marty Rhodes - Councilmember

**CITY MANAGER**

Leslie A. Keane, City Manager

**COMMUNITY DEVELOPMENT**

Deborah Drasler, City Planner  
Dustin Emery, Planning Assistant

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## 1. Introduction

California Government Code Section 65300 requires that each City adopt a General Plan to guide the long-term physical development of the City. The General Plan includes seven elements including: the Land Use Element; the Housing Element; the Circulation Element; the Open Space Element; the Conservation Element; the Safety Element; the Noise Element. Future physical development of the City, as well as the formulation of municipal programs and services needed to support such development, will be guided through Objectives, Policies, and Implementation Measures set forth in each general plan element. Adopted in 2003, the Laguna Woods General Plan allows the City to function as a distinct and unique community, independent of the County of Orange development standards. The policies, programs and other measures discussed in this document serve as a blueprint for development in the community. Primary among objectives of the City's General Plan is the development of a self-sustaining community affording goods, services, housing, employment, and recreation opportunities.

Government Code Section 65400 mandates that certain cities and all 58 counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR) and the Housing and Community Development (HCD). This report has been prepared to summarize the status of the Laguna Woods General Plan and the progress in its implementation for the year 2009. Significant programs and policy measures that were developed or adopted over the reporting period are included in this report to provide concrete examples of the City's progress towards general plan implementation. Also included in this report are figures, tables and information requested by the California Department of Housing and Community Development. Prepared in accordance with State Law, these serve to illustrate the City's progress towards meeting its share of regional housing need. This is discussed in greater detail in chapter five, titled "Regional Housing Needs Assessment."

The preparation of this report is not only a statutory measure developed to meet state law. The General Plan Annual report provides a clear systematic look at the City's progress in meeting its general plan goals. This process serves as a valuable tool for staff to gain perspective on the effectiveness of general plan implementation measures, and areas that might require a different approach. Lastly, the results of this report will serve as guide for decision makers (i.e. the City Council) in prioritizing future policy revisions, resource allocation and other projects.

## 2. Background

### The City

The City of Laguna Woods was incorporated in March 1999 and encompasses approximately of 2,270 acres. The City of Laguna Woods is located in south Orange County between the San Joaquin Foothills and the Santa Ana Mountains. The City is bordered on the north, east and southeast by the City of Laguna Hills, to south by the City of Aliso Viejo, on the northwest by the City of Irvine and on the west by unincorporated Orange County and the City of Laguna Beach. The City has approximately 18,500 residents, the majority of which live within the gated senior community of Laguna Woods Village (formerly Leisure World). The City has five commercial areas and several professional and

office developments. The City is approaching build out with little vacant land available for new or infill development. The majority of vacant land within the City has been included in the Urban Activities Center (UAC) Specific Plan area for planning purposes. The Specific Plan has yet to be developed, but will consider land use, housing, traffic, infrastructure and fiscal balance.

### **Laguna Woods General Plan**

Preparation of the General Plan began with a series of community workshops held in early 2001. Perspectives and issues presented by members of the community set the course for the new General Plan. The General Plan Coordinating Committee, appointed by City Council, considered each draft component of the new General Plan and provided input at monthly meetings from February 2001 through June 2002. The City of Laguna Woods Community Services Committee provided input on the draft document at public meetings in March and August 2002. In September 2002, the City of Laguna Woods Planning Advisory Committee recommended that the City Council certify the Environmental Impact Report prepared in conjunction with the General Plan and adopt the draft General Plan. The Laguna Woods City Council held a public hearing, certified the Environmental Impact Report and adopted the City of Laguna Woods General Plan on October 16, 2002. The General Plan Housing Element was subsequently certified by the Department of Housing and Community Development, Division of Housing Policy Development on April 7, 2003.

## **3. General Plan Amendments 2009**

The City of Laguna Woods has processed one general plan amendment during the 2009 reporting period. This general plan amendment made modifications to the City's housing element in order to bring it into conformity with state law. While no other general plan amendments occurred during the most recent reporting period, recent modifications to the use permit of a past amendment highlight the City's continued commitment to promoting housing element goals, and meeting the City's Regional Housing Needs Assessment (RHNA) allocation. A brief summary of amendments and their recent developments are included.

### **General Plan Housing Element Update (GPA 09 – 01)**

In order to conform to California State Law 65583(c)(3), the City of Laguna Woods updated its General Plan Housing Element for the period of 2006 – 2014. This project involved a series of public meetings to solicit input from property owners, nonprofit organizations and members of the community.

#### *General Plan Housing Element Update Process*

A publicly-noticed study session was held with the Planning Advisory Committee on September 14, 2007. The study session provided an overview of the Housing Element update process and sought input from residents and community organization about housing needs and issues in Laguna Woods. To facilitate public review of the Draft Housing Element, a subsequent public meeting was held before the Planning Advisory Committee on February 7, 2008, during which residents and interested stakeholders could participate.

Comment letters were received from “Save Open Space” (SOS) in Laguna Woods, the Public Law Center and the Kennedy Commission. Comments from SOS in Laguna Woods generally related to clarification of specific issues and terminology, as well as topic specific comments, such as if the City could consider itself “built out” and additional development be prohibited. Where relevant, responses to comments were integrated into the text. Comments from the Public Law Center were submitted on behalf of Child Care Connections, a collaborative of community groups that advocates for the availability of affordable, accessible, and quality child care to all Orange County families. The letter encourages the City of Laguna Woods to consider child care needs in conjunction with regional housing needs. While this is an important concern for many communities, Laguna Woods is a predominantly senior community. The median age in Laguna Woods is 78, with over 86 percent of the population over age 65. As such, child care has limited demand in Laguna Woods.

The Kennedy Commission expressed the need for increased affordable housing opportunities in the City and in the region. An Inclusionary Housing Ordinance processed concurrently in January of 2009 works to address these concerns by ensuring that the City will have an adequate provision of affordable housing.

#### *General Plan Housing Element Approval*

The Draft Housing Element Update was presented at the January 21, 2009 City Council Meeting. On December 15, 2008 the City received a letter from the State of California’s Department of Housing and Community Development, stating that the Draft Housing Element Update is in compliance with State Law. The Housing Element was certified by HCD on February 27, 2009 and the Laguna Woods City Council adopted the document soon after.

#### **San Sebastian Senior Condominiums (GPA 05 – 01)**

This general plan amendment resulted in approximately three acres of existing commercial offices being reclassified to High Density Residential for the purpose of constructing 134 senior condominiums. The General Plan Amendment change from commercial to residential supports the General Plan Housing Element goals for promoting new housing opportunities within the City. The housing proposal, including 15 low income affordable units, will help meet the City’s Regional Housing Needs Assessment (RHNA) allocation. Processed concurrently with the general plan amendment was a zone change from Professional and Administrative Office to Multifamily Residential, a use and site development permit and a tract map for condominium purposes.

In November of 2009 the San Sebastian Condominium project completed construction and was issued a certificate of occupancy. With early sales suffering from a recessed housing market, the applicant returned to the City to request an amendment to the site’s conditional use permit. In cooperation with the City, the conditional use permit was amended to allow for the leasing of all properties for a temporary period, subject to certain conditions. Two important conditions to this project increased the number of affordable units from 15 to 17 and the period of affordability increased from 30 years to 45 years.

**Past General Plan Amendments**

| <b>Date</b>  | <b>Action</b>                                   | <b>Description</b>                                                                                     |
|--------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| October 2002 | Current General Plan adoption                   | Adoption of the Land Use, Housing, Circulation, Open Space, Conservation, Safety and Noise Elements.   |
| October 2005 | General Plan Amendment (GPA 05-01)              | General Plan Amendment to change a property from Commercial to High Density Residential.               |
| July 2007    | General Plan Amendment (GPA 07-01)              | General Plan Amendment for the annexation of 170 acres of land from neighboring cities for Open Space. |
| January 2009 | General Plan Housing Element Update (GPA 09-01) | Housing Element Update                                                                                 |

## **4. Significant Projects and Program Approvals**

The City Council is the decision making body for the City of Laguna Woods. The Council serves as Planning Commission for land use decisions and has established a committee structure to make recommendations on proposed projects and programs. Each committee is made up of 11 residents that are appointed by City Council members for a two year term. The committees are organized in specific areas of interest and include the following:

- Community Services Committee
- Land Use and Design Review Committee
- Public Safety Committee

The purpose of this section is to highlight City activities, programs and public services within the 2009 reporting period. These activities and programs are instrumental to the ongoing implementation of the general plan

**Inclusionary Housing Ordinance:** The City adopted an Inclusionary Housing Ordinance in January 2009 to enhance the public welfare by ensuring that future Residential Development Projects contribute to the attainment of the affordable housing goal set forth in the Housing Element of the City's General Plan. The ordinance reads "All Residential Development Projects consisting of five (5) or more dwelling units designed and intended for permanent occupancy located in any zoning district, for which application, for any use permit, site development permit or subdivision map is filed after the effective date of the Ordinance, shall maintain a percentage of total number of dwelling units or parcels within the development as affordable units." The ordinance continues to mandate that at least 15% of the dwelling units of the residential development projects be set aside as affordable units. Alternatives such as in lieu fees are also discussed the ordinance text.

**City-Wide Zoning Code Modification Project:** The current zoning districts were adopted in 2003 and, with the exception of the specific plan district, reflect a transfer of regulations in place before the City's incorporation. State law requires that the zoning code be consistent with the City's general plan. Current zoning designations, while consistent with the general plan, are not identical. At the November 18, 2009 meeting, the City Council directed staff to proceed with a review and update of the land use designations in the City's zoning code, as well as those in the general plan land use element, if required. The City Council directed staff to review current zoning district and land use designations and to make recommendations for modification. This process involves a comprehensive review of existing policy documents, zoning districts and development patterns. The goal of this project is to

simplify language, policy guidelines and standards in order to improve consistency between the documents and make their implementation more effective. The City is utilizing the following timeline:

- Identify the purpose of existing zoning districts and proposed modifications (January 2010)
- Compare current City zoning to that of neighboring communities (January-February)
- Identify issues that need to be addressed (January-February)
- Notify property owners of the process and solicit input (February–mid-April)
- Establish definitions/standards for proposed new districts (March-May)
- Survey existing properties and propose modifications (March-May)
- Discuss process to date with Land Use and Design Review Committee (August 12)
- Modify Code language and draft corresponding General Plan Land Use Element modifications (August-September)
- Environmental Review (August-November)
- Land Use and Design Review Committee review of draft ordinance and environmental review (December 9)
- Public hearing and first reading of ordinance (December 15)
- Second reading of ordinance (January 19)
- Ordinance effective (February 19)

**City Hall Services:** Laguna Woods City Hall hosts a library branch of the County of Orange. With hours from 10 am to 4:30 pm Monday through Friday, residents can request books and other library resources located in other branches and have them sent to the City Hall branch for checkout. In addition, City Hall houses satellite offices for the Department of Fish and Wildlife, the Service Corp of Retired Executives (SCORE), State Assemblyman Chuck DeVore and U.S. Congressman John Campbell.

**Laguna Woods Green Home Program:** In March of 2009, the City of Laguna Woods established a voluntary green homes certification program. The purpose of the program is to encourage residents to incorporate sustainable appliances and building practices into their homes to promote the environmental health of the community. The Laguna Woods Green Homes Program is available for all residential units, existing or new. Homeowners may apply for proposed certification at three levels — Green, Star Green and Star Green Plus — based on points for particular environmental improvements.

**Household Hazardous Waste Collection Program:** Under the Household Hazardous Waste (HHW) pick up program residents can obtain a box from City Hall to fill with household and automobile chemicals, pesticides, paint and more. The box is picked up at the residence and the HHW contained inside is disposed of properly. In addition to the HHW programs, the City has funded a mail-in “Sharps” program for medical needles and maintains an old cell phone and battery drop-off at City Hall. During the 2009 reporting period the City collected 15,946 lbs of HHW, 52,734lbs of E-Waste and 238 gallons of sharps. The City also collected 1,945 lbs of batteries and 600 lbs of non controlled medicines in 2009.

**Environmental Improvement Pilot Program:** In October of 2009 the City began an Environmental Improvement Pilot Program that would reduce building permit fees for residents that install water and energy efficient products. The program will reduce fees by an average of 15% for products including nail-in windows, hot water recirculation systems, photo-voltaic systems, energy efficient central heat and a/c systems and tankless water heaters.

**Community Services Organization Grants:** The City of Laguna Woods regularly awards competitive grant funding to organizations that have a history of providing services that are beneficial to the community. The City awarded approximately \$130,000 in the 2009 reporting period. The City will continue this competitive grant program as future budgets allow.

**Ongoing Programs:**

**Battery Recycling Ordinance:** In February 2006 the City adopted regulations which correspond with a new State law making it illegal to dispose of household and rechargeable batteries in regular trash. The new City ordinance requires certain retail businesses that sell batteries in the City of Laguna Woods to maintain an on-site battery recycling program that is convenient, safe and environmentally friendly.

**Taxi Voucher Program:** In July 2006, the taxi voucher program became available to residents 60 years and older. The program subsidizes the cost of a taxi trip by up to 60%. There are three types of taxi voucher programs: general travel, special destination travel, and non-emergency medical travel. Special destination vouchers for seniors allow trips to the regional airport, the Orange County Performing Arts Center, Irvine Transit Center and a nearby large retail shopping center.

**Park Fee Ordinance Revisions:** In early 2005 the City adopted revisions to the existing park fee ordinance and established new fees in lieu of dedication. The changes clarified the park fee dedication process and established a representative land value based on current real estate prices. While no fees were collected during the 2009 reporting period, the City has collected \$425,628 since adoption of the ordinance. Allocation of the park fees continued during 2009 for projects including phase II of the Ridge Route Linear Park project, the design for City Centre Park and improvements to Woods End Park.

**Energy Grant Program:** This program provides for the purchase and installation of additional insulation, new dual pane windows with low "E" glass, doors, heat pumps, ceiling fans and other similar energy efficient improvements for qualified low income seniors who own their residential unit. The program is funded through a Community Development Block Grant (CDBG) from the U.S. Department of Housing and Urban Development (HUD). The City expects to anticipate spending between \$125,000 and \$200,000 each fiscal year until 2012.

**Capital Improvement Program:** The following capital improvement projects are proposed, underway or have been completed in the 2009 – 2010 fiscal year:



| #  | PROJECT NAME                                                                   | Status                |
|----|--------------------------------------------------------------------------------|-----------------------|
| 1  | City Hall Acquisition                                                          | Complete              |
| 2  | City Hall Renovation                                                           | Underway              |
| 3  | Moulton Parkway Widening/Smart Street Project                                  | Underway              |
| 4  | El Toro Road/Aliso Creek Road Intersection Widening and Landscape Improvements | Phase 1 of 2 complete |
| 5  | Private Streetlight Rewiring Project                                           | Complete              |
| 6  | Moulton Parkway Landscaping – South City limit to Via Campo Verde              | Future                |
| 7  | Ridge Route Sidewalk & Landscape Project - Phase II                            | Underway              |
| 8  | Ridge Route Linear Park Project - Phase I                                      | Complete              |
| 9  | City Centre Park Phase I                                                       | Underway              |
| 10 | City Centre Park Phase II                                                      | Future                |
| 11 | El Toro Road/Avenida Sevilla Storm Drain Project                               | Underway              |
| 12 | Santa Maria Ave Pavement Resurfacing – Moulton Pkwy to Avenida Sosiega         | Future                |
| 13 | Slurry Seal Program                                                            | Future                |
| 14 | El Toro Road Resurfacing – Aliso Creek Road to Calle Sorona                    | Complete              |
| 15 | Reconstruct Santa Maria Ave – Add golf cart lanes on both sides                | Future                |

## 5. Regional Housing Needs Assessment Allocation

In accordance with State Housing law, the Southern California Association of Governments (SCAG) has prepared a Regional Housing Needs Assessment (RHNA) that quantifies the need for housing in each jurisdiction in the SCAG region between 2006 and 2014. The RHNA provides estimates of existing and future housing needs for each municipality and regional government. Local governments are mandated by State Law to implement this plan by providing concrete measures that will work to meet their local affordable housing allocation.

The existing need is determined from information about current residents including the number of low-income families paying more than 30% of income for housing. Future need is based on projected growth in the number of households and the number of units needed to maintain a target vacancy rate. State law requiring that new, affordable housing not be concentrated in existing low income neighborhoods also guides the geographic distribution of RHNA dwelling units. The RHNA can include replacement housing, as well as new construction. The allocation for new construction units by income category is indicated in the following table:

**Total Construction Need by Income for Planning Period 2006-2014**

| Very Low | Low | Moderate | Above Moderate | Total |
|----------|-----|----------|----------------|-------|
| 25       | 23  | 27       | 60             | 135   |
| 19%      | 17% | 20%      | 44%            | 100%  |

Source: Southern California Association of Governments

The City of Laguna Woods is still in the process of meeting its affordable housing allocation for the period of 2006 – 2014. No new residential units have been proposed or constructed, and no residential units have been permanently lost during this reporting period. In rare cases, occupancy of existing units has been restricted on a temporary basis due to fire or other construction deficiencies. In no case have these units been lost, or unable to be occupied once repairs have been completed.

The most recent residential development in Laguna Woods was completed in November 2009. This project was the abovementioned San Sebastian condominium project. This development consists of 134 senior condominiums on a former commercial office site. As part of the original approved project, the applicant provided 15 very low income units deed restricted affordable units. The remaining 119 units fall into the RHNA's above moderate category. The 119 units will exceed the City's 60 unit allocation for above moderate income units and depending on the final price point for sales, the leasing for this project may fulfill the moderate income category as well.

In late 2009 the owners of the San Sebastian condominium project requested a modification to the property's conditional use permit to allow for the temporary leasing of all units. The City approved this request, with conditions that required that the development restrict two additional units to low income affordability status. Additionally, the period of affordability for all affordable units was extended from 30 to 45 years.

In addition to modifications to the standards governing existing units, the City has also taken long-term measures to ensure that new development provide adequate affordable housing. In January 2009, the City adopted an inclusionary housing ordinance. This ordinance requires new residential projects to include a percentage of affordable housing, or to provide in lieu fees to the City for future affordable housing projects.

## 6. Implementation of General Plan Elements

To better assess the progress toward full implementation of the General Plan, the following section provides a detailed look at all the goals and policies established in each General Plan Element. Each goal and policy is assigned one of the following status designations: "Implemented," "Ongoing," "Partially Implemented," "Started," "Not Yet Implemented" or Abandoned." Brief comments regarding implementation are also provided to give a better assessment of the City's implementation status. The comments are not intended to be comprehensive, but provide examples of City efforts in implementing policies for the specific subject area.

**Land Use Element:** 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 was originally adopted in 2002 and has been amended once in 2003 to add additional implementation measures.

The following is a summary of the Land Use Element objectives, policies and implementation measures:

| Land Use Element                                                                                                                                                                                                                                 | Implementation Status                                                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective I:</b><br>Promote land uses that accommodate the diverse needs of City of Laguna Woods residents.                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Policy I.A:</b> Facilitate development of a variety of housing types that appeal to a broad spectrum of prospective new residents.                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                      |
| 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.                                                      | <b>Ongoing:</b> In the 2009 update of the City's Housing Element, new policies were included to promote the creation of emergency shelters and transition housing. City staff is in the process of updating the zoning code to include provisions for these priority RHNA allocations.                                                                               |
| 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. | <b>Implemented:</b> The majority of previously zoned Open Space land within the City has been designated as Urban Activities Center specific plan. The specific plan has not yet been developed, but must be consistent with general plan policies. In 2007 the City annexed 170 acres "Laguna Laurel" from the County of Orange and designated the land Open Space. |
| I.A.3 Adopt a Zoning Ordinance provision requiring that replacement, redevelopment, and/or relocation of any Leisure World Clubhouse facility will not result in a net loss of land area reserved and maintained for recreational uses.          | <b>Implemented:</b> Section 13.08.030 (e) of the City of Laguna Woods Zoning Code adopted April 16, 2003.                                                                                                                                                                                                                                                            |
| <b>Policy I.B:</b> Actively participate with property owners and their representatives to expand the range of retail goods and services.                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                      |
| I.B.1 Prepare a City marketing brochure to supplement broker and property owner offerings to prospective commercial tenants and prospective residents.                                                                                           | <b>Ongoing:</b> The City has prepared a City Map / Guide to promote City services and businesses within the City. The City will continue to promote Laguna Woods to new residents and businesses.                                                                                                                                                                    |
| I.B.2 Adopt Zoning Ordinance procedures for site-specific parking studies reflecting demand based on existing or proposed commercial tenant mix.                                                                                                 | <b>Implemented:</b> Section 13.18.070 of the City of Laguna Woods Zoning Code adopted April 16, 2003.                                                                                                                                                                                                                                                                |
| I.B.3 Accommodate requests of property owners for zone                                                                                                                                                                                           | <b>Ongoing:</b> In 2005 an application to rezone a commercial                                                                                                                                                                                                                                                                                                        |

| Land Use Element                                                                                                                                                                                                                                                                                                                                                    | Implementation Status                                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| changes consistent with land use designations on the General Plan Land Use Map.                                                                                                                                                                                                                                                                                     | office property to multifamily residential use was approved. The City has not received any requests for zone changes during the 2009 reporting period.                                                                                                                          |
| <b>Objective II:</b><br><br>Enhance the value and desirability of properties.                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                 |
| <b>Policy II.A:</b> Develop a strategy for promoting excellence in property maintenance and building design.                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                 |
| II.A.1 Adopt Zoning Ordinance standards for design review that include architectural guidelines for new and renovated commercial projects.                                                                                                                                                                                                                          | <b>Ongoing:</b> The City of Laguna Woods Zoning Code was adopted April 16, 2003. The City development standards continue to evolve to respond to changes in land use.                                                                                                           |
| 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.                                                                                                                              | <b>Implemented:</b> Section 13.16. of the City of Laguna Woods Zoning Code was adopted April 16, 2003.                                                                                                                                                                          |
| II.A.3 Continue to implement the scenic highway provisions of the Zoning Ordinance.                                                                                                                                                                                                                                                                                 | <b>Ongoing:</b> There have been no revisions to the scenic highway provisions within the City. A review and clarification of the standards has been included in the work plan for the next Zoning Code revision                                                                 |
| II.A.4 Continue to include maintenance and periodic upgrading of landscaped medians in the City's annual budget.                                                                                                                                                                                                                                                    | <b>Ongoing:</b> Median maintenance is part of the current public works budget. Median upgrades have been included in the City's Capital Improvement Plan.                                                                                                                       |
| II.A.5 Continue the current Code Enforcement program including inspection and compliance provisions associated with the City's Stormwater Program.                                                                                                                                                                                                                  | <b>Ongoing:</b> Land use, building department and stormwater program compliance programs are ongoing.                                                                                                                                                                           |
| 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, <i>Specific Plan Concept</i> .                              | <b>Implemented:</b> Section 13.14.040 of the City of Laguna Woods Zoning Code adopted April 16, 2003.                                                                                                                                                                           |
| 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). | <b>Ongoing:</b> New projects are reviewed for compliance with the City Stormwater Local Implementation Plan adopted in 2003 and Water Quality Ordinance adopted January 2003. Specific design considerations are addressed as part of the Water Quality Management Plan review. |
| <b>Policy II.B:</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.                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                 |
| II.B.1 Actively participate as a City in area-wide and                                                                                                                                                                                                                                                                                                              | <b>Implemented:</b> The Great Park concept was approved for                                                                                                                                                                                                                     |

| Land Use Element                                                                                                                                                                                 | Implementation Status                                                                                                                                                                                                                                                        |
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| regional forums in opposing a commercial airport at the former Marine Corps Air Station at El Toro.                                                                                              | the former Marine Corps Air Station at El Toro. Land was sold to private developer in 2005 and early construction has begun.                                                                                                                                                 |
| II.B.3 Work with nearby cities and special districts on issues of mutual benefit or interest.                                                                                                    | <b>Ongoing:</b> The City has partnered with the City of Laguna Hills on several road improvement issues and continues to work with El Toro Water District on wastewater, water conservation and stormwater issues.                                                           |
| <b>Objective III:</b><br>Promote innovation in design and development of properties that reflects the unique needs of the City of Laguna Woods market.                                           |                                                                                                                                                                                                                                                                              |
| <b>Policy III.A:</b> Identify opportunities in new construction and re-use projects for optimizing accessibility for people with special needs.                                                  |                                                                                                                                                                                                                                                                              |
| 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. | <b>Partially Implemented:</b> The City has constructed a multipurpose trail linking existing commercial, institutional, and residential uses. Requirements have not yet been adopted as part of the Zoning and Subdivision Codes.                                            |
| III.A.2 Consider adopting Zoning Ordinance standards for alternative modes of transportation in commercial, institutional, and multiple family residential developments.                         | <b>Partially Implemented:</b> The City has pursued golf cart linkages between existing commercial, institutional, and residential uses. Section 13.18.090 of the Zoning Code "Transportation Demand Management" includes provisions for alternative modes of transportation. |
| <b>Objective IV:</b><br>Maintain and enhance revenues to the City.                                                                                                                               |                                                                                                                                                                                                                                                                              |
| <b>Policy IV.A:</b> Consider the fiscal impacts of land use decisions.                                                                                                                           |                                                                                                                                                                                                                                                                              |
| 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.        | <b>Ongoing:</b> A fiscal analysis is part of the standard review process for significant land use projects.                                                                                                                                                                  |

**Housing Element:** The Housing Element is intended to guide City decision-making through an action program including policies, procedures, and incentives for maintaining and expanding the housing supply in the City of Laguna Woods for all income groups. The Housing Element identifies specific actions that will be taken to implement objectives and policies to ensure that there are adequate sites to achieve housing diversity, facilitate the development of affordable housing, improve the existing affordable housing stock and promote equal housing opportunity. The Housing Element was amended in January 2009.



The following is a summary of the Housing Element objectives, policies and implementation measures:

| Housing Element                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Implementation Status                                                                                                                                                                                                                                                         |
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| <b>Objective 1:</b><br>Maintain and improve residential neighborhoods and support quality housing for all residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                               |
| <b>Policy 1.A:</b> Work towards full implementation of the 2006-2014 Housing Element objectives, policies, and programs in the Housing element                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                               |
| Program 1.A.1 Provide a progress report on the 2006-2014 Housing Element programs and quantified objectives as part of the annual General Plan status reports to the State.                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Ongoing:</b> The annual general plan progress report for past years has been submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development. City staff will continue to submit progress reports in future years.     |
| <b>Policy 1.B:</b> Promote, encourage, and facilitate efforts to preserve the City's housing stock.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                               |
| Program 1.B.1 Continue to promote on-going building maintenance activities. To promote building maintenance, the City will: <ul style="list-style-type: none"> <li>Identify available funds for building maintenance activities and energy efficiency upgrades.</li> <li>Disseminate public information on available housing programs, such as the energy efficient equipment retrofit program (CDBG) at public counters and the City's website.</li> <li>Assist property owners and property managers in their efforts to identify and mitigate housing maintenance issues.</li> </ul> | <b>Ongoing:</b> The City receives money in the form of Community Development Block Grants (CDBG), for use in an energy efficient equipment retrofit program. The City continues to apply for CDBG funds, and will continue to implement the program each year as funds allow. |
| <b>Objective 2:</b><br>Promote and encourage the development of housing opportunities to accommodate current and projected housing need.                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                               |
| <b>Policy 2.A:</b> Promote construction of units consistent with the new construction needs identified in the Regional Housing Needs Assessment (RHNA).                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                               |
| Program 2.A.1 Work with property owners in the development of Specific Plans to guide the development of Urban Activities Center parcels to include residential development.                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Not yet Implemented:</b> Other than informal discussions, property owners of Urban Activities Center parcels are yet express interest in developing a specific plan.                                                                                                       |
| <b>Policy 2.B:</b> Mitigate governmental constraints to the accommodation of special needs residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                               |

| Housing Element                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Implementation Status                                                                                                                                                                                                                                                                                                               |
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| <p>Program 2.B.1 Participate in the County of Orange Consolidated Plan program and in the Continuum of Care to provide housing for special needs populations, particularly extremely and very low income persons. Participation will include assigning a representative to participate in meetings and events sponsored by these programs. In addition, the Resource Guide for Orange County Homeless and other publications that support the program goals will be distributed from City Hall.</p>                                                                                                                                                                                                                                           | <p><b>Partially Implemented:</b> The City of Laguna Woods participated in the development of the County of Orange Consolidated Plan drafted for the years of 2010 – 2015. While the City provides numerous information pamphlets on an array of resources, they are yet distribute a resource guide for Orange County homeless.</p> |
| <p>Program 2.B.2 Revise the Laguna Woods Zoning Ordinance to identify zones that will allow the development of transitional housing facilitate transitional housing and supportive housing developments that serve extremely and very low income households, consistent with Government Code Section 65583(c)(1). Because transitional and supportive housing can be configured in different ways – either as regular multi-family housing or as group quarters the Zoning Ordinance amendment will ensure that transitional and supportive housing that function as a residential use will be treated as residential uses and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p> | <p><b>Not yet Implemented:</b> As part of a larger Zoning Code Update occurring in 2010, the City will consider an ordinance relating to transitional housing for extremely low and very low income households.</p>                                                                                                                 |
| <p>Program 2.B.3 Review and revise the Laguna Woods Zoning Ordinance to provide for emergency homeless shelters that serve extremely and very low income households as a by-right use and develop objective standards to regulate emergency shelters as provided for under Government Code Section 65583(a)(4). Evaluate the Neighborhood Commercial (NC), Community Commercial (CC), Highway Commercial (HC) or Urban Activities (UAC) zones for inclusion of emergency homeless shelters as a by-right use.</p>                                                                                                                                                                                                                             | <p><b>Not yet Implemented:</b> As part of a larger Zoning Code Update occurring in 2010, the City will consider an ordinance relating to emergency homeless shelters that serve the extremely low-, and very low income households as a by-right use and development objective standards.</p>                                       |
| <p><b>Policy 2.C</b> Address the housing needs of special populations and extremely low income households through emergency shelters, transitional housing, supportive housing, and single-room occupancy units.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Objective 3:</b></p> <p>Encourage and facilitate the development of affordable housing opportunities for all economic segments of the community, especially for extremely- and low-income residents.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Policy 3.A:</b> Recognize the City’s leadership role in the maintenance, preservation, improvement, and development of affordable housing.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                     |

| Housing Element                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                             |
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| <p>Program 3.A.1 Encourage and facilitate the development of affordable housing by:</p> <ul style="list-style-type: none"> <li>• Supporting non-profit organizations that address housing issues.</li> <li>• Serving as an intermediary between non-profit organizations and interested residential developers.</li> <li>• Assisting in application preparation and other efforts to secure funding sources for development of housing for extremely low-, very low-, low- and moderate-income residents.</li> <li>• Making available regional and local housing program information to residents, and assisting residents in contacting housing assistance organizations.</li> <li>• Inform interested developers about the range of housing allowed in areas outside of Laguna Woods Village, including housing for families.</li> <li>• Inform interested developers about the State density bonus program incentives available for development of affordable housing program.</li> <li>• Program incentives available for development of affordable housing.</li> </ul> | <p><b>Ongoing:</b> The City is continuing to work with past and present residential developers to promote affordable housing. In the 2009 reporting period, two additional deed restricted affordable unit were created through modifications to a property's Conditional Use Permit. The City will continue to work with future residential developers and to create zoning code ordinances that promote affordable housing.</p> |
| <p>Program 3.A.2 Continue to encourage and facilitate the use of the City's density bonus provisions to provide affordable housing opportunities. Revise the density bonus provisions in the City's Municipal Code to be consistent with State density bonus law.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <p><b>Ongoing:</b> The City's density bonus requirement provisions are current with the income range of low and very-low income households. The development incentives vary from a case by case basis in order to adapt to different development proposals.</p>                                                                                                                                                                   |
| <p>Program 3.A.3 Develop an inclusionary ordinance that requires new development to contribute toward provision of affordable housing. Standards will address minimum project size, percentage of units to be dedicated as inclusionary housing, definition of affordability required, exceptions to the ordinance, timeframe of affordability, and alternative opportunities for satisfying the inclusionary requirement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p><b>Implemented:</b> In January 21, 2009 the City adopted Section 13.25 titled Inclusionary Housing to the Laguna Woods Zoning Code.</p>                                                                                                                                                                                                                                                                                        |
| <p>Program 3.A.4 Encourage residents to apply, when available, for the Section 8 rental assistance program (through County of Orange Housing Authority) for extremely and very low-income rental households. Inform local rental property owners and eligible residents of Section 8 assistance and Section 8 waitlist openings through flyers and the City's website. Provide technical assistance during the application process to interested residents. While the City endeavors to maintain the current level of assistance through the Section 8 (72 vouchers) program, the City has no</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p><b>Ongoing:</b> The City provides Section 8 housing information and application forms. The City receives information for Section 8 housing through the County of Orange.</p>                                                                                                                                                                                                                                                   |



| Housing Element                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Implementation Status                                                                                                                                                                                                  |
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| jurisdiction over the funding and operation of the Section 8 voucher program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                        |
| Program 3.A.5 Continue to use CDBG funds to fund projects that improve and maintain the quality of the City's housing stock and residential infrastructure. While the City endeavors to maintain the current level of assistance through the CDBG program, the City has no jurisdiction over the funding and operation of CDBG program.                                                                                                                                                                                                                                              | <b>Ongoing:</b> The City continues to use CDBG funds to fund energy efficiency programs. The city will continue to fund the energy efficient program as CDBG funds allow.                                              |
| Program 3.A.6 The City has received no complaints regarding any discriminatory actions and will continue to enforce all fair housing law. The City Manager is responsible for addressing and/or referring fair housing complaints and questions to the Fair Housing Council of Orange and/or HUD. The City will provide information on fair housing rights and responsibilities, and seek to remedy known acts of discrimination within the community. The City will disseminate fair housing information at City Hall and throughout Laguna Woods in a variety of community places. | <b>Ongoing:</b> The City provides information packets for fair housing at City Hall.                                                                                                                                   |
| <b>Objective 4:</b><br>Facilitate housing, transportation and physical accommodations to aid persons with disabilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                        |
| <b>Policy 4.A:</b> Maintain zoning/development standards that guide development of affordable housing near public transportation, and promote project designs that are accessible and accommodating to the disabled.                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                        |
| Program 4.A.1 Establish reasonable accommodation procedures in the Zoning Ordinance and as applicable, the Building Code, to provide disabled individuals or households equal housing opportunity through residential unit modifications intended to improve mobility and accessibility, and to provide the flexibility necessary for developing housing for individuals with disabilities.                                                                                                                                                                                          | <b>Not yet Implemented:</b> As part of a larger Zoning Code Update occurring in 2010, the City will consider measures that will encourage residential modifications that promote increased mobility and accessibility. |
| Program 4.A.2 Partner with property owners to identify and accomplish the retrofit of dwelling units and common facilities for handicapped accessibility. The City will participate at board meetings of the housing mutual's and the Golden Rain Foundation, the principal property owner in the City, to encourage retrofitting.                                                                                                                                                                                                                                                   | <b>Not yet Implemented:</b> While City officials often meet with the representatives of major property owners, a mutual approach to promoting retrofitting within the community is yet to be developed.                |

**Circulation Element:** The purpose of the Circulation Element is to guide development of the transportation system to support existing development and planned growth in response to community needs. The Circulation Element addresses the street and highway network, railroads, transit services, and bicycle and pedestrian facilities within the community. The Circulation Plan and supporting objectives, policies, and implementation measures are consistent with the land use and other provisions and standards of the City's General Plan.

The following is a summary of the Circulation Element objectives, policies and implementation measures:

| Circulation Element                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Objective I:</b><br>Improve and expand transportation options within the City and to destinations outside the City.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Policy I.A:</b> Maintain and enhance an integrated vehicular circulation network to accommodate local needs and land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| I.A.1 Monitor arterial roadways and intersections within the City with the goal of maintaining Level of Service (LOS) D on roadway segments and at intersections.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Ongoing:</b> The City reviews intersection performance as part of regular public works function and as part of the CEQA project review for City and surrounding jurisdictions.                                                                                                                                                                                                                                                                              |
| I.A.2 The City shall develop a Traffic Impact Analysis Procedures Manual to guide the conduct of traffic studies. The Manual shall define procedures for analyzing proposed development traffic impacts on roadways both within and outside the City, for determining appropriate and effective mitigation measures, and for establishing procedures ensuring that new development pays at least its fair and proportionate share of required mitigation measures. The Manual shall identify the types and sizes of projects requiring a traffic impact analysis, and a process for preparing the analysis, including analysis methodologies, and development of significance criteria consistent with level of service performance criteria identified in the Circulation Element. The Manual shall also identify procedures for analyzing land development within the Urban Activities Center to ensure that overall trip generation totals identified in the General Plan are not exceeded, and that General Plan roadway standards continue to be met. The Manual shall include methods to ensure consistency with the requirements of the County of Orange Congestion Management Plan and the Growth Management Plan. | <b>Not yet Implemented:</b> The process has started for the drafting, review and adoption of a City Traffic Impact Analysis Procedures Manual. The City continues to conduct both project specific and regional analysis to better understand roadway segments in the community. Under the current program traffic analysis is conducted at a project level as part of environmental review. Work continues in 2009 to standardize the traffic review process. |
| I.A.3 Define on-site and off-site circulation infrastructure improvements necessary to mitigate impacts of new development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Ongoing:</b> A thorough review of circulation impacts for new developments is part of the project and environmental review process.                                                                                                                                                                                                                                                                                                                         |

| Circulation Element                                                                                                                                                                                                                                                                                                                                                                                          | Implementation Status                                                                                                                                                                                                                                                                                                             |
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| I.A.4 Work with the Orange County Transportation Authority and the County of Orange in phased implementation of Master Plan of Arterial Highways to meet the particular needs of the City.                                                                                                                                                                                                                   | <b>Ongoing:</b> The City continues to comply with Master Plan of Existing Arterial Highways (MPAH) implementation, a requirement to qualify for Measure M funds.                                                                                                                                                                  |
| <b>Policy I.B:</b> Develop strong working relationships with management and staff of the Orange County Transportation Authority (OCTA), Leisure World Transportation, South County Senior Services, and other appropriate agencies to highlight the transit needs of the City of Laguna Woods residents, including the special needs of seniors, and to enhance and coordinate transit services in the City. |                                                                                                                                                                                                                                                                                                                                   |
| I.B.1 Support the provision of safe and efficient intercity and intracity public transportation for residents and workers in the City of Laguna Woods.                                                                                                                                                                                                                                                       | <b>Ongoing:</b> The City continually works with the Orange County Transportation Authority on a regular basis to discuss methods to improve the quality of public transportation.                                                                                                                                                 |
| I.B.2 Encourage the use of public transportation.                                                                                                                                                                                                                                                                                                                                                            | <b>Ongoing:</b> The City distributes maps/guides with information about private and public bus, taxi and other public transportation.                                                                                                                                                                                             |
| I.B.3 Explore funding sources for the operation, maintenance and improvement of local transit services, including bus shelter and transfer point amenities.                                                                                                                                                                                                                                                  | <b>Ongoing:</b> The City continues to comply with Master Plan of Existing Arterial Highways (MPAH) implementation, a requirement to qualify for Measure M funds. While Staff has not identified additional funding sources during the 2009 reporting period, Staff will continue to pursue funding opportunities in future years. |
| I.B.4 Increase staff involvement in oversight of fixed route bus and paratransit services.                                                                                                                                                                                                                                                                                                                   | <b>Ongoing:</b> Staff continually submits direct and regular input regarding proposed new or changed transit and paratransit services, including changes to OCTA ACCESS service.                                                                                                                                                  |
| I.B.5 Work with the Orange County Transportation Authority (OCTA) and Leisure World Transportation to coordinate bus service schedules to minimize wait time for fixed route service.                                                                                                                                                                                                                        | <b>Ongoing:</b> Laguna Woods Village Transportation services have full access to OCTA bus stops to facilitate transfers. City staff will serve as the liaison between the groups for future discussion.                                                                                                                           |
| I.B.6 Promote future service extensions to popular destinations outside the City.                                                                                                                                                                                                                                                                                                                            | <b>Ongoing:</b> The City continues to promote service extensions through alternative transportation options such as the City's Taxi Voucher Program.                                                                                                                                                                              |
| I.B.7 Promote driver sensitivity training that extends to operation of wheelchair lifts and tie-downs, bus stop announcements, and understanding the needs of individuals with mobility impairments.                                                                                                                                                                                                         | <b>Ongoing:</b> OCTA and Laguna Woods Village have regular driver sensitivity training sessions. The City also requires such driver training as part of contract with private operator of taxi voucher services.                                                                                                                  |
| I.B.8 Provide fixed route bus information in a format easily readable by seniors.                                                                                                                                                                                                                                                                                                                            | <b>Ongoing:</b> The City distributes maps/guides with information in an easy-to-read format about private and public bus, taxi and other public transportation, and show major transit routes on the map.                                                                                                                         |
| I.B.9 Arrange training programs to provide on-site assistance to Laguna Woods residents to familiarize them                                                                                                                                                                                                                                                                                                  | <b>Ongoing:</b> The City assists residents in qualifying for the OCTA ACCESS bus service. The City also cosponsors an                                                                                                                                                                                                             |

| Circulation Element                                                                                                                                                                        | Implementation Status                                                                                                                                                                                                                                                                                                                                 |
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| with OCTA and Leisure World ridership options and traveling tips.                                                                                                                          | annual transportation fair that highlights transportation services and programs available to residents.                                                                                                                                                                                                                                               |
| I.B.10 Require the dedication and improvement of rights-of-way for bus turnouts as a condition of development approval, when appropriate.                                                  | <b>Ongoing:</b> A major capital improvement project, which is currently in construction, titled the Moulton Smart Street project, includes bus turnouts as a major component. The City will also, in some cases, require the dedication of right of way by private property owners in connection with development approvals.                          |
| I.B.11 Encourage maintenance of deep discounts for seniors using OCTA bus services and adoption of other inducements to use fixed route services, such as restaurant and merchant coupons. | <b>Ongoing:</b> The City continues to participate in Measure M reauthorization planning; including strong support for senior/disabled discounts for OCTA fixed route and ACCESS services.                                                                                                                                                             |
| I.B.12 Continually review the network of transit services to determine and encourage adoption of methods to increase ridership and respond to changing demands of the community.           | <b>Ongoing:</b> The City regularly participates and will continue to participate in local and regional transportation needs assessments. The last of these assessments occurred in 2008.                                                                                                                                                              |
| I.B.13 Support the efforts of appropriate agencies to provide additional local and express bus services to the City of Laguna Woods, such as intercity rail station feeder service.        | <b>Ongoing:</b> In 2008, the City conducted the Laguna Woods Transportation Needs Assessment Update. A component of this project was to evaluate mechanisms that improve access to regional rail systems.                                                                                                                                             |
| I.B.14 Provide opportunities for residents to give input on current and future fixed route and para-transit services.                                                                      | <b>Ongoing:</b> The City has several advisory committees including Public Safety Advisory Committee, Community Services and Land Use and Design Review. These committees focus citizen input on specific issues, of which often include transportation and traffic. These monthly meetings provide an organized opportunity for public input.         |
| <b>Policy I.C:</b> Coordinate the efforts of all transit service providers to plan for and implement a package of improved services for residents and workers.                             |                                                                                                                                                                                                                                                                                                                                                       |
| I.C.1 Coordinate with and support transit service providers as appropriate in developing and implementing plans for improving transportation services, coordination, and marketing.        | <b>Ongoing:</b> The City regularly conducts a transportation needs assessment for residents of Laguna Woods. The City also regularly submits requests for new transportation service funding as part of the Measure M reauthorization effort. Lastly, the City has a map/guide that provides extensive transportation service information and routes. |
| I.C.2 Provide input for development of service schedules that minimizes wait time for transfers between Leisure World Transportation and OCTA fixed route bus services.                    | <b>Ongoing:</b> Staff continually submits direct and regular input regarding proposed new or changed transit and paratransit services, including changes to OCTA ACCESS service.                                                                                                                                                                      |
| I.C.3 Continue to implement a bus shelter program with comfortable and convenient amenities.                                                                                               | <b>Ongoing:</b> In conjunction with local and regional transportation providers, the City works to provide bus shelters that transit riders with amenities, including transfers for Laguna Woods Village Transportation service.                                                                                                                      |
| <b>Policy I.D:</b> Explore opportunities to contract for new transit services based upon the needs of the community.                                                                       |                                                                                                                                                                                                                                                                                                                                                       |

| Circulation Element                                                                                                                                                                          | Implementation Status                                                                                                                                                                                                                                                                                                              |
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| I.D.1 Update the transit service needs of City of Laguna Woods residents on a regular basis to determine new destinations and changes in service demands.                                    | <b>Ongoing:</b> The City conducts a transportation needs assessment on a somewhat regular basis. These assessments occurred in 2001 and 2008. The City will continue to reevaluate transportation needs in future assessments.                                                                                                     |
| I.D.2 Devise transit services to meet changing community service needs.                                                                                                                      | <b>Ongoing:</b> As funds become available the Staff will continue to identify transit services that will meet the unique needs of Laguna Woods Residents. Programs including the Senior Mobility taxi voucher service and non-emergency medical transportation taxi voucher service are examples of ongoing programs.              |
| I.D.3 Implement new services, as appropriate, based upon budget and operation considerations.                                                                                                | <b>Ongoing:</b> As illustrated by the multiple taxi subsidy programs, the City looks to locate new funding sources for new programs on an ongoing basis.                                                                                                                                                                           |
| <b>Objective II:</b><br>Provide innovative alternatives for maintaining independence and mobility of residents.                                                                              |                                                                                                                                                                                                                                                                                                                                    |
| <b>Policy II.A:</b> Consider implementation of local demand response and shuttle service.                                                                                                    |                                                                                                                                                                                                                                                                                                                                    |
| II.A.1 Implement a demand responsive taxi voucher service to serve all residents.                                                                                                            | <b>Implemented:</b> Contingent on available funds, the City operates a Senior Mobility taxi voucher service and non-emergency medical transportation taxi voucher service.                                                                                                                                                         |
| II.A.2 Explore the feasibility of establishing a City operated or contracted shuttle service using rotating destinations and routes.                                                         | <b>Not yet Implemented:</b> Staff has informally discussed the possibility of developing a shuttle service, however, staff time and financial resources were dedicated to the aforementioned taxi subsidy program.                                                                                                                 |
| II.A.3 Accommodate and support innovative vehicles and services that meet the transit needs of the community while reducing air pollution and fossil fuel energy consumption as practicable. | <b>Ongoing:</b> The City works in conjunction with private land owners to encourage the availability of trails for golf carts, many of which are now powered by electric batteries. The City has also undergone the widening of a major sidewalk along El Toro Road to provide for safer use of electric scooters and wheelchairs. |
| <b>Policy II.B:</b> Help residents understand transit services and options.                                                                                                                  |                                                                                                                                                                                                                                                                                                                                    |
| II.B.1 Work with transportation service providers to develop clear, readable transit maps and guides.                                                                                        | <b>Ongoing:</b> The City hosts a map/guide with information in an easy-to-read format about private and public bus, taxi and other public transportation.                                                                                                                                                                          |
| II.B.2 Publish improved transit rider information maps and guides.                                                                                                                           | <b>Implemented:</b> The City distributes maps/guides with information in an easy-to-read format about private and public bus, taxi and other public transportation.                                                                                                                                                                |
| II.B.3 Post City transit maps at bus stops and transfer points throughout the City to help people travel throughout the County.                                                              | <b>Not yet Implemented:</b> While the map/guide is available at City Hall, Staff is yet to develop a map for use at bus stops and transfer points throughout the City.                                                                                                                                                             |



| Circulation Element                                                                                                                                                                                                         | Implementation Status                                                                                                                                                                                                                                         |
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| II.B.4 Distribute transit maps and guides throughout the City.                                                                                                                                                              | <b>Not yet Implemented:</b> The City's map/guide listing information about transportation options is only currently available at City Hall.                                                                                                                   |
| II.B.5 Develop a Travel Training Program providing orientation on available transportation services and options.                                                                                                            | <b>Ongoing:</b> The City works with volunteers and Laguna Woods Village Transportation services to provide on-site training for transit users. The City also provides a guide to using private taxis as a mode of transportation.                             |
| II.B.6 Develop a Rider Information Hotline and Referral System that provides personalized, step-by-step instructions in the use of fixed route bus, train, demand response and other transportation services.               | <b>Not yet Implemented:</b> Transit information is provided in a general format by contacting City Hall. The City is also coordinates with OCTA to improve online information pertaining to instructions to using local and regional transportation services. |
| <b>Objective III:</b><br>Maintain and improve existing circulation infrastructure.                                                                                                                                          |                                                                                                                                                                                                                                                               |
| <b>Policy III.A:</b> Provide and maintain a bicycle circulation system that connects to adjacent jurisdictions consistent with the regional bicycle network.                                                                |                                                                                                                                                                                                                                                               |
| III.A.1 Provide Class II on-street bicycle lanes on arterial roadways consistent with the County of Orange Commuter Bicycle Plan.                                                                                           | <b>Ongoing:</b> The Moulton Smart Street project, currently under construction, includes Class II bike trails consistent with the County of Orange Commuter Bicycle Plan.                                                                                     |
| III.A.2 Investigate the feasibility of including a Class I bicycle path as part of a multi-purpose trail along the south side of El Toro Road between Calle Sonora and Paseo de Valencia.                                   | <b>Implemented:</b> Class I trail included as part of multi-modal sidewalk/trail along El Toro Road, from Moulton Parkway to Paseo de Valencia.                                                                                                               |
| <b>Policy III.B:</b> Accommodate the unique needs of residents in the design and construction of pedestrian facilities.                                                                                                     |                                                                                                                                                                                                                                                               |
| III.B.1 Construct sidewalks of adequate width along El Toro Road between Moulton Parkway and Paseo de Valencia, possibly as part of a multi-purpose trail, and along Moulton Parkway between El Toro Road and Calle Aragon. | <b>Implemented:</b> A fourteen foot wide sidewalk (ten foot wide near intersections) has been constructed on El Toro Road from just east of Moulton Parkway to Paseo de Valencia.                                                                             |
| III.B.2 Determine the feasibility of providing secured, direct pedestrian and alternative vehicle access between residential communities and commercial and institutional uses.                                             | <b>Ongoing:</b> The City has established 7 official golf cart crossings and constructed a golf cart path to help facilitate alternative vehicle movement between sections of Laguna Woods Village and the surrounding commercial or institutional land uses.  |
| III.B.3 Maintain adequate time intervals for the pedestrian crosswalk phase at signalized street intersections.                                                                                                             | <b>Implemented:</b> The City installed count-down pedestrian signals at all signalized intersections and maintained crosswalk timing to ensure safe pedestrian crossings.                                                                                     |
| III.B.4 Consider enhancements for crosswalks such as easy to operate crosswalk buttons, audio warning indicators, and                                                                                                       | <b>Implemented:</b> The City installed count-down pedestrian signals and touch-buttons at all signalized intersections, and                                                                                                                                   |

| Circulation Element                                                                                                                                                                                                                                                                                                                        | Implementation Status                                                                                                                                                                                                                                                                                                                                                              |
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| curb cuts at key signalized street intersections near commercial areas and Leisure World gates.                                                                                                                                                                                                                                            | audio warning equipment at two signalized intersections on a trial basis, including modified curb ramps as needed.                                                                                                                                                                                                                                                                 |
| <b>Policy III.C:</b> Maintain and enhance infrastructure to promote alternative vehicle access where feasible.                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                    |
| III.C.1 Determine the feasibility of including alternative vehicle access to a multi-purpose trail along the south side of El Toro Road between Calle Sonora and Paseo de Valencia.                                                                                                                                                        | <b>Partially Implemented:</b> The City has constructed a new golf cart trail on El Toro Road near the Lutheran Church and St. Nicholas Church. This extends access to legal golf cart crossings that connect to institutional uses and an adjacent commercial center to residential areas. Plans for extending the pathway to Paseo de Valencia are yet to be formally considered. |
| III.C.2 Investigate the feasibility of developing secure, direct access points for alternative vehicles between residential communities and commercial and institutional uses.                                                                                                                                                             | <b>Ongoing:</b> The City has seven official golf cart crossings and constructed a golf cart path to help facilitate alternative vehicle movement between commercial, institutional and residential areas of Laguna Woods.                                                                                                                                                          |
| III.C.3 Work with the City of Laguna Hills to determine the feasibility of providing off-street alternative vehicles connections to the Laguna Hills Mall and Saddleback Medical Center.                                                                                                                                                   | <b>Not Yet Implemented:</b> City officials have met with representatives from the City of Laguna Hills to discuss plans for creating golf cart crossings between Laguna Hills Mall, Saddleback Medical Center and nearby residential areas. Concerns surrounding liability and safety have stopped this issue from moving forward.                                                 |
| III.C.4 Provide alternative vehicles parking areas at key commercial locations, churches, and main transit stops, where feasible.                                                                                                                                                                                                          | <b>Partially Implemented:</b> Golf cart parking areas are currently provided at Towne Centre, and at the Laguna Woods Community Centers.                                                                                                                                                                                                                                           |
| III.C.5 Consider adopting zoning and subdivision requirements for connecting alternative vehicle trails between new and existing commercial, institutional, and residential destinations.                                                                                                                                                  | <b>Not Yet Implemented:</b> While the City has standards that promote and protect sidewalks and traditional pedestrian trails, staff is yet to develop standards that mandate the inclusion of alternative vehicle trails.                                                                                                                                                         |
| III.C.6 Consider adopting zoning ordinance standards for accommodating alternative vehicles in commercial, institutional, and multiple family residential developments.                                                                                                                                                                    | <b>Partially Implemented:</b> The City has adopted zoning provisions that allow a small amount of alternative vehicle parking in lieu of traditional spaces.                                                                                                                                                                                                                       |
| <b>Objective IV:</b>                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                    |
| Identify potential impacts on the City of Laguna Woods of land use and transportation decisions of other governmental entities.                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Policy IV.A:</b> Coordinate with neighboring jurisdictions and with agencies responsible for projects affecting the City of Laguna Woods.                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                    |
| IV.A.1 Participate with the County of Orange, the Orange County Transportation Authority, Transportation Corridor Agencies, and the Southern California Association of Governments to represent the City's position and to facilitate implementation of an integrated circulation system that meets the needs of the City of Laguna Woods. | <b>Ongoing:</b> Staff continually submits direct and regular input regarding proposed new or changed transit and paratransit services, including changes to OCTA ACCESS service. Representatives from the City are also active in providing input to Transportation Corridor Agencies and the Southern California Association of Governments.                                      |

| Circulation Element                                                                                                                                                                            | Implementation Status                                                                                                                                                                                                                                    |
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| IV.A.2 Monitor local development activity and transportation improvements in adjacent jurisdictions as well as regional transportation projects to determine benefits and impacts to the City. | <b>Ongoing:</b> Representatives from the City regularly meet with surrounding local and regional governments to ensure that development activity in nearby jurisdictions does not impact infrastructure or quality of life of residents of Laguna Woods. |
| IV.A.3 Continue working with the El Toro Reuse Planning Authority in supporting development of the former Marine Corps Air Station that is compatible with the land use objectives of the City | <b>Implemented:</b> The former El Toro Marine Corps Air Station has been annexed into the City of Irvine and the property will be developed as the Orange County Great Park surrounded by residential and mixed use development.                         |

**Conservation Element:** The Conservation Element sets forth a strategy for the protection, conservation, and management of natural resources including water, soils, wildlife, and minerals to the extent possible at the local level. For an urbanized area such as the City of Laguna Woods, the scope of the Conservation Element has been modified to include air quality, water quality, energy conservation and waste management issues.

The following is a summary of the Conservation Element objectives, policies and implementation measures:

| Conservation Element                                                                                                                                                                           | Implementation Status                                                                                                                                                                                                                                                       |
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| <b>Objective I:</b><br>Preserve and enhance the environment.                                                                                                                                   |                                                                                                                                                                                                                                                                             |
| <b>Policy I.A:</b> Protect existing riparian and wildlife habitats.                                                                                                                            |                                                                                                                                                                                                                                                                             |
| I.A.1 Revise the Zoning Ordinance as required to preclude establishment of land uses and construction of buildings within the flood plain of Aliso Creek that would disturb its natural state. | <b>Implemented:</b> The City of Laguna Woods Zoning Map was adopted April 16, 2003. The Aliso Creek Corridor is zoned as an Open Space Passive District which is the most restrictive district in relation to construction of permanent structures.                         |
| I.A.2 Work with the Orange County Flood Control District to employ flood control devices that will maintain Aliso Creek and its flood plain in a natural state.                                | <b>Ongoing:</b> The City continues to work with other cities, Orange County and the Flood Control District in the watershed management of Aliso Creek. Included in the management objectives are flood control and creek restoration.                                       |
| I.A.3 Revise the Zoning Ordinance to require preservation of wildlife and riparian habitats.                                                                                                   | <b>Not yet Implemented:</b> While not a part of the Zoning Code, the stormwater Local Implementation Plan has provision to address preservation of riparian areas for hydrologic purposes. This will indirectly lead to the preservation of wildlife and riparian habitats. |



| Conservation Element                                                                                                                                                                                                                                                                                 | Implementation Status                                                                                                                                                                                                                                                                                   |
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| <b>Policy I.B:</b> Cooperate with other cities, governmental units, and private organizations in protecting natural resources of area-wide or regional significance.                                                                                                                                 |                                                                                                                                                                                                                                                                                                         |
| I.B.1 Enlist the participation of neighboring cities in developing a strategy for ensuring that the Laguna Laurel property is preserved as permanent open space and wildlife habitat.                                                                                                                | <b>Implemented:</b> In July 2007 the City annexed Laguna Laurel into the City boundaries and designated the land Open Space – Preservation.                                                                                                                                                             |
| I.B.2 Evaluate the feasibility of annexing the Laguna Laurel property into the City of Laguna Woods.                                                                                                                                                                                                 | <b>Implemented:</b> In July 2007 the City annexed Laguna Laurel into the City boundaries and designated the land Open Space – Preservation.                                                                                                                                                             |
| I.B.3 Actively participate with other cities, governmental entities, and organizations to establish a wildlife corridor from the mountains to the ocean, including the former Marine Corps Air Station – El Toro.                                                                                    | <b>Ongoing:</b> Council members of the City of Laguna Woods have historically sat on the board of directors for the Laguna Canyon and Great Park Foundations. These organizations are integral in establishing a contiguous wildlife corridor including the former Marine Corps Air Station at El Toro. |
| I.B.4 Revise the Zoning Ordinance to retain the Southern California Edison right-of-way at the southwesterly boundaries of the City as open space and include prohibitions on commercial uses of open space.                                                                                         | <b>Implemented:</b> The Southern California Edison right-of-way is listed as Open Space – Passive in the City of Laguna Woods Zoning Code. This was adopted April 16, 2003.                                                                                                                             |
| I.B.5 Encourage efforts to conserve water as a resource and reduce non-stormwater and pollution from entering the storm drain system and downstream receiving waters.                                                                                                                                | <b>Ongoing:</b> The City regularly works with the El Toro Water District to develop water conservation policies and enforcement mechanisms. The City also has a Stormwater Management Ordinance and a staff member who acts as the Stormwater Management Coordinator.                                   |
| <b>Objective II:</b><br>Reduce air pollution.                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                         |
| <b>Policy II.A</b> Cooperate with governmental agencies at the local, County, and State level in attaining established goals for air quality.                                                                                                                                                        |                                                                                                                                                                                                                                                                                                         |
| II.A.1 Adopt Zoning and Subdivision Ordinance provisions requiring that new development and reuse projects accommodate and promote transportation alternatives to the private automobile.                                                                                                            | <b>Implemented:</b> Section 13.18.090 of the Zoning Code “Transportation Demand Management” includes provisions for alternative modes of transportation.                                                                                                                                                |
| II.A.2 Work with local bus service providers to increase ridership by accommodating construction of bus turnouts, transfer stations, and bus shelters.                                                                                                                                               | <b>Ongoing:</b> The City contracted for the installation of new bus shelters citywide in 2003 and will evaluate the possibility of incorporating new bus facilities into future public works projects.                                                                                                  |
| II.A.3 Actively participate with bus service providers to make bus travel convenient and user-friendly through installation of readily visible identification signs at bus stops and transfer stations, publication and dissemination of understandable schedules, and operation of a passenger help | <b>Ongoing:</b> The City continues to work with OCTA on local ridership issues and makes bus schedules available at City Hall.                                                                                                                                                                          |

| Conservation Element                                                                                                                                                                                                                                                                           | Implementation Status                                                                                                                                                                                                                                                               |
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| line.                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                     |
| II.A.4 Implement mitigation measures in the Air Quality Management Plan of the South Coast Air Quality Management District.                                                                                                                                                                    | <b>Ongoing:</b> The City continues to implement Air Quality Management Plan mitigation measures as part of new grading permit operations and as CEQA mitigation measures for new projects.                                                                                          |
| <b>Objective III.</b>                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                     |
| Reduce water pollution.                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                     |
| <b>Policy III.A</b> Cooperate with governmental agencies at the local, County, and State level in attaining established goals for surface and receiving water quality.                                                                                                                         |                                                                                                                                                                                                                                                                                     |
| III.A.1 Actively participate with surrounding cities and resource agencies in developing and implementing watershed studies and management plans to reduce pollutant levels in Aliso Creek.                                                                                                    | <b>Ongoing:</b> The City is a member of the Aliso Creek Watershed Management Committee and a cost share partner in the water quality and compliance efforts associated with the 13225 Directive issued from the San Diego Regional Water Quality Control Board.                     |
| III.A.2 Enforce provisions of the National Pollutant Discharge Elimination System to reduce pollutant run-off into natural and storm drain systems.                                                                                                                                            | <b>Ongoing:</b> The City's Stormwater Local Implementation Plan and Water Quality Ordinance were adopted in 2002-03. Revisions have occurred overtime, concerning Best Management Practices and other measures to reduce pollution discharge into waterways.                        |
| III.A.3 Develop and implement Best Management Practices (BMP's) as specified by the City Local Implementation Plan (LIP) to minimize, to the maximum extent practicable, non-stormwater runoff and pollution from entering Aliso Creek, the Laguna Lakes and other sensitive receiving waters. | <b>Ongoing:</b> The City's Stormwater Local Implementation Plan was adopted in 2003 and Laguna Lakes BMP fact sheet was developed in 2004.                                                                                                                                          |
| III.A.4 Actively participate and pursue educational opportunities to inform City residents and businesses about stormwater and water quality issues.                                                                                                                                           | <b>Ongoing:</b> Education is an essential component of the Stormwater Local Implementation Plan. Information flyers and other literature are available for review at City Hall. Code enforcement and inspection programs act as another mechanism for informing interested parties. |
| <b>Objective IV:</b>                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                     |
| Encourage energy conservation and promote alternative sources of energy.                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                     |
| <b>Policy IV.A</b> Identify opportunities available at the local level for reducing consumption of non-renewable energy resources.                                                                                                                                                             |                                                                                                                                                                                                                                                                                     |
| IV.A.1 Pursue funding for local energy conservation education programs.                                                                                                                                                                                                                        | <b>Ongoing:</b> The City continues to apply for Community Development Block Grant (CDBG) money to implement the Energy Grant Program.                                                                                                                                               |
| <b>Policy IV.B</b> Identify opportunities for securing a reliable supply of energy at reasonable cost.                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                     |

| Conservation Element                                                                                                                      | Implementation Status                                                                                                                                                                                                                                                                                |
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| IV.B.1 Consider alternative electric power sources and their respective costs to determine the feasibility of localized generation.       | <b>Partially implemented:</b> The City has done some initial research into local cogeneration, however, this approach does not appear to be financially feasible at this time.                                                                                                                       |
| IV.B.2 Pursue funding for developing alternative energy sources.                                                                          | <b>Not yet Implemented:</b> The City continues to monitor grant programs and other funding sources, however, none have been identified during the current reporting period.                                                                                                                          |
| <b>Objective V:</b><br>Reduce the amount of solid waste being sent to landfills.                                                          |                                                                                                                                                                                                                                                                                                      |
| <b>Policy V.A</b> Promote solid waste recycling so as to exceed source reduction and recovery requirements mandated by Assembly Bill 939. |                                                                                                                                                                                                                                                                                                      |
| V.A.1 Provide information on recycling programs to residents and businesses on a regular basis.                                           | <b>Implemented:</b> The City provides information at City Hall, on the City website and through the quarterly newsletter.                                                                                                                                                                            |
| V.A.2 Work with waste hauling operators to ensure compliance with local requirements for state-mandated waste reduction.                  | <b>Ongoing:</b> The City mandates that waste haulers in the City use approved waste management facilities that meet state-mandated requirements.                                                                                                                                                     |
| V.A.3 Work with solid waste generators to reduce waste at the source and to increase recovery of recyclable materials.                    | <b>Ongoing:</b> The City works with the Laguna Woods Village community home owners association to increase recycling efforts. The City conditions new developments to minimize and reduce construction waste and in 2006 the City adopted an ordinance regulation construction and demolition waste. |
| V.A.4 Provide adequate means and opportunities for collection and disposal of household hazardous materials.                              | <b>Ongoing:</b> The City currently operates a curbside household hazardous waster collection program and provides the locations of regional collection centers.                                                                                                                                      |

**Open Space Element:** Open Space is defined as: lands for the preservation of natural resources; lands for the managed production of resources; lands for outdoor recreation; and lands for public health and safety. The City of Laguna Woods Open Space Element provides for maintenance of lands for scenic beauty and wildlife habitat to meet the needs of the community.

The following is a summary of the Open Space Element objectives, policies and implementation measures:

| Open space Element                                                                                                         | Implementation Status |
|----------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>Objective I:</b><br>Provide access to recreational opportunities for the unique population of the City of Laguna Woods. |                       |

| Open space Element                                                                                                                                                                                                     | Implementation Status                                                                                                                                                                                                                                                      |
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| <b>Policy I.A:</b> As part of the annual budget adoption process, identify City funding and staffing available for recreation programs.                                                                                |                                                                                                                                                                                                                                                                            |
| <b>I.A.1</b> Work with staff of each of the residential communities in the City of Laguna Woods to develop programs for pooling resources to meet recreational needs of residents.                                     | <b>Ongoing:</b> The City and local residential community associations often share meeting and recreational facilities for various recreational programs.                                                                                                                   |
| <b>I.A.2</b> Coordinate with surrounding cities, the County of Orange, and with public and private Not-for-Profit organizations to expand affordable recreation and cultural opportunities for residents.              | <b>Ongoing:</b> In the past the City has subsidized beach park passes, tickets for the Laguna Playhouse shows and continues to provide subsidized bus trips to various cultural or recreational destinations. These programs are ongoing subject to budget considerations. |
| <b>I.A.3</b> Organize annual City events to bring people together as residents of the City of Laguna Woods.                                                                                                            | <b>Ongoing:</b> The City, through the Community Services Committee, sponsors several events and tours each year. Examples of events include a goods exchange, movie nights and bus tours.                                                                                  |
| <b>Objective II.</b><br><br>Include recreation and open space needs of the community in planning for development of currently undeveloped properties.                                                                  |                                                                                                                                                                                                                                                                            |
| <b>Policy II.A.</b> Actively pursue opportunities for additional local and regional public open space appropriate to the needs of the community.                                                                       |                                                                                                                                                                                                                                                                            |
| <b>II.A.1</b> Consider adopting a parkland dedication ordinance and in-lieu fee ordinance applicable to new commercial development, and to new residential development not subject to the City's Quimby Act Ordinance. | <b>Implemented:</b> Ordinance 05-01 was adopted January 2005 and Park Fee Resolution was adopted February 2005.                                                                                                                                                            |
| <b>I.A.2</b> Actively support the development of a regional park and cultural and recreation facilities at the former Marine Corps Air Station – El Toro.                                                              | <b>Implemented:</b> The Great Park concept was approved for the former Marine Corps Air Station at El Toro. The land was sold to a private developer in early 2005 and as of 2010, design specifications are nearing completion, and preliminary construction has begun.   |
| <b>II.A.3</b> Identify the long-term need for municipal facilities including those for recreation uses.                                                                                                                | <b>Ongoing:</b> The City has purchased the City Hall building and has a capital improvement planned for new and existing parks. The first phase of a new park titled "City Centre Park" is in construction.                                                                |
| <b>II.A.4</b> Work with the Laguna Canyon Foundation to include the Laguna Laurel and "Rossmoor Partners" properties as part of the Laguna Coast Wilderness Park.                                                      | <b>Ongoing:</b> The City has acquired the former Rossmoor Partners property and developed the Woods End Wilderness Park, intended for future incorporation into the Laguna Coast Wilderness Park.                                                                          |

| Open space Element                                                                                                                                                                                                                                                                                                                                    | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                    |
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| II.A.5 Adopt Zoning Ordinance provisions to protect and preserve the wildlife habitats on portions of the 45-acre Southern California Edison right-of-way, on the 23-acre property between Via Campo Verde and the Aliso Viejo golf course, and on the 10-acre Woods End Nature Reserve property at El Toro Road at the terminus of Aliso Creek Road. | <b>Partially Implemented:</b> The City of Laguna Woods Zoning Map adopted April 16, 2003 designates the SCE right of way and Woods End Wilderness Park as Open Space - Passive. The 23 acre parcel located between Via Campo Verde and Aliso Viejo Golf Course is part of the UAC Specific Plan area. While this property is yet to be developed, a comprehensive specific plan will determine the use of this property. |
| II.A.6 Adopt Zoning Ordinance definitions for permissible uses in Open Space zones.                                                                                                                                                                                                                                                                   | <b>Implemented:</b> The City of Laguna Woods Zoning Code was adopted April 16, 2003.                                                                                                                                                                                                                                                                                                                                     |
| II.A.7 Adopt Zoning Ordinance provisions requiring that replacement, redevelopment, and/or relocation of any Leisure World Clubhouse facility not result in a net loss of land area reserved and maintained for recreational uses.                                                                                                                    | <b>Implemented:</b> Section 13.08.030 (e) of the City of Laguna Woods Zoning Code was adopted April 16, 2003.                                                                                                                                                                                                                                                                                                            |
| II.A.8. Encourage the inclusion of unpaved open space areas and recreational amenities within new developments, both public and private.                                                                                                                                                                                                              | <b>Ongoing:</b> New projects are reviewed for compliance with the City Stormwater Local Implementation Plan. The inclusion of unpaved open space areas and recreational amenities are considered a standard Best Management Practice for reducing site runoff.                                                                                                                                                           |
| II.A.9. Encourage the creation, acquisition and protection of open space lands (environmentally sensitive areas, riparian corridors, wetlands, and buffer zones, etc.) that have a benefit for habitat, recreation, water quality, and the environment.                                                                                               | <b>Ongoing:</b> The Woods End Wilderness Park and Laguna Laurel acquisition is an example of this policy and the City continues to look for opportunities to provide public open spaces and protect sensitive habitats.                                                                                                                                                                                                  |
| II.A.10. Encourage use of stormwater management principles and the location of compatible water quality treatment control projects on open space lands.                                                                                                                                                                                               | <b>Ongoing:</b> New projects are reviewed for compliance with the City Stormwater Local Implementation Plan. No water quality treatment control projects occurred during the 2009 reporting period.                                                                                                                                                                                                                      |

**Noise Element:** The development of effective strategies to reduce impacts of excessive noise is an essential part of the land use planning process. The Noise Element requires that noise sources be considered in establishing land use patterns so as to minimize exposure of residents to excessive noise. The Noise Element includes implementation measures and possible solutions that address any existing and foreseeable noise problems. It is intended that the noise exposure information incorporated in the General Plan will serve as a basis for long-range planning and project review process. It is also intended that noise exposure information be used to provide levels and noise source identification for use in the development and enforcement of the City Noise Ordinance.

The following is a summary of the Noise Element objectives, policies and implementation measures:

| Noise Element | Implementation Status |
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| Noise Element                                                                                                                                                                                                                                      | Implementation Status                                                                                                                                                                                                                                                                                                                                                          |
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| <b>Objective I:</b><br>Protect, to the extent feasible, sensitive noise receptors from the detrimental effects of excessive noise.                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Policy I.A:</b> Use noise mitigation measures to reduce the impact from transportation noise sources.                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                |
| I.A.1 Request the inclusion of sound walls, earthen berms, or other acoustical barriers as part of any Caltrans, OCTA or City roadway project, where transportation noise exceeds acceptable standards.                                            | <b>Ongoing:</b> Sound impacts and potential mitigation measures are a part of the CEQA review for roadway projects. The City continues to pursue grants for roadway projects including noise mitigation.                                                                                                                                                                       |
| I.A.2. Participate in the planning and environmental review process for any road widening or road extensions to ensure that appropriate noise mitigation measures are included in the design of the project.                                       | <b>Ongoing:</b> The City participates in the review of regional projects that affects Laguna Woods. An example of this is the Moulton Smart Street program. The City also considers noise impacts for City sponsored roadway projects during CEQA reviews.                                                                                                                     |
| I.A.3. Investigate funding opportunities to reduce transportation noise impacts on residential areas that are presently exposed to noise levels exceeding the City's noise standards.                                                              | <b>Ongoing:</b> The City continues to pursue grants for roadway projects including noise mitigation.                                                                                                                                                                                                                                                                           |
| I.A.4. Request added enforcement of the State's Vehicle Code Noise Standards by the Sheriff's Department.                                                                                                                                          | <b>Ongoing:</b> On an as needed basis, the City has increased the police presence for traffic patrol on the two major arterials within the City. In addition to speed control, officers enforce vehicle code standards for noise.                                                                                                                                              |
| I.A.5. Minimize risks and noise impacts resulting from aircraft operations by opposing reuse of MCAS—El Toro for commercial or general aviation air operations and participating in and monitoring the planning process for reuse at MCAS—El Toro. | <b>Implemented:</b> The Great Park concept was approved for the former Marine Corps Air Station at El Toro. The land was sold to a private developer in early 2005 and construction is in the preliminary stages.                                                                                                                                                              |
| <b>Objective II:</b><br>Recognize the potential effects of noise early in the land use planning process to minimize or avoid detrimental impacts.                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Policy II.B:</b> Incorporate noise considerations into land use planning decisions.                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                |
| II.B.1 Review proposed projects to ensure noise/land use compatibility (Table N-1) with the projected noise environment as a guide for future planning and development.                                                                            | <b>Ongoing:</b> Projects and their related noise issues are reviewed as part of the CEQA process. The General Plan noise/land use compatibility standards (Table N - 1) serve as a guide for assessing potential noise impacts and the need for mitigation measures. Additional noise studies may be required depending on potential impact to existing or proposed land uses. |

| Noise Element                                                                                                                                                                                                                                                                     | Implementation Status                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| II.B.2. Utilize planning guidelines that establish acceptable noise standards for various land uses throughout the City, as indicated in Table N-2.                                                                                                                               | <b>Ongoing:</b> The Planning Guidelines in General Plan Noise Element Table N-2 serve as a tool to assess potential noise impacts and the need for mitigation measures. Additional noise studies may be required depending on the potential for a negative impact to existing or proposed land uses.                                                |
| II.B.3. Require new residential developments located in proximity to existing roadways and commercial operations to control residential interior noise levels as a condition of approval through mitigation measures such as double-paned windows, noise walls and barriers, etc. | <b>Ongoing:</b> The standard conditions of approval for new residential projects require an acoustical report that demonstrates that new residential units meet City interior and exterior noise standards and are sound attenuated against present and projected noise levels, including roadway, aircraft, helicopter and railroad noise sources. |
| II.B.4. Design mixed-use structures to prevent transfer of noise from commercial to residential uses.                                                                                                                                                                             | <b>Not yet Implemented:</b> The City has yet to receive an application for a mixed use project for which the implementation measure would apply                                                                                                                                                                                                     |
| II.B.5. Require new commercial operations located in proximity to existing or proposed residential areas to incorporate noise mitigation into the project's design.                                                                                                               | <b>Not yet Implemented:</b> The City has not received an application for a new commercial project adjacent to residential areas during the 2009 reporting period. Noise mitigation is part of the standard project conditioning and CEQA review.                                                                                                    |
| <b>Objective III:</b><br>Control non-transportation noise to avoid exposure to excessive noise levels.                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                     |
| <b>Policy III.C:</b> Utilize measures to regulate non-transportation noise impacts.                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                     |
| III.C.1. Adopt and enforce a Noise Ordinance for the City of Laguna Woods.                                                                                                                                                                                                        | <b>Ongoing:</b> The City adopted the noise regulation from the County of Orange upon incorporation. The City enforces those standards through the code enforcement program.                                                                                                                                                                         |
| III.C.2. Enforce restrictions on permitted hours of construction activity included in the Noise Ordinance.                                                                                                                                                                        | <b>Ongoing:</b> The City enforces construction noise restrictions through the code enforcement program. In addition, restrictions on hours of construction are included as standard conditions of approval in the land use entitlement process for discretionary permits.                                                                           |
| III.C.3. Develop standardized conditions at the project level for the containment of construction noise (e.g., on-site vehicle speeds and vehicle equipment).                                                                                                                     | <b>Implemented:</b> The City incorporates construction noise restrictions as CEQA mitigation or as conditions of approval for individual development projects.                                                                                                                                                                                      |

**Safety Element:** The Safety Element identifies forces of nature and events resulting from human action that have the potential for causing significant harm to life and property in the City of Laguna Woods. Identification of sources of such threats allows decision makers to take preemptory action to minimize the damage, particularly as it relates to new development projects. In addition to state-mandated components, the Safety Element recognizes a heightened awareness of personal safety issues among many in the City of Laguna Woods community. In response to participants' comments in

Community Workshops, the Safety Element includes consideration of personal safety and emergency medical service issues.

The following is a summary of the Safety Element objectives, policies and implementation measures:

| Safety Element                                                                                                                                                                 | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Objective I:</b><br>Maintain and enhance the existing sense of security of residents.                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Policy I.A</b> Provide the highest levels of police, fire and paramedic services as are available and fiscally feasible.                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| I.A.1 Review on an annual basis police, fire, and emergency medical response times in the City of Laguna Woods to ensure that they meet or exceed industry standards.          | <b>Ongoing:</b> Police services are provided by the Orange County Sheriff. Response times are reviewed on a regular basis by County oversight bodies. The Laguna Woods City Council has discussed this matter in past meetings and will likely address it as it deems appropriate.<br><br>Fire services are provided by the Orange County Fire Authority. The City has a councilmember on the Authority's Board of Directors and response times are reviewed annually by the Board. |
| I.A.2 Work with adjoining cities to achieve economies of scale in deployment of Sheriff's patrol and detective units.                                                          | <b>Ongoing:</b> The City currently contracts with the Orange County Sheriff's Department for Police Services. Through this contract, the City shares resources other cities.                                                                                                                                                                                                                                                                                                        |
| I.A.3 Work with the Orange County Sheriff's Department in offering crime prevention and reporting programs including Neighborhood Watch to residents and businesses.           | <b>Ongoing:</b> The City continues to work with the Orange County Sheriff's Department to provide educational outreach. Program topics to date include identity theft, preventing fraud and safe driver education. Informational materials are provided at City Hall.                                                                                                                                                                                                               |
| <b>Objective II:</b><br>Plan for the unique personal safety concerns within the community.                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Policy II.A</b> Consider providing technical and organizational support for seniors' programs promoting a safe and secure environment for independent living.               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| II.A.1 Consider programs such as an information and referral hotline and low-cost emergency alert systems for individuals.                                                     | <b>Implemented:</b> City Hall has access to a local cable channel that can be used for emergency notification. The City also has a system called "Alert OC" that will call all residents provide them with emergency instructions.                                                                                                                                                                                                                                                  |
| II.A.2 Involve the Orange County Fire Authority with the community in educational programs about emergency medical response including cardio-pulmonary resuscitation training. | <b>Ongoing:</b> OCFA provides a variety of educational programs within the City. Educational materials are also available at City Hall and on the City's website.                                                                                                                                                                                                                                                                                                                   |



| Safety Element                                                                                                                                                                                                 | Implementation Status                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| II.A.3 Consider joint ventures with other organizations to provide social services to residents.                                                                                                               | <b>Ongoing:</b> The City provides a variety of social service programs in conjunction with other agencies. An example is the City's subsidized taxi voucher program, funded in part by OCTA and the County of Orange.                                                                                                                                                                                                                  |
| <b>Objective III.</b><br>Prepare for disasters including earthquakes and flooding.                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Policy III.A.</b> City government will assume the leadership role in preparation for and response to disasters at the local level.                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| III.A.1 Prepare an Emergency Operations Plan including provisions for setting up an Emergency Operations Center.                                                                                               | <b>Implemented:</b> The City has established an Emergency Operations Center at City Hall and conducts annual drills. The City also has an Emergency Operations Plan titled "Simplified Action for Emergencies," which outlines steps for residents to prepare for an emergency situation.                                                                                                                                              |
| III.A.2 Arrange mutual aid pacts for disaster recovery services including building and infrastructure damage assessment.                                                                                       | <b>Implemented:</b> The City has signed mutual aid agreements throughout the operational area and neighboring communities.                                                                                                                                                                                                                                                                                                             |
| III.A.3 Inform residents and businesses about disaster preparedness and response at the local level.                                                                                                           | <b>Ongoing:</b> The City has prepared a number of disaster preparedness brochures and has posted articles on its website.                                                                                                                                                                                                                                                                                                              |
| III.A.4 Inform property owners of the availability of maps showing local areas particularly susceptible to seismic and flooding hazards.                                                                       | <b>Ongoing:</b> The City has adopted a flood control ordinance and participates in the FEMA flood insurance program. Flood insurance rate maps and maps of seismic and landslide potential is maintained by the City. This information is provided to the public upon request. The City also participates in the Strong Motion Instrumentation and Seismic Hazard Mapping program by collecting standard fees prescribed by the State. |
| III.A.5 Work with property owners in identifying measures to mitigate potential property damage from seismic and flooding hazards.                                                                             | <b>Ongoing:</b> Through the enforcement of local building codes the City promotes seismic safety in new construction and redevelopment. Efforts include an ongoing dialog and building department policy regarding seismic strapping of water heaters and similar equipment.                                                                                                                                                           |
| <b>Objective IV.</b><br>Address transportation-related safety concerns.                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Policy IV.A</b> Identify hazards related to vehicular use and take appropriate corrective actions.                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| IV.A.1 Work with the Sheriff's Department to identify roadway segments and intersections with higher than expected accident rates and implement appropriate preventive measures including radar-assisted speed | <b>Ongoing:</b> The City has installed red light cameras on two high priority intersections to address traffic safety issues.                                                                                                                                                                                                                                                                                                          |

| Safety Element                                                                                                                                                                                | Implementation Status                                                                                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| enforcement and vehicle speed display boards.                                                                                                                                                 |                                                                                                                                                                                    |
| IV.A.2 Disseminate pertinent California Vehicle Code regulations including drivers' licensing requirements and restrictions on uses of alternative modes of transportation on public streets. | <b>Ongoing:</b> The City sponsors periodic traffic and safety fairs and is working with Automobile Club of Southern California to implement its "Carfit" program.                  |
| IV.A.3 Work with the Sheriff's Department and community organizations in providing refresher courses for senior drivers.                                                                      | <b>Ongoing:</b> The City provides literature and referrals to organizations providing these services. In addition, traffic safety is included in the public safety lecture series. |

## 7. Conclusion

As shown in this report, the City has worked to achieve the general plan's objectives and policies by pursuing individual implementation measures. Through the certification of the City's Housing Element and the addition of an inclusionary housing ordinance, the City has demonstrated a commitment to facilitating quality and affordable housing opportunities. Furthermore, the comprehensive update of the City's zoning code will help to ensure a more effective implementation of the General Plan goals and objectives. While no new residential units within the City were either lost or created during the reporting period, the City is continually working to identify opportunities that promote affordable housing. In late 2009 the City allowed a modification to the Conditional Use Permit of a housing development that restricted two units to a low income affordable housing designation. Lastly, the City's Capital Improvement Program continues to improve the transportation and circulation system, while seeking creative projects that support alternative transportation options.

The General Plan Annual report provides a clear systematic look at the City's progress in meeting its general plan goals. This process serves as a valuable tool for staff to gain perspective on the effectiveness of general plan implementation measure, and areas that might require a different approach. Lastly, the results of this report will serve as a guide for decision makers (i.e. the City Council) in prioritizing future policy revisions, resource allocation and other projects.

**7.1**  
**LAGUNA WOODS VILLAGE GOLF STARTER**  
**BUILDING**

## City of Laguna Woods Agenda Report

**DATE:** May 19, 2010, City Council Meeting

**TO:** Honorable Mayor and Council Members

**FROM:** Deborah Drasler, City Planner *DD*

**Agenda Item:** Laguna Woods Village Golf Starter Building - Site Development Plan SP-602 and Conditional Use Permit CUP-603.

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### Recommendation

- A. Receive Staff Report
- B. Open Public Hearing
- C. Receive Public Comment
- D. Close Public Hearing
- E. Approve two resolutions, authorizing the Golf Starter Building project:

- 1. A resolution adopting a Negative Declaration entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING NEGATIVE DECLARATION ND 10-01 FOR A NEW 17,863 SQUARE FOOT GOLF STARTER BUILDING WITHIN THE GATE 12 GOLF COURSE DEVELOPMENT LOCATED AT 24122 MOULTON PARKWAY

AND

- 2. A resolution granting a conditional use permit and approving a site development permit to allow for the construction of a new 17,863 square foot Golf Starter Building entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
LAGUNA WOODS, CALIFORNIA, APPROVING SITE  
DEVELOPMENT PLAN SP-602 AND CONDITIONAL USE PERMIT  
CUP-603 FOR THE CONSTRUCTION OF A NEW 17,863 SQUARE  
FOOT GOLF STARTER BUILDING WITHIN THE LAGUNA  
WOODS VILLAGE GATE 12 GOLF COURSE DEVELOPMENT  
LOCATED AT 24122 MOULTON PARKWAY

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**Background**

On May 27, 1964, the County of Orange approved Conditional Permit CP 1108 to allow the development of Clubhouse II, Golf Starter Building, and appurtenant facilities which includes a swimming pool, roque, shuffle board, tennis, badminton and horseshoe courts, and putting greens in connection with the existing golf course. On August 15, 1977, the County of Orange approved Conditional Permit CP77-3P for the addition of 40 additional off street parking spaces to satisfy the existing demand and alleviate the need for parking in the dirt area on the opposite side of Moulton Parkway.

As currently existing, the Golf Starter Building, located at 24112 Moulton Parkway is 8,269 square feet in size, two-stories in height, and surrounded by a 27-hole golf course. The existing building includes a pro shop, snack bar, restrooms, offices, storage facility, 45 golf cart barn facility and large covered outdoor decks. The building is currently over 45 years old. As proposed, the applicant wishes to construct a new 17,863 square foot two-story Golf Starter Building just northwest of the existing structure. The proposed new Golf Starter Building is intended for use by the Laguna Woods Village golfers and non-golfers alike. In order not to disrupt the golfing on site, the existing Golf Starter Building will continue to operate during the construction of the new facility and will be removed after the new Golf Starter Building is complete and in operation.

The subject property is zoned OS-R "Open Space-Recreation" which allows the development and preservation of public and private parks and associated recreation facilities within open space areas. Section 13.12.020 of the Municipal Code lists country clubs and golf courses as permitted uses subject to an approved conditional use permit and restaurants permitted as an accessory to a principal use on site. Section 13.24.040 of the Municipal Code defines the process and procedures for reviewing conditional use permits including a requirement for a public hearing by City Council. Additionally, the City Council must consider the impact of the proposed building on adjacent land uses and make required findings as defined by the City Municipal Code.

Surrounding Land Uses include the following:

| <b>Location</b> | <b>Land Use designation</b> | <b>Land Use</b>             |
|-----------------|-----------------------------|-----------------------------|
| North           | OS-R Open Space Recreation  | Golf Course                 |
| South           | OS-R Open Space Recreation  | Golf Course & Tennis Courts |
| East            | OS-R Open Space Recreation  | Golf Course                 |
| West            | OS-R Open Space Recreation  | Parking lot & Clubhouse II  |

The application was deemed complete on April 14, 2001 and the proposed Golf Starter Building is consistent with the Zoning Code and General Plan with approval of a conditional use permit.

## **Discussion**

### **Issue 1: Site Design**

The proposed Golf Starter Building is 17,863 square feet in size and two-stories in height. Due to the sites sloping topography, the proposed structure is approximately 23'-3" in height from the front elevation adjacent to the existing parking lot and approximately 39'-3" feet in height in the rear elevation with a six foot high chimney above. The building's architecture is a Mediterranean style with arched colonnades around the building, decorative brick caps, concrete columns, wrought iron railings, decorative wall light fixtures, exposed rafter tails, French windows and doors, and Mission style terracotta pavers. The building is finished with trowel finish stucco and Mission roofing tile. The proposed color scheme utilizes warm earth tones similar to the color pallet used for Clubhouse 7 across Moulton Parkway.

The lower floor of the proposed Golf Starter Building includes a pro shop, bag storage facility, restrooms, offices, foyer, elevator, maintenance storage, and a 54 golf cart barn facility. The upper floor includes a foyer and lounge, restrooms, additional storage facilities, three clubrooms, café, and large covered outdoor dining/viewing decks. The three clubrooms have moveable internal dividers, intended to allow for flexibility in room size depending on the group size and activities.

Entrance into the building is provided from both the lower and upper level and is accessible to all members of the Laguna Woods Village community, both golfers and non-golfers alike. Due to the sloping topography of the site, access to the café on the upper level can be accessed directly from the existing parking lot facility in compliance

with ADA requirements.

In addition to the new Golf Starter Building, the proposed site improvements will include rebuilding of the men's first tee, a new putting green area, additional golf cart parking, improved golf cart circulation and access to adjacent tees, and an additional 51 space parking lot, identified as Area 51 located on the west side of Moulton Parkway.

The building, as proposed, meets the required building setback and site coverage standards for the OS-R zone.

### **Issue 2: Building Height**

Per the municipal code, structures within the OSR zone are permitted a maximum height of 35 feet except as otherwise provided for by an approved use permit. Additionally, chimneys may exceed the zoning district height limitations by no more than eight feet in height. Per section 13.16.160 of the Municipal Code, when a building site slopes in any direction at an average grade of more than ten percent within the front 50 feet of the building site, the building height is measured from the vertical distance above an inclined slope to the top of the structure, including screened mechanical and electrical fixtures. Per this method of measuring, the proposed Golf Starter Building falls within the building envelope height of 39'-3", with the chimney only extending above that envelope height by an additional six feet and six inches. The intent for height restrictions is to assure compatibility with adjacent properties and provide adequate light and air. Although the proposed Golf Starter Building is approximately 10 Feet higher in elevation than the existing building, it is staff's opinion that new Golf Starter Building is compatible with the surrounding area and the topography of the site.

### **Issue 3: Parking**

Currently there are 246 parking stalls for motor vehicles and 79 parking stalls for golf carts resulting in a total of 325 parking stalls within the Gate 12 golf course development. The Laguna Woods Village Golf Starter Building shares the parking lot with Clubhouse II, two lawn bowling greens, six shuffleboard courts, a swimming pool, four tennis courts, and a card room.

#### *Existing Parking Supply*

| <b>Parking Zone</b> | <b>Motor Vehicle Parking</b> | <b>Golf Cart Parking</b> | <b>Total</b> |
|---------------------|------------------------------|--------------------------|--------------|
| Parking Zone A      | 16                           | 20                       | 36           |
| Parking Zone B      | 14                           | 0                        | 14           |

|                |            |           |            |
|----------------|------------|-----------|------------|
| Parking Zone C | 78         | 0         | 78         |
| Parking Zone D | 138        | 0         | 138        |
| Parking Zone E | 0          | 59        | 59         |
| <b>TOTAL</b>   | <b>246</b> | <b>79</b> | <b>325</b> |

The project parking requirements are calculated based on the increase in size of the proposed Golf Starter Building and the applicable parking ratio as required per Section 13.18.070 of the Municipal Code. As shown below, the proposed Golf Starter Building would require an additional 116 parking spaces.

*Golf Starter Building: Parking Demand*

| Land Use         | Parking Rate | New Building Area | Existing Building Area | Additional Building Area | Required # of Parking Stalls |
|------------------|--------------|-------------------|------------------------|--------------------------|------------------------------|
| Restaurants      | 1/100 s.f.   | 5,734 s.f.        | 2,342 s.f.             | 3,392 s.f.               | +34                          |
| Clubs, halls     | 1/75 s.f.    | 7,953 s.f.        | 2,478 s.f.             | 5,475 s.f.               | +73                          |
| Cart barn        | 1/1 cart     | 4,176             | 3,449 s.f.             | 727                      | +9                           |
| <b>SUB TOTAL</b> |              | <b>17,863</b>     | <b>8,269</b>           | <b>9,594</b>             | <b>+116</b>                  |

Per the Municipal Code calculations, the project is required to provide an additional 116 parking spaces to the existing 325 parking spaces on-site resulting in a total of 441 parking spaces.

As part of the overall site design, the applicant proposes to include a shuttle bus stop at the entry of the Golf Starter Building and a new trash enclosure eliminating approximately 15 parking stalls from parking zone “D” thus, reducing the existing 138 motor vehicle stalls to 123 stalls. Additionally, to better provide for the golf community, the golf cart parking located in parking zone “E” will increase from the existing 59 golf cart spaces to 71 spaces. These proposed modifications as noted above will result in a net reduction of 3 parking spaces increasing the number of new spaces required to 119.

Additionally, per section 13.18.050 of the Municipal Code, ten percent of the required standard motor vehicle parking spaces can be reduced in size and utilized for golf cart or other alternative vehicles. As proposed, the applicant has modified parking zone “E” to include 12 additional golf cart spaces exceeding the maximum number of alternative parking spaces allowed. Given the nature of this facility and the accessibility to golf cart paths and golf cart crossings, staff is supportive of the additional golf cart spaces.

The applicant has prepared a parking analysis in order to rationalize a potential reduction in the number of parking spaces on actual use rather than on the exact



interpretation of the municipal code's parking requirement. Per the applicant's parking analysis prepared by Urban Crossroads, a parking survey was conducted on a Friday when the golf course was at full capacity, the Lawn Bowling Club held its weekly tournament, and Clubhouse II had a TGIF event. During this survey, a maximum of 175 of the parking stalls were utilized. Per the applicants parking calculations 294 parking spaces are required.

***Gate 12: Parking Calculations  
Per the GRF Parking Study***

| <b>Motor Vehicle Parking Use</b>    | <b>Required # of Spaces</b> |
|-------------------------------------|-----------------------------|
| Maximum Parking utilized            | 175 Spaces                  |
| Parking Required per Municipal Code | 116 Spaces                  |
| Net Parking Reduction               | 3 Spaces                    |
| Total Parking Required              | 294 Spaces                  |

It should be noted, that the 294 parking spaces required is an estimated number based on the applicant's parking analysis. This analysis is based on a one day field survey and does not incorporate special events that may occur; such as the seasonal outdoor concerts in the summer season or other events that take place within Clubhouse II and the new Golf Starter Building.

Staff conducted several field visits and has analyzed the project application data. Although staff does not completely agree with GRF's parking analysis, staff does agree that the additional 119 spaces (116 required spaces plus 3 net spaces eliminated) may not be warranted. To accommodate for the anticipated need and demand of additional parking, parking zone "F", which is currently a vacant graded pad located on the west side of Moulton Parkway is recommended in order to provide an additional 51 motor vehicle parking stalls. Overall, the proposed project will increase the amount of available motor vehicle parking to a total of 282 parking stalls and a total of 91 golf cart parking stalls resulting in a total of 373 parking spaces.

In summary, although 441 parking spaces are required per the Municipal Code, staff can support reducing the overall amount of parking by 68 spaces resulting in a total of 373 parking spaces as noted below.

***Proposed Parking Supply***

| <b>Parking Zone</b> | <b>Motor Vehicle Parking</b> | <b>Golf Cart Parking</b> | <b>Total</b> |
|---------------------|------------------------------|--------------------------|--------------|
| Parking Zone A      | 16                           | 20                       | 36           |
| Parking Zone B      | 14                           | 0                        | 14           |
| Parking Zone C      | 78                           | 0                        | 78           |
| Parking Zone D      | 123                          | 0                        | 123          |
| Parking Zone E      | 0                            | 71                       | 71           |

|                 |            |           |            |
|-----------------|------------|-----------|------------|
| New Parking Lot | 51         | 0         | 51         |
| <b>TOTAL</b>    | <b>282</b> | <b>91</b> | <b>373</b> |

As shown on the site plan, the new parking lot is approximately 150 feet away from the gate 12 entrance. Per section 13.18.050 (9), uses on multiple building sites may share common parking facilities within one or more parking areas provided that the following requirements are met. A detailed parking plan is submitted, the parking facility be within 300 feet of entry, adequate assurance is granted ensuring that the parking will continue to be maintained, a parking plan is recorded by the County, and the added parking is required by staff. It is staff's opinion that this parking meets the requirements as noted above and is necessary to accommodate the overflow of parking that may occur during special events.

#### **Issue 4: Other Requirements**

Projects that require discretionary review and approval are subject to an environmental assessment and conditions that are considered to be necessary in order to account for potential impacts that might not be accounted for in the traditional development review processes. For the Laguna Woods Village Golf Starter Building, staff has included both standard, as well as project specific conditions. A few notable conditions include condition number 27 which requires the applicant to revise the site plan to show the proposed temporary construction easement and dedicate the ultimate right-of-way for Moulton Parkway as depicted on the "Proposed Right-of-Way Requirements" exhibit prepared by the County of Orange for the Moulton Parkway Smart Street Project. Additionally, condition number 28, 29, & 31 requires the applicant to pay the required transportation/road improvement fees, school district fees, El Toro Water District fees, and library fees. Furthermore, per the draft Negative Declaration 10-01, archaeological and paleontological resources were discovered within close proximity to the subject site and are therefore required to provide an archaeological field assessment prior to grading and provide oversight of grading activities by a certified paleontologist during grading activities (condition number 23 & 24). For more detail on these and other conditions, please refer to the Conditions of Approval within the SP-602/CUP-603 Resolution attached.

#### **Issue 5: Required findings for City Council**

City Council may approve the proposed discretionary permit provided they can make the required findings, subject to the conditions of approval.

1. The proposed project is consistent with the City of Laguna Woods General Plan; and

2. There is reasonable probability that the proposed project is consistent with the proposed Housing Element; and
3. There is little or no probability that the proposed project will be detrimental to or interfere with the future adopted Housing Element; and
4. The proposed project complies with the development standards and is consistent with the provisions of the City Zoning Code; and
5. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act; and
6. The location size, design and operating characteristics of the proposed use will not create conditions or situations that may be incompatible with other permitted uses in the vicinity; and
7. The approval of the permit application will not result in conditions or circumstances contrary to the public health, safety and general welfare; and
8. The site is accessible by an established golf cart path and/or golf cart/golf car crossing, or the particular use is accessible to and encourages the use of alternative vehicles; and
9. Sufficient onsite parking is provided or proposed.

### **Environmental Review**

Pursuant to Sections 15074 of the California Environmental Quality Act, the City of Laguna Woods proposes to adopt Negative Declaration 10-01 for the proposed project with a finding that the proposed project will not have a significant impact on the environment. In accordance with the Guidelines for Implementation of the California Environmental Quality Act, the City of Laguna Woods conducted an initial study, prepared a Draft Negative Declaration, and provided the required public notice for the proposed project. The Draft Negative Declaration and Initial Study along with all referenced documents are available for public review at the City of Laguna Woods City Hall. The public review period for comments on the environmental document opened on April 29, 2010 and all comments must be received by May 18, 2010.

As proposed, the project will not impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species. Given the long urbanized and previously

disturbed character of the site and surroundings, adverse impacts to archaeological and paleontological resources are considered unlikely. Nonetheless, construction-phase measures are required pursuant to the General Plan EIR that will be implemented to prevent accidental destruction of important archaeological or paleontological resources. Mitigation measures are included in the conditions of approval. No environmental hazards were identified as part of the project analysis and the project will not degrade the quality of the environment, nor impact any habitat.

No other near-term development or infrastructure projects are planned in this area that could contribute to the impacts of the proposed Golf Starter Building project. Long-term impacts associated with the project would not differ from what was anticipated in the General Plan EIR. Impacts associated with greenhouse gas emissions and climate changes have been determined to be less than significant. Additionally, there are no significant geological, hydrologic, or natural hazards affecting the project site. As discussed in the Negative Declaration, significant air quality impacts would not occur nor are significant noise impacts anticipated.

### **Fiscal Impact**

The Proposed Golf Starter Building will not generate any additional revenue for the City. The applicant pays all infrastructure costs associated with the specific site development and as a condition of approval is required to pay any impact fees associated with the construction of a new building. The City staff recovers all expenses associated with processing the planning entitlements and building permits through the collection of standard processing fees, paid by the applicant. Although there could be some increased on-going public safety costs, these are not anticipated to be significant.

### **Land Use and Planning Committee Action**

The project was presented to the Land Use and Design Review Committee at the May 13, 2010 meeting. Staff clarified the parking requirements and the committee specifically discussed the overflow parking lot, the cultural resources, and the land dedication condition (Condition number 24, 27 & 34). The applicant expressed agreement with all the proposed conditions. After discussion, the committee approved of these conditions and voted unanimously to recommend City Council approval of the proposed project, subject to all the recommended conditions.

### **Conclusion**

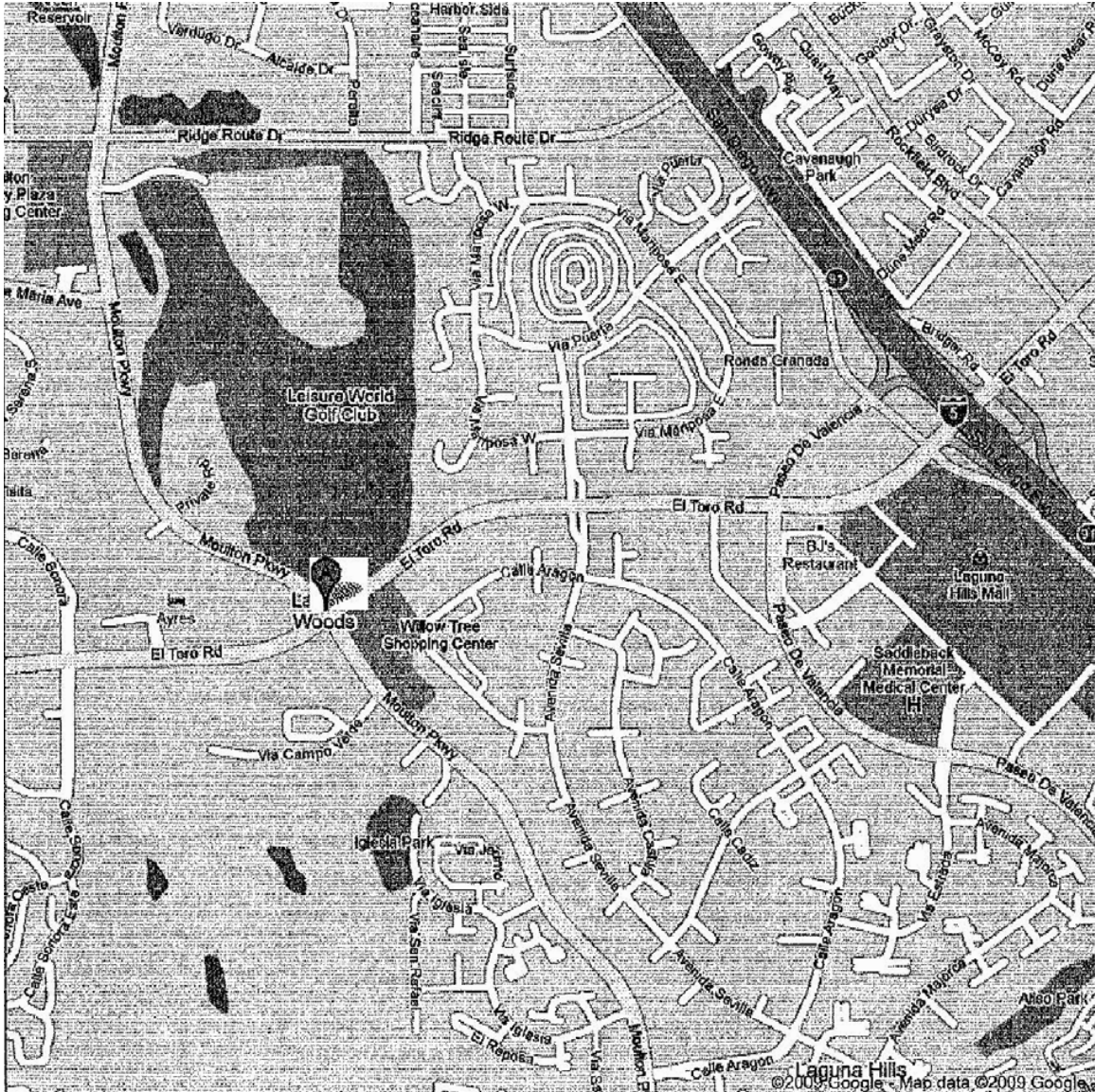
The proposed Golf Starter Building is architecturally compatible with the surrounding area and the topography of the site. Additionally, as proposed, the site provides

adequate parking, is consistent with the required findings, and meets the needs of the Laguna Woods Village community. Therefore, Staff recommends that the City Council approve the resolution adopting Negative Declaration 10-01 and approve the resolution granting Conditional Use Permit (CUP 603) and approving Site Development Permit (SP 602) subject to certain findings and conditions.

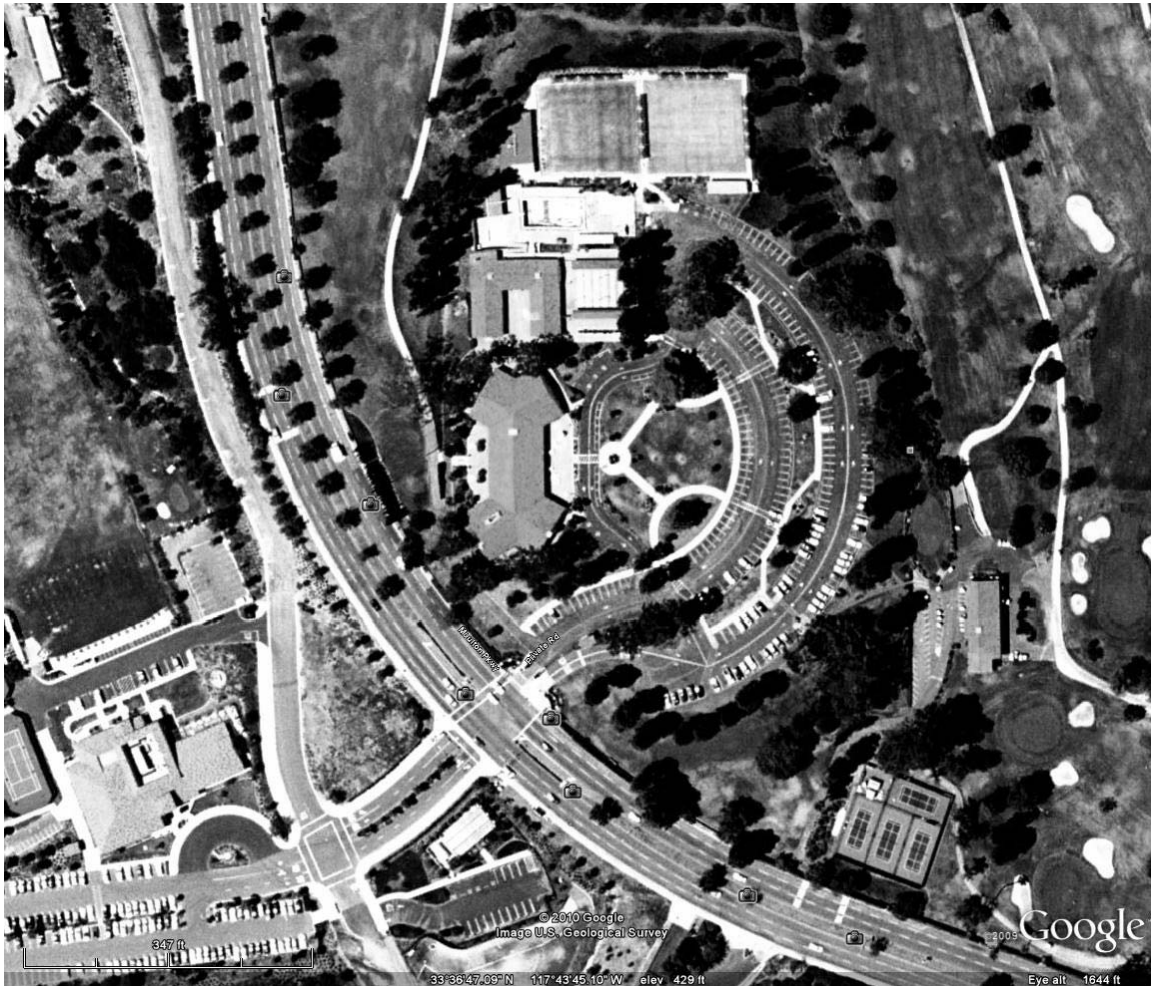
Approved by:   
Leslie A. Keane, City Manager

Attached:   1. Exhibit A - Project Plans  
              2. Resolution with Conditions of Approval (CUP 603/SP 602)  
              3. Resolution adopting Negative Declaration 10-01  
              4. Initial Study/Negative Declaration 10-01

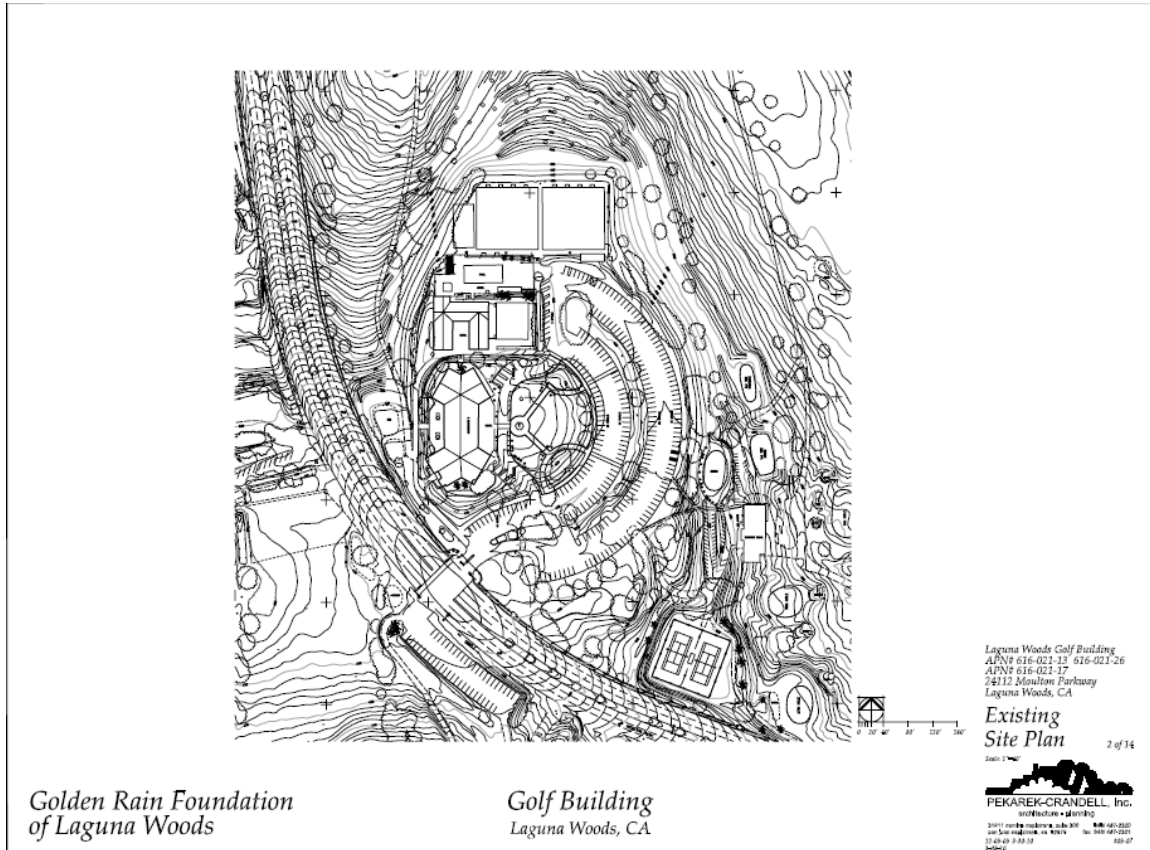
## Vicinity Map



## Existing Areal Photograph



## Existing Site Plan







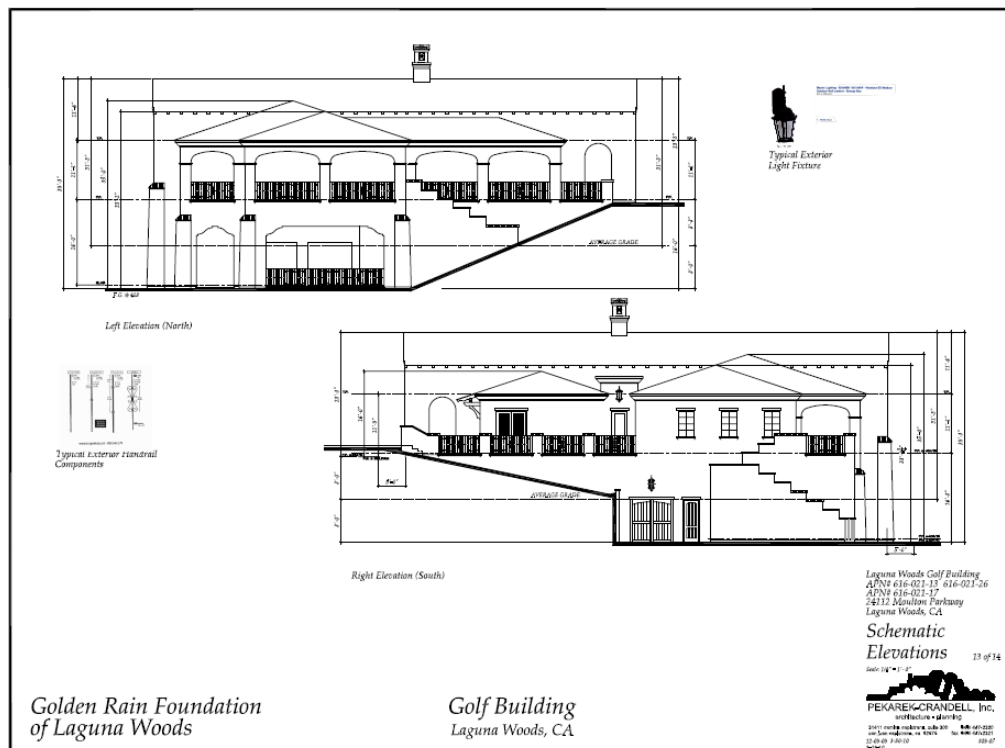
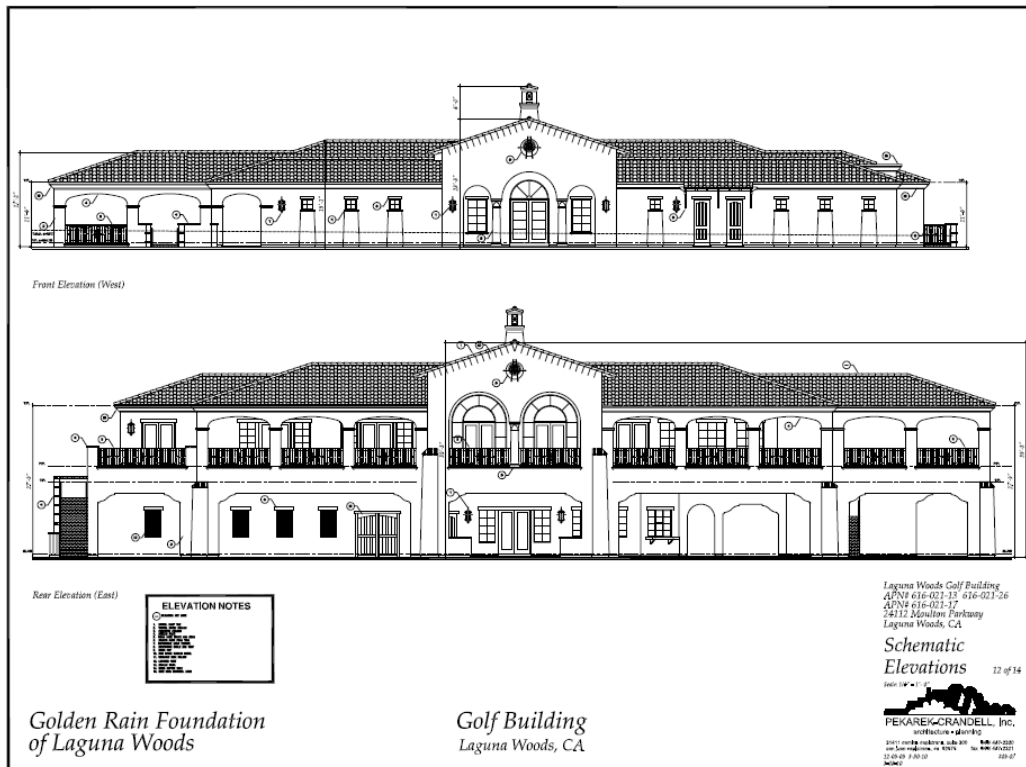
## Grading Plan







## Elevations



## Site Photos



**RESOLUTION NO. 10-XX**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, APPROVING A SITE DEVELOPMENT PLAN (SP-602) AND CONDITIONAL USE PERMIT (CUP-603) FOR THE NEW 17,863 SQ. FT., TWO-STORY GOLF STARTER BUILDING LOCATED AT 24122 MOULTON PARKWAY.

**WHEREAS**, the project applicant has requested a Conditional Use Permit to allow the construction of a new 17,863 square foot Golf Starter Building in accordance with Section 13.24.030 of the Municipal Code; and

**WHEREAS**, an Initial Study and Negative Declaration (ND 10-01) has been prepared to inform the public, affected agencies and the Laguna Woods City Council of potential environmental impacts associated with the proposed project as required by the California Environmental Quality Act. The project has been reviewed for compliance with CEQA and the appropriate mitigation measures have been included in the condition of approval; and

**WHEREAS**, the public was invited to review the Initial Study and Negative Declaration (ND 10-01) from April 29, to May 18, 2010 and comment on the proposed project; and

**WHEREAS**, the City Council at a public hearing adopted the Initial Study and Negative Declaration (ND 10-01) prepared in conjunction with the Conditional Use Permit; and

**WHEREAS**, the Land Use and Design Review Committee, in a public meeting on May 13, 2010, reviewed the proposed project; and

**WHEREAS**, the Land Use and Design Review Committee, in a public meeting on May 13, 2010, considered the Conditional Use Permit and recommended City Council approval subject to certain conditions; and

**WHEREAS**, the City Council held a duly noticed public hearing on May 19, 2010, to consider the Initial Study, Negative Declaration and Conditional Use Permit; and

**WHEREAS**, the City Council at such public hearing received comments from all those in attendance wishing to speak; and

**WHEREAS**, the City Council has considered the information and public testimony presented in the public hearings and in the proposed documents and staff reports, all of which are included in the public record and incorporated herein by reference; and

**WHEREAS**, the City Council makes the following findings subject to the conditions of approval:

1. The proposed use and project is consistent with the City of Laguna Woods General Plan; and
2. The use, activity or improvements proposed are consistent with the provisions of the City Zoning Code; and
3. The approval of the permit application is in compliance with the requirements of the California Environmental Quality Act; and
4. The location, size, design and operating characteristics of the proposed use will not create conditions or situations that may be incompatible with other permitted uses in the vicinity; and
5. The approval of the permit application will not result in conditions or circumstances contrary to the public health, safety and the general welfare; and
6. The approval of the permit application is in compliance with all City-required public facilities regulations; and
7. The proposed off-street parking facilities comply with the intent of the Zoning Code related to parking requirements;
8. The site is accessible by an established golf cart path and/or golf cart/golf car crossing, or the particular use is accessible to and encourages the use of alternative vehicles; and
9. Sufficient onsite parking is provided or proposed.



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

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

**SECTION 2.** Based on the information presented by the applicant, public testimony at the public hearing and staff report analysis, the City Council approves conditional use permit application SP-602/CUP-603 subject to the following conditions:

***GENERAL PROJECT CONDITIONS***

1. This permit is issued for the construction of a 17,863 square foot Golf Starter Building and pertains only to the plans stamped approved on May 19, 2010. All applicable City standards and conditions shall be in place unless specifically superseded by the project conditions referenced within.
2. The applicant or successor in interest shall abide by and faithfully comply with any and all conditions of this permit. Failure to comply with the conditions of this permit constitutes grounds for revocation of said permit by the City of Laguna Woods City Council.
3. The applicant or successor in interest shall agree, as a condition of issuance of this permit, to (at its sole expense) defend, indemnify, and hold harmless the City, its officers, employees, agents and consultants from any claim, action, or proceeding against the City, its officers, agents, and employees to attach, set aside, void or annul an approval of the City Council, Planning Agency, or other decision-making body, or staff action concerning this project. The applicant shall pay the City's defense costs and shall reimburse the City for court costs and attorney fees that the City may be required by a court to pay as a result of such defense. The applicant or successor in interest may at its sole discretion participate in the defense or any such action under this condition.
4. The permit is granted for the property as described in the application and shall not be transferable from one parcel to another.

5. This permit shall become null and void within 24 months from the date of the permit issuance, unless the proposed development or use has been diligently pursued. The issuance of a grading, foundation, or building permit for structural construction shall be a minimum requirement for evidence of diligent pursuit.
6. All proposed construction and modification associated with the approved change plan shall comply with the provisions of the Building Code for new buildings and structures as stated in Section 3404 of the Building Code.
7. The construction or use by the applicant or successor in interest of any activity or structure authorized by this permit shall constitute acceptance of all of the conditions and obligations imposed by the City on this permit. The applicant or successor in interest by said acceptance waives any challenge as to the validity of these conditions.
8. The applicant or successor in interest acceptance of this resolution or commencement of construction or operations under this resolution shall be deemed to be acceptance of all conditions thereof.
9. Any covenants, conditions, and restrictions (CC&R's) applicable to the subject property shall be consistent with the terms of this permit and the Laguna Woods City Code. Where a conflict exists between the CC&R's and City regulations, the City regulations shall prevail.
10. The applicant or successor in interest shall be fully responsible for knowing and complying with all conditions of approval, including making known the conditions to City staff for future governmental permits or actions on the project site.
11. The applicant or successor in interest shall be responsible for payment of all applicable fees along with reimbursement for all City expense in ensuring compliance with these conditions. Fees shall be due within 60 day of approval or prior to final approval of related building permits, whichever occurs first.

***PLANNING STANDARD CONDITIONS***

12. Prior to the issuance of a building permit the applicant or successor in interest shall obtain approval of a Site Development Permit. The approved

Site Development Permit will be considered a precise plan and shall contain the information required to satisfy the conditions of approval as well as the detail necessary to initiate the construction process.

13. This approval constitutes approval of the project only to the extent that it complies with the City Zoning Code and any other applicable City standards. Approval does not eliminate the need for building permits or include any action or finding as to compliance or approval of any other applicable Federal, State or Local ordinance, regulation or requirements.
14. Except as otherwise provided herein, this permit is approved as a “concept plan” for the location and design of the uses, structures, features, and materials, shown on the approved plans. After an application has been approved, a change plan may be submitted to the City’s Community Development Director for any relocation, alteration, or addition to any use, structure, feature, or material, not specifically approved in the original application. If Community Development Director determines that the proposed change complies with the provisions, spirit and intent of this approval action, and that the action would have been the same for the changed plan as for the approved plot plan, he may approve the changed plan without requiring a new public hearing.
15. The applicant or successor in interest shall record with the County of Orange Recorder a "**Notice of Land Use Restrictions and Conditions**" in a form acceptable to the Community Development Department. A copy of the recorded document shall be submitted to the Community Development Department prior to issuance of building permits or initiation of use.
16. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit. The applicant or successor in interest shall submit three (3) sets of plans stamped and signed by the architect or engineer to the Building Department for review, approval and issuance of a building permit.
17. The cover sheet of the building construction documents shall contain the City’s final conditions of approval and it shall be attached to each set of plans submitted for City approval or shall be printed on the title sheet verbatim.

18. Construction work may not commence before 7 a.m. and must cease by 8 p.m., Monday through Saturday, and no construction activity is permitted on Sundays or Federal holidays.
19. Prior to the issuance of a building permit, proof of all approvals from applicable outside departments and agencies including the Orange County Fire Authority, Orange County Health Care Agency, and State Water Resources Control Board is required.
20. The site must be maintained free of trash, debris and refuse. All graffiti must be removed within 72 hours.
21. All project signage shall be reviewed and constructed under separate permits, unless specifically referenced in the planning approval.
22. All exterior lighting shall be designed in such a manner that direct lighting is confined to the property and oriented to minimize visual glare to adjacent properties.

***PLANNING SPECIAL CONDITIONS***

23. (Cultural Resources) Prior to the issuance of grading permits, A Phase I archaeological field assessment should be performed. A technical report following format and content guidelines proposed by the State Office of Historic Preservation (SHPO) shall be completed. This report shall include a discussion on the sites' significance (depth, nature, condition, and extent of the resources), final mitigation recommendations, and cost estimates. Excavated finds shall be offered to the City of Laguna Woods, or designee, on a first refusal basis. Final mitigation shall be carried out based upon the report recommendations and a determination as to the sites' disposition by the City. Possible determinations include, but are not limited to, preservation, salvage, partial salvage, or no mitigation necessary. If buried cultural materials are exposed during construction, work must be halted near the find until a qualified archaeologist can assess its significance. If prehistoric artifacts and/or features are exposed, the archaeologist will remove the cultural remains in a timely and professional manner in accordance with CEQA Section 15064.5-f and PRC Section 21082. In the unlikely event that human remains are unearthed during construction, and in compliance with California State Health and Safety Code Section 7050.5 and CEQA Section 15064.5-e, the Orange County Coroner must be

contacted within 24 hours of the discovery. No further disturbance shall occur until the coroner has made the necessary findings as to origin and disposition pursuant to CEQA Appendix K and Public Resources Code Section 5097.98. The archaeologist shall submit a report of all archaeological discoveries on the site for review and approval by the City of Laguna Woods, which shall include the period of site inspection, a catalog and analysis or recorded features, and repository of the collection.

24. (Cultural Resources) Prior to the issuance of grading permits, the applicant or successor in interest shall provide written evidence to the City of Laguna Woods that a certified paleontologist has been retained to oversee paleontologic monitoring of excavations and to salvage and document fossils as necessary. The paleontologist shall be present at the pre-grading conference, and shall establish, in cooperation with the project developer, procedures for temporarily halting or redirecting work to permit the evaluation and, if necessary, salvage of resources encountered. Upon discovering a major paleontologic resource that requires long-term halting or redirecting of grading, the paleontologist shall report the find to the City or designee. The paleontologist shall determine appropriate actions, in cooperation with the City or designee to ensure proper assessment of the find and/or its salvage. Excavated finds will be offered to the City, or designee, on a first refusal basis. The City or designee may retain said finds if written assurance is provided that they will be properly preserved in Orange County. Otherwise, and in accordance with County guidelines, said finds will be deposited in the County repository. Final mitigation and disposition of the resources will be subject to the approval of the city. The paleontologist shall submit a report for review and approval by the City, which shall include the period of site inspection, a catalog and analysis of recorded fossils, and repository of the collection.
25. (Geology and Seismicity) Prior to the issuance of a grading permit, the applicant or successor in interest shall prepare detailed foundation investigations for potentially unstable ground areas that are subject to ground movement and incorporate the latest seismic safety design specifications per the City's Municipal Code and project review procedures. The seismic design criteria of the 2007 California Building Code (CBC) have been adopted as part of the City's Municipal Code.
26. (Hydrology and Water Quality) During the construction and operation of new development, the City of Laguna Woods will require the

implementation of Best Management Practices (BMP) to minimize pollutant runoff. This will include, where applicable, the preparation of Storm Water Pollution Prevention Programs (SWPPPs) to control runoff from construction site. The City will require water quality management plans for new long-term activities to control urban constituents entering the existing storm drain system.

27. Prior to final approval of the site plan for the subject application, the applicant or successor in interest shall revise the site plan to show the proposed temporary construction easements and the ultimate right-of-way for Moulton Parkway as depicted on the "Proposed Right-of-Way Requirements" exhibit prepared by the County of Orange for the Moulton Parkway Smart Street Project Phase II - El Toro Road to Santa Maria Avenue. This ultimate right-of-way and temporary construction easement shall begin at the end of the phase I bus stop at approximately station 104 + 57 and go to the southerly boundary line of the Golden Rain Foundation Garden Center property (near the Santa Maria/Moulton intersection) at approximately station 140 + 00, which stations are depicted on the Segment 2 and Segment 3 improvement plans for the Moulton Smart Street Project. All proposed setbacks shall reflect the ultimate right-of-way as shown thereon.
28. Prior to the issuance of a building permit, the applicant or successor in interest shall pay all transportation / road improvement fees including; the San Joaquin Transportation Corridor (SJTC) fee, Coastal Area Roadway Improvements and Traffic Signals (CARITS) fee, and the Moulton-Niguel fee program.
29. Prior to the issuance of a building permit, the applicant or successor in interest shall pay all applicable library fees and school district fees.
30. Prior to the issuance of a building permit, the applicant or successor in interest shall submit to the City a "Release Letter" from the El Toro Water District (ETWD) for sewer and water.
31. Prior to the issuance of a building permit, the applicant or successor in interest shall pay to the ETWD all applicable capital facilities fees to offset the cost for maintaining sewer system capacity as a result of the project.

32. Prior to the issuance of a building permit the applicant or successor in interest shall obtain an approved precise grading permit for development of the proposed building.
33. Should Parcel A, Parcel B, or Parcel 1 be sold at anytime in the future, the applicant or successor in interest shall record a shared parking agreement subject to the review and approval of the City Manager.
34. Prior to final certificate of occupancy, the applicant or successor in interest shall construct the 51 space parking lot located on the west side of Moulton Parkway. The new parking lot shall meet all ADA and California Code requirements for handicapped parking space design and accessible path of travel.
35. Prior to the issuance of final certificates of occupancy, the applicant or successor in interest shall execute all documents necessary for the granting or dedication of the temporary construction easements and the ultimate right-of-way for Moulton Parkway as depicted on the "Proposed Right-of-Way Requirements" exhibit prepared by the County of Orange for the Moulton Parkway Smart Street Project Phase II - El Toro Road to Santa Maria Avenue. This ultimate right-of-way and temporary construction easement shall begin at the end of the phase I bus stop at approximately station 104 + 57 and go to the southerly boundary line of the Golden Rain Foundation Garden Center property (near the Santa Maria/Moulton intersection) at approximately station 140 + 00, which stations are depicted on the Segment 2 and Segment 3 improvement plans for the Moulton Smart Street Project.
36. Prior to final certificate of occupancy, the applicant or successor in interest shall remove the existing Golf Starter Building and complete all improvements as approved.
37. All conditions of this permit, including any off-site and on-site improvements, including building, paving, and landscape construction, shall be completed prior to occupancy except as may be permitted by the Community Development Director in consultation with other affected departments. In the event early occupancy is permitted, the applicant or successor in interest shall provide security or agreements to ensure full completion of the project.

***LANDSCAPE STANDARD CONDITIONS***

38. The applicant or successor in interest shall provide two (2) sets of landscape and irrigation construction documents for review and approval prior to the issuances of a building permit. The proposed landscape plans shall be consistent with the City's landscape standards and must be prepared by a licensed landscape architect.
39. Prior to the issuance of building permits, the applicant or successor in interest shall submit landscape documentation packages in compliance with the City's Water Efficient Landscape Ordinance (City of Laguna Woods Municipal Code, Chapter 4.28) and with the City's Guidelines for Implementation of the Water Efficient Landscape Ordinance. Landscaping shall be designed to comply with the City's Water Efficient Landscape Ordinance (City of Laguna Woods Municipal Code, Chapter 4.28) and with the City's Guidelines for Implementation of the Water Efficient Landscape Ordinance.

***BUILDING AND ENGINEERING CONDITIONS***

40. All proposed construction and modification associated with the approved project shall comply with the provisions of the California Building Code for new buildings and structures applicable at time of construction.
41. This project may contain existing survey monuments, which may be disturbed through construction activities and deemed necessary for preservation by the City Engineer. If such monuments will be disturbed, the applicant or successor in interest shall have a licensed Land Surveyor or qualified Registered Civil Engineer tie out monumentation affected by the project and submit preliminary corner records to the City Engineer. After approval by the City Engineer, the applicant or successor in interest shall file the corner records with the County Surveyor. Prior to the issuance of a grading permit evidence of such filing shall be furnished to the City Engineer. Any monuments disturbed during the construction of the project shall be re-set by a licensed Land Surveyor or qualified Registered Civil Engineer in accordance with the above described corner records and shall be inspected by the City Engineer prior to exoneration of any security.
42. Prior to the issuance of precise grading permits, the applicant or successor in interest shall submit a groundwater survey of the Golf Starter Building site



area. The analysis shall be prepared by a geotechnical engineer versed in groundwater analysis and shall include the following information and analysis:

- a. Potential for perched groundwater intrusion into the shallow groundwater zone upon build-out.
  - b. Analysis for relief of groundwater buildup and properties of soil materials on-site.
  - c. Impact of groundwater potential on building and structural foundations.
  - d. Proposed mitigation to avoid potential for groundwater intrusion within five feet of the bottom of the footings.
43. This project will result in soil disturbance of one (1) or more acres of land. Prior to the issuance of preliminary or precise grading permits, the applicant or successor in interest shall demonstrate that coverage has been obtained under California's General Permit for Stormwater Discharges Associated with Construction Activity by providing the City Engineer with evidence that a Notice of Intent (NOI) has been filed with the State Water Resources Control Board. Such evidence shall consist of a copy of the NOI stamped by the State Water Resources Control Board or the Regional Water Quality Control Board, or a letter from either agency stating that the NOI has been filed and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number.
  44. Prior to the issuance of precise grading permits, the applicant or successor in interest shall submit, and the Director of Community Development shall have approved, the Water Quality Management Plans (WQMPs). The WQMPs shall identify the Best Management Practices (BMPs) that will be used on the site to control predictable pollutant runoff.
  45. Prior to the issuance of precise grading permits that establish a finish floor elevation, a site specific geotechnical study will be provided for each proposed structure. The geotechnical report shall be prepared by a registered civil engineer or certified engineering geologist, having competence in the field of seismic hazard evaluation and mitigation. The geotechnical report shall contain site-specific evaluations of the seismic hazard affecting the project, and shall identify portions of the project site

containing seismic hazards. The report shall also identify any known off-site seismic hazards that could adversely affect the site in the event of an earthquake. The contents of the geotechnical report shall include, but shall not be limited to, the following:

- a. Project description.
  - b. A description of the geologic and geotechnical conditions at the site, including an appropriate site location map.
  - c. Evaluation of site-specific seismic hazards based on geological and geotechnical conditions, in accordance with current standards of practice.
  - d. Recommendations for appropriate mitigation measures.
  - e. Name of report preparer(s), and signature(s) of a certified engineering geologist and/or registered civil engineer, having competence in the field of seismic hazard evaluation and mitigation.
  - f. Include the official professional registration or certification number and license expiration date of each report preparer in the signature block of the report.
46. The proposed project shall include suppression measures for fugitive dust and those associated with construction equipment in accordance with SCAQMD Rule 403 and other AQMD requirements. Prior to issuance of each grading permit, the applicant or successor in interest shall obtain the appropriate permits from the SCAQMD and submit them to the City.
- a. Applicable Rule 403 Measures:
    - Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for ten days or more).
    - Water active sites at least twice daily. (Locations where grading is to occur will be thoroughly watered prior to earth moving).

- All trucks hauling dirt, sand, soil, or other loose materials are to be covered, or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114 (freeboard means vertical space between the top of the load and top of the trailer).
- Pave construction access roads at least 100 feet onto the site from main road.
- Traffic speeds on all unpaved roads shall be reduced to 15 mph or less.

In addition, the proposed project shall comply with the SCAQMD Rules and Regulations on the use of architectural coatings. Emissions associated with architectural coatings shall be reduced by using precoated/natural colored building materials, using water-based or low-VOC coating, and using coating transfer or spray equipment with high transfer efficiency.

47. The project shall comply with all Title 24 of the California Code of Regulations established by the Energy Commission regarding energy conservation standards.
48. Prior to the issuance of grading permits, the applicant or successor in interest shall include a note on all grading plans that requires the construction contractor to implement the following measures during grading. These measures shall also be discussed at the pre-grade conference.
  - a. The following additional dust suppression measures in the SCAQMD CEQA Air Quality Handbook shall be incorporated into the proposed project:
    - Re-vegetate disturbed areas as quickly as possible.
    - All excavating and grading operations shall be suspended when wind speeds (as instantaneous gusts) exceed 25 mph.
    - All streets shall be swept once a day using SCAQMD Rule 1186 certified street sweepers or roadway washing trucks if visible soil materials are carried to adjacent streets (recommend water sweepers with reclaimed water).

- Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash trucks and any equipment leaving the site each trip.
  - All on-site roads shall be paved as soon as feasible, watered periodically or chemically stabilized.
  - The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times.
- b. The Construction Contractor shall select the construction equipment used on site based on low emission factors and high energy efficiency. The Construction Contractor shall ensure that construction grading plans include a statement that all construction equipment will be tuned and maintained in accordance with the manufacturer's specifications.
- c. The Construction Contractor shall utilize electric or diesel powered equipment in lieu of gasoline powered engines where feasible. If available, diesel equipment will be required to use ultra low sulfur diesel (less than or equal to 15 ppm), particulate traps, and oxidation catalysts.
49. Prior to the issuance of grading permits, the applicant or successor in interest shall submit for approval to the State Water Resources Control Board, a Notice of Intent to be covered under the Storm Water Permit. Additionally, the applicant or successor in interest shall prepare a SWPPP which will: 1) require implementation of Best Management Practices (BMPs) so as to prevent a net increase in sediment load in storm water discharges relative to preconstruction levels; 2) prohibit during the construction period discharges of storm water or non-storm water at levels which would cause or contribute to an exceedance of applicable water quality standards contained in the Basin Plan; 3) describe in detail the BMPs planned for the project related to control of sediment and erosion, non-sediment pollutants, and potential pollutants in non-storm water discharges; 4) describe post-construction BMPs for the project; 5) explain the maintenance program for the project's BMPs; 6) during construction, require reporting of violations to the Regional Board; and 7) list the parties responsible for SWPPP implementation and BMP maintenance during and after grading. The applicant or successor in interest shall implement the SWPPP and will modify the SWPPP as directed

by the Storm Water Permit. A copy of the SWPPP shall be kept at the project site and be available for City review on request.

50. Prior to issuance of precise grading permits, the applicant or successor in interest shall develop a WQMP in accordance with the requirements of the NPDES and WQMP's Permit and the DAMP and shall submit the WQMPs for review to the City. The City shall approve the WQMPs prior to the granting of the precise grading permit for the proposed development. In accordance with the DAMP, the WQMPs shall: 1) describe the routine and special post-construction BMPs to be used at the proposed development site (including both structural and non-structural measures); 2) describe responsibility for the initial implementation and long-term maintenance of the BMPs; 3) provide narrative with the graphic materials as necessary to specify the locations of the structural BMPs; and 4) certify that the project proponent will seek to have the WQMP carried out by all future successors or assigns to the property. Detailed information about process for identifying BMPs is included in the Water Quality Assessment Technical Appendix identifying BMPs is included in the Water Quality Assessment Technical Appendix.
51. Prior to the issuance of grading permits, the applicant or successor in interest shall include a note on all grading plans that requires the construction contractor to implement the following measures during grading. These measures shall also be discussed at the pre-grade conference.
  - Sediment from areas disturbed by construction shall be retained on site using structural controls to the maximum extent practicable.
  - Stockpiles of soil shall be properly contained to eliminate or reduce sediment transport from the site to the streets, drainage of facilities or adjacent properties via runoff, vehicle tracking, or wind.
  - Appropriate Best Management Practices (BMPs) for construction-related materials, wastes, spills or residues shall be implemented to minimized transportation from the site to streets, drainage facilities, or adjoining properties by wind or runoff.
  - Runoff from equipment and vehicle washing shall be contained at construction sites unless treated to reduce or remove sediment and other pollutants.

- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of the day of construction activities all construction debris and waste materials shall be collected and properly disposed in trash recycle bins.
- Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Dischargers other than stormwater (non-stormwater discharges) are authorized under California's General Permit for Storm Water Discharges Associated with Construction Activity only where they do not cause or contribute to a violation of any water quality standard and are controlled through implementation of appropriate BMPs for elimination or reduction of pollutants. Non-stormwater discharges must be eliminated or reduced to the extent feasible.
- Potential pollutants include but are not limited to: solid or liquid chemical spills; wastes from paints, stains, sealants, solvents, detergents, glues, lime pesticides, herbicides, fertilizers, wood preservatives, and asbestos fibers, paint flakes or stucco fragments; fuels, oils, lubricants and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; floatable wastes, wastes from any engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning; and superchlorinated potable water line flushing and testing.
- During construction, disposal of such materials should occur in a specified and controlled temporary area on-site physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging of non-contaminated groundwater produced by dewatering activities requires a National Pollutant Discharge Elimination System (NPDES) permit from the Santa Ana Regional Water Quality Control Board.

52. The City retains the right to inspect the premises for compliance with the City's storm water programs and NPDES permit requirements.
53. Prior to issuance of each grading permit, the applicant or successor in interest shall incorporate the following measures as a note on the grading plan cover sheet to ensure that the greatest distance between noise sources and sensitive receptors during construction activities has been achieved. This language shall be approved by the Director of Community Development.
  - a. Construction equipment, fixed or mobile, shall be maintained in proper operating condition with approved noise mufflers.
  - b. Construction staging areas shall be located away from off-site receptors and occupied buildings on site during the later phases of project development.
  - c. Stationary equipment shall be placed such that emitted noise is directed away from residential areas to the greatest extent feasible.
  - e. Construction access routes shall be selected to minimize truck traffic near existing residential uses where reasonably feasible.
54. This project will result in new construction that will generate solid waste. Prior to the issuance of precise grading permits, the applicant or successor in interest shall show on the site plans the location of receptacle(s) to accumulate on-site generated solid waste for recycling purposes. At the discretion of the Director of Community Development the developer of a nonresidential project may be permitted to contract with a waste recycler for off-site materials recovery. In this case the applicant must provide a letter verifying that recycling will be conducted off site in an acceptable manner.
55. Prior to the issuance of grading permits, the applicant or successor in interest shall place a note on the cover sheet of the plan that states, "All stationary emission sources shall comply with the regulations adopted by the South Coast Air Quality Management District."
56. In conjunction with the submittal of applications for precise grading permits, the applicant or successor in interest shall submit to the City Engineer detailed drainage studies showing that the project grading, in conjunction with the drainage conveyance systems, will allow project building pads to be

safe from inundation from rainfall runoff from all storms up to, and including, the theoretical 100-year storm.

57. In conjunction with the submittal of applications for preliminary or precise grading permits, the applicant or successor in interest shall submit a siltation control program to the City Engineer to comply with City standards. (IBC EIR, page IV.H-8)
58. Prior to demolition of any existing buildings, the applicant or successor in interest shall obtain a Demolition Permit and demonstrate compliance with State classified hazardous materials remediation requirements.
59. The potential exists that some of the solid waste resulting from the demolition, dismantling, or other deconstruction of the buildings and other structures at the property may be contaminated with materials that render it unsuitable for recycling or reuse. Prior to the issuance of any grading permit or building permit involving the demolition of the existing building, a technical evaluation shall be prepared and submitted to the Director of Public Works to determine the suitability of the solid waste generated by the demolition for recycling or other diversion programs. If it is determined by the technical evaluation that material from the deconstruction of the site is contaminated and prohibited from being recycled by ordinary means, a further evaluation must be conducted to identify and evaluate other feasible methods approved by State law to divert the material from landfills. This may include the delivery of the waste material to other appropriate non-disposal or transformation facilities, such as “waste-to-energy” (WTE) plants.
60. For that solid waste which is determined (through the technical evaluation required in Condition 59) to be inappropriate for recycling (as that term is defined by California Public Resources Code Section 40180), the project applicant or successor in interest shall submit a written plan to the Community Development Director and implement such plan to ensure that 50% of the solid waste material from the project, or the maximum amount feasible as determined by the technical evaluation, is diverted from the landfill through other methods that comply with State statutes and regulations.



61. During the demolition and construction phases, to ensure ongoing compliance with Conditions 59 and 60 the applicant or successor in interest shall be required to submit solid waste tonnage reports to the Director of Public Works on City approved forms, accompanied by “weight ticket” receipts from state-certified disposal, non-disposal, or transformation facilities, on a quarterly basis to demonstrate that solid waste diversion has occurred in accordance with these required conditions and in a manner that is consistent with the Construction, Demolition Waste Ordinance, and not detrimental to the efforts of the City of Laguna Woods to comply with AB939.
62. Prior to grading or building permit close-out and/or the issuance of a certificate of use or a certificate of occupancy, the applicant or successor in interest shall:
  - a. Demonstrate that all structural best management practices (BMPs) described in the project’s WQMPs have been constructed and installed in conformance with approved plans and specifications,
  - b. Demonstrate that applicant or successor in interest is prepared to implement all non-structural BMPs described in the project’s WQMPs,
  - c. Demonstrate that an adequate number of copies of the project’s approved WQMPs are available onsite,
  - d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

### **Orange County Fire Authority**

63. Prior to the issuance of a grading permit, the applicant or successor in interest shall submit a fire hydrant location plan to the Fire Chief for review and approval.
64. Prior to the issuance of any building permit, the applicant or successor in interest shall submit evidence of the on-site fire hydrant system to the Fire Chief and indicate whether it is public or private. If the system is private, it shall be reviewed and approved by the Fire Chief prior to building permit issuance and the applicant or successor in interest shall make provisions for the repair and maintenance of the system in a manner meeting the approval of the Fire Chief. Please contact the OCFA at (714) 573-6100 or visit the

65. Prior to the issuance of any certificate of use and occupancy, all fire hydrants shall have a blue reflective pavement marker indicating the hydrant location on the street as approved by the Fire Chief, and must be maintained in good condition by the property owner. Please contact the OCFA at (714) 573-6100 or visit the OCFA website for a copy of the “Guideline for Installation of Blue Dot Hydrant Markers.”
66. Prior to the issuance of any building permits, the applicant or successor in interest shall provide evidence of adequate fire flow. The “Orange County Fire Authority Water Availability for Fire Protection” form shall be signed by the applicable water district and submitted to the Fire Chief for approval. If sufficient water to meet fire flow requirements is not available, an automatic fire extinguishing system may be required in each structure affected.
67. Prior to the issuance of a building permit, the applicant or successor in interest shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Please contact the Orange County Fire Authority at (714) 573-6100 to request a copy of the “Orange County Fire Authority Notes for New NFPA 13 Commercial Sprinkler Systems.”
68. Prior to the issuance of a certificate of use and occupancy, this system shall be operational in a manner meeting the approval of the Fire Chief.
69. Prior to the issuance of a grading permit, the applicant or successor in interest shall obtain approval of the Fire Chief for all fire protection access roads to within 150 feet of all portions of the exterior of every structure on site. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the “Guidelines for Emergency Access.”
70. Prior to the issuance of a grading permit, the applicant or successor in interest shall submit plans and obtain approval from the Fire Chief for fire lanes on required fire access roads less than 36 feet in width. The plans shall indicate the locations of red curbs and signage and include a detail of the proposed signage including the height, stroke and colors of the lettering and its contrasting background. Please contact the OCFA at (714) 573-6100 or

visit the OCFA website to obtain a copy of the "Guidelines for Emergency Access Roadways and Fire Lane Requirements."

71. Prior to the issuance of any certificate of use and occupancy, the fire lanes shall be installed in accordance with the approved fire lane plan. The CC&R's or other approved documents shall contain a fire lane map, provisions which prohibit parking in the fire lanes and a method of enforcement.
72. Prior to the issuance of any building permits, the applicant or successor in interest shall submit a letter on company letterhead stating that water for fire-fighting purposes and all-weather fire protection access roads shall be in place and operational before any combustible material is placed on site. Building permits will not be issued without OCFA approval obtained as a result of an on-site inspection. Please contact the OCFA at (714) 573-6100 to obtain a copy of the standard combustible construction letter.
73. Prior to the issuance of a building permit, the applicant or successor in interest shall submit to the Fire Chief a list of all hazardous, flammable and combustible liquids, solids or gases to be stored, used or handled on site. These materials shall be classified according to the Uniform Fire Code and a document submitted to the Fire Chief with a summary sheet listing the totals for storage and use for each hazard class. Please contact the Orange County Fire Authority at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Guideline for Completing Chemical Packets."
74. Prior to the issuance of any building permit, the applicant or successor in interest shall submit architectural plans for the review and approval of the Fire Chief if required per the "Orange County Fire Authority Plan Submittal Criteria Form." Please contact the OCFA at (714) 573-6100 for a copy of the Site/Architectural Notes to be placed on the plans prior to submittal.
75. Prior to the issuance of any building permit, plans for the fire alarm system shall be submitted to the Fire Chief for review and approval. Please contact the OCFA at (714) 573-6100 or visit the OCFA website to obtain a copy of the "Guideline for New and Existing Fire Alarm Systems."
76. This system shall be operational prior to the issuance of a certificate of use and occupancy.

PASSED, APPROVED AND ADOPTED ON THE \_\_\_\_ DAY OF MAY 2010.

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MILT ROBBINS, Mayor

ATTEST:

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YOLIE TRIPPY, Deputy 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. 10-XX** was duly adopted by the City Council of the City of Laguna Woods at a regular meeting thereof, held on the \_\_\_\_ day of May 2010, by the following vote:

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

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YOLIE TRIPPY, Deputy City Clerk

**RESOLUTION NO. 10-XX**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGUNA WOODS, CALIFORNIA, ADOPTING NEGATIVE DECLARATION ND 10-01 FOR THE NEW 17,863 SQ. FT., TWO-STORY GOLF STARTER BUILDING (SP-602/CUP-603) LOCATED AT 24122 MOULTON PARKWAY

**WHEREAS**, the City of Laguna Woods, as lead agency, has prepared an Initial Study/Negative Declaration in full accordance with the procedural and substantive requirements of the California Environmental Quality Act (CEQA) and CEQA guidelines; and

**WHEREAS**, from April 29 to May 18, 2010 the Notice of Intent to adopt a Negative Declaration was posted at the County Clerk's office for the required 20 day review period; and

**WHEREAS**, from April 29 to May 18, 2010 the Initial Study and draft Negative Declaration was circulated for a 20 day review period; and

**WHEREAS**, the Notice of Intent to adopt Negative Declaration 10-01 was published in the April 29, 2010 edition of the Laguna Woods Globe; and

**WHEREAS**, from April 29 to May 18, 2010, the Initial Study and draft Negative Declaration was available for public review at the Laguna Woods City Hall; and

**WHEREAS**, the Land Use and Design Review Committee, in a public meeting on May 13, 2010, reviewed the proposed project; and

**WHEREAS**, the City Council held a duly noticed public hearing on May 19, 2010 , to consider the Negative Declaration and conditional use permit; and

**WHEREAS**, the proposed Mitigation Measures have been incorporated into the Project's conditions of approval, and

**WHEREAS**, the City Council has reviewed Negative Declaration ND 10-01 and has considered the information and public testimony presented in the public

hearings and in the proposed documents and staff reports, all of which are included in the public record and incorporated herein by reference.

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

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

**SECTION 2.** Based on the evidence presented at the public hearing, the City Council adopts the Initial Study and Negative Declaration ND 10-01 for the Golf Starter Building Project.

PASSED, APPROVED AND ADOPTED ON THE \_\_\_\_\_ DAY OF MAY 2010.

\_\_\_\_\_  
MILT ROBBINS, 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. 10-XX** was duly adopted by the City Council of the City of Laguna Woods at a regular meeting thereof, held on the \_\_\_\_ day of May 2010, by the following vote:

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

\_\_\_\_\_  
YOLIE TRIPPY, Deputy City Clerk

**CITY OF LAGUNA WOODS  
Initial Study ND 10-01**

**1. Project Title:**

Laguna Woods Golf Starter Building  
SP 602 and CUP 603

**2. Lead Agency Name and Address:**

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

**3. Contact Person / Phone Number:**

Deborah Drasler, City Planner  
(949) 639-0521

**4. Project Location:**

Address

24122 Moulton Parkway (Golf Starter Building within Gate 12)

Coordinates

33° 36' 44.40" N, 117° 43' 46.35" W

**5. Project Sponsor's Name and Address:**

Golden Rain Foundation  
24351 El Toro Road  
Laguna Woods, California 92637  
(949) 597-4615

**6. General Plan Designation:**

Open Space: The 'Open Space' designation is generally for passive and active recreation such as parkland, tennis courts, and golf courses. These uses may be either publically or privately owned. Facilities of governmental and quasi-governmental agencies such as cities, water districts, and electric utilities may be included within this category.

**7. Zoning:**

Open Space-Recreation (OS-R): The OS-R zoning district provides for the development and preservation of public and private parks and associated recreation facilities within open space areas.

**8. Description of Project:**

The Golden Rain Foundation (GRF) has filed an application for a site development permit and a conditional use permit to allow the construction of a new Golf Starter Building in the Gate 12 development. GRF is proposing to construct a new 17,863 square foot, two-story building that includes 3,480 square feet of outdoor dining/viewing decks on approximately 2.41 acres of the 479 acre Laguna Woods Golf Course. The proposed building will be located just northwest of the existing

8,269 square foot two-story Golf Starter Building. The existing Golf Starter Building will continue to operate during the construction of the new facility and will be removed after the new building is completed and in operation. The lower floor of the proposed Golf Starter Building includes a pro shop, bag storage facility, restrooms, offices, foyer, elevator, maintenance storage, and a 54 golf cart barn facility. The upper floor includes a foyer and lounge, restrooms, additional storage facilities, three clubrooms, café, and large covered outdoor dining/viewing decks. Outside access into the building is provided from both the lower and upper level and is accessible to all members of the Laguna Woods Village community, golfers and non-golfers alike. Due to the sloping topography of the site, access to the café on the upper level can be directly from the existing parking lot facility above in compliance with ADA requirements. In addition to the new Golf Starter Building, the proposed site improvements will include a new practice bunker, chipping green, putting green area, additional golf cart parking, improved golf cart circulation and access to adjacent tees, and an additional 51 space parking lot located on 0.67 acres on the west side of Moulton Parkway.

## **9. Surrounding Land Uses and Setting:**

The proposed project is located on the east and west side of Moulton Parkway between El Toro Road and Santa Maria Avenue. On the east side of Moulton parkway, the project is surrounded by Club House 2, a parking lot, tennis courts, a putting green, a practice bunker and chipping green, a hitting cage, golf cart parking, and the first tee. The activities building, driving range, and tennis courts surround the project on the west side of Moulton Parkway. All properties surrounding the project area are related to the Laguna Woods Golf Course and managed by GRF.

## **10. City of Laguna Woods Required Approvals:**

- Use Permit (CUP 603) to permit the proposed golf starter building and other golf course uses.
- Site Plan (SP 602) to allow the operation of a restaurant and retail as an accessory use to the principal use on site.

## **11. Other Public Agencies Whose Approval is Required:**

None



## 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.

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

## 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 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.

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Deborah Drasler  
City Planner

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Date

## 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 a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

- 9) The explanation of each issue should identify:
- a) The significance criteria or threshold, if any, used to evaluate each question;  
and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

## I. AESTHETICS

|                                                                                                                                                          | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| Would the project:                                                                                                                                       |                                |                                                     |                              |           |
| a) Have a substantial adverse effect on a scenic vista?                                                                                                  |                                |                                                     | X                            |           |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? |                                |                                                     |                              | X         |
| c) Substantially degrade the existing visual character or quality of the site and its surroundings?                                                      |                                |                                                     | X                            |           |
| d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?                                    |                                |                                                     | X                            |           |

### Discussion:

- a) **Less than Significant Impact.** The project is not located within a scenic vista; therefore, the proposed project could not indirectly impact views of natural landforms for surrounding properties or communities. Currently, from the project site, there is a scenic vista of the golf course and the Saddleback Valley from the 2,342 square foot upper level balcony of the existing Golf Starter Building and from Clubhouse Building 2 due to the higher level elevation. As proposed, the new Golf Starter Building will replace the existing Golf Starter Building within close proximity. The new Golf Starter Building will provide a large 3,480 square foot upper level outdoor dining/viewing deck providing the same view of the golf course and the Saddleback Valley as existing. Additionally, the new Golf Starter Building will provide ADA compliant access into the building enhancing the access to the scenic vistas for golfers and non-golfers. Due to the elevation levels, there is no adverse effect on the scenic vista from Clubhouse 2. Therefore, impacts will be less than significant.
- b) **No Impact.** The project site is not located on a State or County scenic highway. The project includes the removal of 10 trees to accommodate the new development. These trees are common throughout the golf course and do not offer any specific value as a scenic resource. No impact will occur. Furthermore, the project includes the planting of six various tree species throughout the immediate area, resulting in over 40 new trees.
- c) **Less than Significant Impact.** The proposed Golf Starter Building will replace the existing Golf Starter Building within close proximity on site. The proposed building is architecturally compatible with the existing visual character of the site, particularly Club House 2. The project will require removal of 10 trees that are part of the visual character of the site as seen from Moulton Parkway and from the golf course; however, the project includes the planting of six various tree species throughout the immediate area, resulting in over 40 new trees. This will maintain and enhance the balance of landscaping and development on the project site in relation to existing conditions. Impacts to the visual character of the site and surrounding areas will be less than significant.
- d) **Less than Significant Impact.** The construction of the Golf Starter Building would not result in a significant increase in the ambient light levels or visual glare due to the design, location and required lighting design. The City includes a standard condition that "All exterior lighting shall be designed in such a manner that direct lighting is confined to the property and oriented to minimize visual glare" as part of the standard development review process. Additionally, lighting is regulated by Section 13.12.010 (Supplemental open Space District Regulations) of the Zoning Code requiring that all lighting is designed and located so that light rays are confined to the project premises. Impacts will be less than significant. (Source: 2)

## II. AGRICULTURE AND FORESTRY RESOURCES

| Would the project:                                                                                                                                                                                                                                                                          | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| 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 non-agricultural use?                                              |                                |                                                     |                              | <b>X</b>  |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?                                                                                                                                                                                                        |                                |                                                     |                              | <b>X</b>  |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (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))? |                                |                                                     |                              | <b>X</b>  |
| d) Result in loss of forest land or conversion of forest land to non-forest use?                                                                                                                                                                                                            |                                |                                                     |                              | <b>X</b>  |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use?                                                                                                                                |                                |                                                     |                              | <b>X</b>  |

### Discussion:

- a) **No Impact.** The project site is not designated as Prime, Unique, or Important Farmland as indicated on the latest map for Orange County prepared under the Farmland Mapping and Monitoring Program. The site is designated 'D' for Urban and Built-Up Land. Therefore, no impact will occur. (Source: 3)
- b) **No Impact.** The project site and the surrounding areas are not zoned for agricultural uses and are not under the Williamson Contract. No Impact will occur. (Sources: 2,4)
- c) **No Impact.** The project site is not zoned for timber production and is not designated as a Timberland Production Zone (TPZ). No impact will occur.
- d) **No Impact.** There is no forestland located on or in the vicinity of the site. No impact will occur. (Source: 19)
- e) **No Impact.** There is no farmland in the project vicinity. No impact will occur. (Source: 1)

### III. AIR QUALITY

| Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:                                                                               | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan?                                                                                                                                                                                                             |                                |                                                     |                              | X         |
| b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?                                                                                                                                                                          |                                |                                                     | X                            |           |
| c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? |                                |                                                     | X                            |           |
| d) Expose sensitive receptors to substantial pollutant concentrations?                                                                                                                                                                                                                      |                                |                                                     | X                            |           |
| e) Create objectionable odors affecting a substantial number of people?                                                                                                                                                                                                                     |                                |                                                     | X                            |           |

#### Discussion:

- a) **No Impact.** The purpose of the AQMP is to bring an area into compliance with the requirements of Federal and State air quality standards. Consistency review is presented below:
- 1) The project would result in short-term construction and long-term pollutant emissions less than the CEQA significance emissions thresholds established by the SCAQMD; as demonstrated in Section III.b, below. Therefore, the project will not result in an increase in the frequency or severity of an air quality standards violation and will not cause a new air quality standard violation.
  - 2) The project does not include a residential component that would result in any population growth and the proposed Golf Starter Building is consistent with the City's General Plan Open Space land use designation. Therefore, the project is consistent with the emissions forecasts utilized in the AQMP.
  - 3) The pollution control strategies of the 2007 AQMP are mainly concerned with technologically based means of reducing emissions from mobile and stationary sources. Many of the control strategies are plans to develop regulations and rules that will specify future requirements for activities to reduce pollutant emissions. There are no regional control strategies that are applicable to the project. Based on the consistency analysis presented above, no impact related to conflicts with the AQMP will occur. (Source: 6, 7)

**Table 1 State and Federal Ambient Air Quality Standards**

| Pollutant         | Averaging Time      | State Standards <sup>a,c</sup>     | Federal Standards <sup>b</sup>     |                           |
|-------------------|---------------------|------------------------------------|------------------------------------|---------------------------|
|                   |                     |                                    | Primary <sup>b, d</sup>            | Secondary <sup>b, e</sup> |
| O <sub>3</sub>    | 1 Hour              | 0.09 ppm (180 µg/m <sup>3</sup> )  | –                                  | –                         |
|                   | 8 Hour              | 0.070 ppm (137 µg/m <sup>3</sup> ) | 0.075 ppm (147 µg/m <sup>3</sup> ) | Same as Primary           |
| PM <sup>10h</sup> | 24 Hour             | 50 µg/m <sup>3</sup>               | 150 µg/m <sup>3</sup>              | Same as Primary           |
|                   | AAM <sup>f</sup>    | 20 µg/m <sup>3</sup>               | –                                  | Same as Primary           |
| PM <sup>2.5</sup> | 24 Hour             | –                                  | 35 µg/m <sup>3</sup>               | Same as Primary           |
|                   | AAM <sup>f</sup>    | 12 µg/m <sup>3</sup>               | 15.0 µg/m <sup>3</sup>             | Same as Primary           |
| CO                | 1 Hour              | 20 ppm (23 mg/m <sup>3</sup> )     | 35 ppm (40 mg/m <sup>3</sup> )     | None                      |
|                   | 8 Hour              | 9.0 ppm (10 mg/m <sup>3</sup> )    | 9 ppm (10 mg/m <sup>3</sup> )      | None                      |
|                   | 8 Hour (Lake Tahoe) | 6 ppm (7 mg/m <sup>3</sup> )       | –                                  | –                         |

| Pollutant                     | Averaging Time       | State Standards <sup>a,c</sup>                                                                             | Federal Standards <sup>b</sup>     |                                    |
|-------------------------------|----------------------|------------------------------------------------------------------------------------------------------------|------------------------------------|------------------------------------|
|                               |                      |                                                                                                            | Primary <sup>b, d</sup>            | Secondary <sup>b, e</sup>          |
| NO <sub>2</sub>               | AAM <sup>f</sup>     | 0.030 ppm (56 µg/m <sup>3</sup> )                                                                          | 0.053 ppm (100 µg/m <sup>3</sup> ) | Same as Primary                    |
|                               | 1 Hour               | 0.18 ppm (338 µg/m <sup>3</sup> )                                                                          | –                                  | –                                  |
| SO <sub>2</sub>               | AAM <sup>f</sup>     | –                                                                                                          | 0.030 ppm (80 µg/m <sup>3</sup> )  | –                                  |
|                               | 24 Hour              | 0.04 ppm (105 µg/m <sup>3</sup> )                                                                          | 0.14 ppm (365 µg/m <sup>3</sup> )  | –                                  |
|                               | 3 Hour               | –                                                                                                          | –                                  | 0.5 ppm (1,300 µg/m <sup>3</sup> ) |
|                               | 1 Hour               | 0.25 ppm (655 µg/m <sup>3</sup> )                                                                          | –                                  | –                                  |
| Lead <sup>g</sup>             | 30 day Avg.          | 1.5 µg/m <sup>3</sup>                                                                                      | –                                  | –                                  |
|                               | Calendar Quarter     | –                                                                                                          | 1.5 µg/m <sup>3</sup>              | Same as Primary                    |
|                               | Rolling 3-month avg. | –                                                                                                          | 0.15 µg/m <sup>3</sup>             |                                    |
| Visibility Reducing Particles | 8 hour               | Extinction coefficient of 0.23 per km – visibility ≥ 10 miles<br>( 0.07 per km – ≥30 miles for Lake Tahoe) | No Federal Standards               |                                    |
| Sulfates                      | 24 Hour              | 25 µg/m <sup>3</sup>                                                                                       |                                    |                                    |
| Hydrogen Sulfide              | 1 Hour               | 0.03 ppm (42 µg/m <sup>3</sup> )                                                                           |                                    |                                    |
| Vinyl Chloride <sup>g</sup>   | 24 Hour              | 0.01 ppm (26 µg/m <sup>3</sup> )                                                                           |                                    |                                    |

<sup>a</sup> California standards for O<sub>3</sub>, CO (except Lake Tahoe), SO<sub>2</sub> (1 and 24 hour), NO<sub>2</sub>, PM10, PM2.5, and visibility-reducing particles are values that are not to be exceeded. All others are not to be equaled or exceeded.

<sup>b</sup> National standards (other than O<sub>3</sub>, PM10, PM2.5, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The O<sub>3</sub> standard is attained when the fourth highest 8-hour concentration in a year, averaged over 3 years, is equal to or less than the standard. For PM10, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m<sup>3</sup> is equal to or less than 1. For PM2.5, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard. Contact the USEPA for further clarification and current federal policies.

<sup>c</sup> Concentration is expressed first in the units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

<sup>d</sup> National Primary Standards: The levels of air quality necessary with an adequate margin of safety to protect the public health.

<sup>e</sup> National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

<sup>f</sup> Annual Arithmetic Mean

<sup>g</sup> CARB has identified lead and vinyl chloride as “toxic air contaminants” with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

–: No Standard; ppm: parts per million; µg/m<sup>3</sup>: micrograms per cubic meter; mg/m<sup>3</sup>: milligrams per cubic meter.

Source: CARB. 2008

- b) **Less than Significant Impact.** The project site is located within the Orange County part of the South Coast Air Basin and is under the jurisdiction of SCAQMD. Both the State of California (State) and the Federal government have established health-based ambient air quality standards (AAQS) for seven air pollutants (known as ‘criteria pollutants’). These pollutants include ozone (O<sub>3</sub>), carbon monoxide (CO), nitrogen dioxide (NO<sub>2</sub>), sulfur dioxide (SO<sub>2</sub>), inhalable particulate matter with a diameter of 10 microns or less (PM10), fine particulate matter with a diameter of 2.5 microns or less (PM2.5), and lead. The State has also established AAQS for additional pollutants. The AAQS are designed to protect the health and welfare of the populace within a reasonable margin of safety. Where the State and Federal standards differ, State AAQS are more stringent than federal AAQS. Federal and State standards are shown in Table 1 above (State and Federal Ambient Air Quality Standards). (Source: 7)

Air pollution levels are measured at monitoring stations located throughout the air basin. Areas that are in nonattainment with respect to Federal or State AAQS are required to prepare plans and implement measures that will bring the region into attainment. Table 2 (Attainment Status of Criteria Pollutants in the South Coast Air Basin) summarizes the

attainment status in the Basin for the criteria pollutants. Discussion of potential impacts related to violation of air quality standards are presented below in terms of construction-induced and operationally-induced emissions.

**Table 2**  
**Attainment Status of Criteria Pollutant in South Coast Air Basin**

| Pollutant               | State                   | Federal                              |
|-------------------------|-------------------------|--------------------------------------|
| O <sub>3</sub> (1 hour) | Nonattainment           | No standard                          |
| O <sub>3</sub> (8 hour) |                         | Severe 17 Nonattainment <sup>a</sup> |
| PM <sub>10</sub>        | Nonattainment           | Serious Nonattainment                |
| PM <sub>2.5</sub>       | Nonattainment           | Nonattainment                        |
| CO                      | Attainment              | Attainment/Maintenance               |
| NO <sub>2</sub>         | Attainment              | Attainment/Maintenance               |
| SO <sub>2</sub>         | Attainment              | Attainment                           |
| Lead                    | Attainment              | Attainment                           |
| All others              | Attainment/Unclassified | Attainment/Unclassified              |

<sup>a</sup> In the 2007 AQMP, the SCAQMD requested reclassification to Extreme Nonattainment; the USEPA has not acted on this request.  
Source: CARB 2009; CARB 2007

### Construction Impacts

The proposed site modifications include construction activities associated with the construction of the new 17,863 square foot Golf Starter Building, the removal of the existing 8,269 square foot Golf Starter Building, fine grading, the paving and re-striping of the existing parking lot and construction of additional parking, golf cart paths, ADA compliant ramp, new putting green area, and landscaping. These construction activities do not involve extensive amounts of grading or require large, diesel-fueled construction equipment to be accomplished. Construction related emissions would not contribute to or result in any violations of air quality standards. The short-term operation of construction vehicles and equipment during construction and demolition is expected to generate minimal levels of vehicle-related pollution. Additionally, proper care and maintenance of construction-related vehicles and equipment will reduce pollution to less than significant levels.

### Operational Impacts

Long-term operational emissions would come from mobile and area sources. Mobile emission impacts are mostly a result of the expected 526 daily vehicular trips generated by the project. In addition to vehicle emissions from combustion, vehicles travelling on paved roads would be a source of fugitive emissions (particulate emissions from paved roads from brake and tire wear and resuspension of loose material on the road surface). Area source emissions would come from natural gas for space and water heating; gasoline powered landscaping equipment, and architectural coatings. It is assumed that over a period of time the building will be repainted, resulting in emissions from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings as part of maintenance. Estimated operational mass emissions for the project-related mobile and area sources are shown in Table 3 (Estimated Daily Operational Emissions). As shown in Table 3 and based on an assumed opening year of the proposed project in 2011, operational-related emissions would be below the SCAQMD regional thresholds of significance. Therefore, operational impacts would be less than significant. (Sources: 8, 9)



**Table 3**  
**Estimated Daily Operational Emissions (Lbs/Day)**

| Year 2011 (Winter/Summer)                                                                                                                                                                                          | VOC  | NO <sub>x</sub> | CO    | SO <sub>x</sub> | PM <sup>10</sup> | PM <sup>2.5</sup> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|-----------------|-------|-----------------|------------------|-------------------|
| Maximum Emission                                                                                                                                                                                                   | 3.79 | 5.45            | 47.90 | 0.05            | 8.27             | 1.61              |
| SCAQMD Thresholds                                                                                                                                                                                                  | 55   | 55              | 550   | 150             | 150              | 55                |
| Exceeds SCAQMD Thresholds?                                                                                                                                                                                         | No   | No              | No    | No              | No               | No                |
| Source: Emissions, Appendix A; Thresholds, SCAQMD 2009<br>Maximum ROG and NOx emissions would occur in winter; maximum CO, SO <sub>2</sub> , PM10, and PM2.5 emissions would occur in summer.<br>-- Not Applicable |      |                 |       |                 |                  |                   |

- c) **Less than Significant Impact.** The region is a nonattainment area for PM10, PM2.5, and ozone precursors VOC and NOX. The project would contribute criteria pollutants to the area during short-term project construction and during operations. However, as described in Section III.b above, these emissions would be substantially less than the SCAQMD regional thresholds. Therefore, the project's contribution of these non-attainment pollutants would not be cumulatively considerable and would result in a less than significant impact.
- f) **Less than Significant Impact.** There are no existing, local air pollutant emissions sources that could impact the site. The site is located on an existing golf course within a private senior citizen community and is not located anywhere near property that could be classified as a 'sensitive receptor'. The Golf Starter Building which includes a cafe, pro shop, bag storage facility, maintenance storage, restrooms, offices, club rooms, golf cart barn, and a self contained golf cart washing area would not generate air pollutants into the atmosphere and there would be no significant effects on any nearby sensitive receptor sites.

#### Carbon Monoxide Concentrations

A CO hotspot is an area of localized CO pollution that is caused by severe vehicle congestion on major roadways, typically near intersections where vehicles must stop because of a stop sign or signal control. The potential for violation of State and federal CO standards at study area intersections and exposure to sensitive receptors at those intersections is addressed using the methodology outlined in the Transportation Project-Level Carbon Monoxide Protocol (CO Protocol). According to the CO Protocol, projects may worsen air quality if they significantly increase the percentage of vehicles in cold start modes by two percent or more; significantly increase traffic volumes (by five percent or more) over existing volumes; or worsen traffic flow by increasing average delay at intersections operating at Level of Service (LOS) E or F. Based on the data provided in the project's parking analysis and the analysis in the Transportation and Traffic section below, the proposed Golf Starter Building would not increase the volume of vehicles in cold start mode by more than two percent and would not increase traffic volumes at adjacent segments and intersections by more than five percent. Additionally, a shuttle bus stop is proposed at the entrance to the proposed Golf Starter Building as well as a golf cart system throughout the community including crossings at seven signals providing an alternative means of transportation to the facility reducing the amount of vehicle emissions. Therefore, the proposed new Golf Starter Building will not result in a significant increase in vehicle trips. Furthermore, Moulton Parkway would continue to operate at LOS C with estimated traffic added to existing volumes. Therefore,

there would be no potential for a CO hotspot and impacts would be less than significant. (Source: 17,30)

- e) **Less than Significant Impact.** The proposed project consists of the construction of a new 17,863 square foot Golf Starter Building replacing the existing 8,269 square foot Golf Starter Building that will continue to operate during construction and will be removed after the new building is completed. Daily operations of the Golf Starter Building would not generate objectionable odors, because all activities would be conducted indoors, except for occasional cart washing, which would not involve use of malodorous cleaning substances and the café that includes odors from food preparation. Although the new building will be larger in size than existing, the type of uses within the proposed building will remain roughly the same as existing to accommodate golfers within the Laguna Woods Village Community. Therefore, the proposed project will not have a significant impact related to objectionable odors.

#### IV. BIOLOGICAL RESOURCES

| Would the project:                                                                                                                                                                                                                                                                                               | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| 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 Game or U.S. Fish and Wildlife Service? |                                |                                                     |                              | <b>X</b>  |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?                                                           |                                |                                                     |                              | <b>X</b>  |
| 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?                                             |                                |                                                     |                              | <b>X</b>  |
| 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?                                                                               |                                |                                                     |                              | <b>X</b>  |
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinances?                                                                                                                                                                             |                                |                                                     |                              | <b>X</b>  |
| 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?                                                                                                                             |                                |                                                     |                              | <b>X</b>  |

#### Discussion:

- a) **No Impact.** The Golf Starter Building is proposed on a previously graded pad for golf course purposes and is surrounded by an existing parking lot area and active recreation facility. Because no native vegetation occurs on the project site, no sensitive wildlife would be anticipated to occur in the area. Therefore, there are no Direct impacts to sensitive wildlife species or indirect impacts through habitat modification.
- b) **No Impact.** The project is located on a developed site utilized for golf recreation and supporting uses. No riparian habitat in the project vicinity, thus no impact will occur.
- c) **No Impact.** There are no water-dependent biological resources or water bodies in the project vicinity; therefore, the project could have no effect on any wetlands resources as defined by Section 404 of the Clean Water Act.
- d) **No Impact.** The developed project site is located in a fully urbanized area and does not support movement of native resident or migratory fish or wildlife species. There is no natural habitat located on or adjacent to the fully developed site; this project would thus have no effect on any natural resources that could support wildlife or fish movement.
- e) **No Impact.** The City does not have any local rules or ordinances designed to protect mature trees on private property or other biological resources. No impact will occur. (Source: 2,5)
- f) **No Impact.** The project site is within the boundaries of the Coastal Sub region of the Orange County Central/Coastal Natural Community Conservation Plan/Habitat

Conservation Plan (NCCP/HCP). However, the project site is not located within a reserve, special linkage, or conservation easement area of the plan and contains no on-site habitat in support of any special status species. Thus, the project and proposed zone change would not conflict with the provisions of the NCCP/HCP. (Source: 6)

## V. CULTURAL RESOURCES

| Would the project:                                                                                            | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?   |                                |                                                     |                              | <b>X</b>  |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? |                                |                                                     | <b>X</b>                     |           |
| c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?       |                                |                                                     | <b>X</b>                     |           |
| d) Disturb any human remains, including those interred outside of formal cemeteries?                          |                                |                                                     | <b>X</b>                     |           |

### Discussion:

- a) **No Impact.** The existing building, constructed in the 1960's under the County of Orange jurisdiction, has no distinctive architectural features and does not satisfy any of the criteria for a historic resource defined in Section 15064.5 of the State CEQA Guidelines. The project does not propose modification to any other structure. Therefore, the project will have no impact on any historic resources.
- b) **Less than Significant Impact.** During the original grading of the Rossmoor Leisure World Planned Community (Laguna Woods Village), eight archaeology sites were identified and determined to be insignificant, disturbed and/or destroyed. Furthermore, since the project site has been fully developed and disturbed, it is not likely that discoveries of archaeological resources will be found. However, per Mitigation Measure CR-1 as adopted in the City's General Plan EIR, a Phase I archaeological field assessment should be performed prior to any earth disturbing activities if a proposed construction site has not been surveyed within the last 10 years. Heavily disturbed areas and grounds obscured by water or pavement are excluded from this mitigation measure. Pursuant to Mitigation Measure CR-1, a technical report following format and content guidelines proposed by the State Office of Historic Preservation (SHPO) must be completed prior to initiation of earth disturbing activities. Mitigation Measure CR-1 sets performance standards for the retrieval and curation should any buried cultural resources be discovered. Impacts to buried cultural resources will be less than significant with implementation of existing City regulations. (Source: 7)
- c) **Less than Significant Impact.** During the construction of phase I of Leisure World Planned Community (Laguna Woods Village) in the vicinity of Avenida Majorca, paleontological resources were discovered and removed by paleontologists from the Los Angeles Natural History Museum. Given the identification of the area as a sensitive paleontological area and the close proximity of known discoveries, an implementation measure has been provided for in the General Plan for the identification and preservation of paleontological resources that may be discovered in the future. Activities resulting in substantial grading are subject to Mitigation Measure CR-2 as adopted in the City's General Plan EIR. Mitigation Measure CR-2 requires oversight of grading activities by a certified paleontologist and sets performance standards for the retrieval and curation of any discovered buried paleontological resources. The project includes the movement of approximately 3,800 cubic yards of soil during proposed grading activities. These activities will be subject to Mitigation Measure CR-2. Impacts to paleontological resources will be less than significant within implementation of existing City regulations. (Source: 7)

- d) **Less than significant Impact.** Because the project site is fully developed, it is considered unlikely that any human remains occur on site; however, the project will require earth moving activities for the construction of the proposed Golf Starter Building that could potentially impact buried human remains. The project is subject to the provisions of Section 7050.5 of the California Health and Safety Code, requiring the contractor to notify the County Coroner who must then determine whether the remains are of forensic interest. If the Coroner, with the aid of a supervising archaeologist, determines that the remains are or appear to be of a Native American, he/she would contact the Native American Heritage Commission for further investigations and proper recovery of such remains, if necessary. Impacts will be less than significant. (Source 8)

## VI. GEOLOGY AND SOILS

| Would the project?                                                                                                                                                                                                                                                                     | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| 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? Refer to Division of Mines and Geology Special Publication 42. |                                |                                                     |                              | <b>X</b>  |
| ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                     |                                |                                                     | <b>X</b>                     |           |
| iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           |                                |                                                     |                              | <b>X</b>  |
| iv) Landslides?                                                                                                                                                                                                                                                                        |                                |                                                     | <b>X</b>                     |           |
| b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                                                                          |                                |                                                     | <b>X</b>                     |           |
| 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?                                                     |                                |                                                     | <b>X</b>                     |           |
| 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?                                                                                                                                       |                                |                                                     | <b>X</b>                     |           |
| e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?                                                                                                   |                                |                                                     |                              | <b>X</b>  |

### Discussion:

- a.i) **No Impact.** There are no Alquist-Priolo Fault Hazard Zones within the City of Laguna Woods; therefore, no impact could occur. (Source: 9)
- a.ii) **Less than Significant Impact.** The project site is subject to strong seismic ground shaking, as are all properties located within Southern California. All construction related to redevelopment of the site will be reviewed by the City's Building Department as part of the City's routine plan check procedures and in accordance with Mitigation Measure GS-2 of the General Plan EIR. Mitigation Measure GS-2 requires incorporation of the latest seismic safety design specifications into the City's Municipal Code and project review procedures. Currently, the seismic design criteria of the 2007 California Building Code (CBC) have been adopted as part of the City's Municipal Code. The proposed site development will result in less than significant impacts due to seismic related ground shaking. (Sources: 5,7)
- a.iii) **No Impact.** According to the General Plan Safety Element, the project site is not subject to liquefaction hazards. (Source: 9)
- a.iv) **Less than Significant Impact.** The California department of Conservation seismic Hazard Zones Map for the project vicinity indicates that the site is not directly subject to landslide hazards; however, just north of the site is subject to landslide hazards. The project requires cutting into the existing hillside as proposed on its grading plan. This poses a potential for slope failure on the project site and in the vicinity of the project site, if not engineered appropriately. The project is subject to Mitigation Measures GS-1 and GS-2 that require preparation of foundation investigations in areas subject to ground movement and incorporation of the most recent seismic safety data in City practices. Implementation of these mitigation measures during the plan check process will ensure that manufactured slopes and cuts are engineered appropriately to prevent landslide

hazards to the project and surrounding structures. Impacts will be less than significant with implementation of existing City standards. (Sources: 7,10)

- b) **Less than Significant Impact.** The project site is currently fully developed and landscaped. The construction of the proposed Golf Starter Building as well as the removal of the existing building will expose surficial soils. Immediate construction and all improvements associated with redevelopment of the site will be subject to the erosion control requirements of Section 10.06.310 (Erosion Control and Water Quality Requirement Systems) of the City's Grading Code. Erosion control requirements include installation of Best Management Practices (BMPs) to prevent airborne and waterborne off-site discharges of sediments during construction activities. Similar construction control measures would be required for any project that requires some ground disturbance and temporary exposure of bare soils. Soil erosion impacts will be less than significant. (Source: 5)
- c) **Less than Significant Impact.** The project site is underlain with fill material due to the site's current development and therefore unlikely to be located on an unstable geologic unit that could result in on- or off-site subsidence or lateral spreading. The project is subject to foundation investigations due to the slight potential for landslide in the area. This investigation will identify any potential for ground movement and provide appropriate design measures to ensure that damage to structures is prevented. Impacts related to unstable soils and geologic units will be less than significant. (Source: 7)
- d) **Less than Significant Impact.** According to the Natural Resources Conservation Service (NRCS) online Web Soil Survey for the project area, soils underlying the project site are subject to shrinking and swelling due to high levels of clay. The foundation investigation required for the project pursuant to Mitigation Measures GS-1 will identify appropriate design measures to prevent structural damage due to expansion of soils. Common methods for mitigating the impacts of expansive soils includes "pre-saturation" of soils underlying building areas to a moisture content and depth specified by the project's soil engineer, thereby "pre-swelling" the soil prior to constructing the structural foundation or hardscape. This method is often used in conjunction with strengthened foundations that can resist small ground movements without cracking. Adequate surface drainage control is necessary to ensure that soils are not over-saturated in the future. Impacts related to expansive soils will be less than significant with implementation of existing City regulations. (Source: 11)
- e) **No Impact.** Sewer services are provided to all properties within the City; therefore septic systems would not be required to serve either immediate or future wastewater treatment needs. This project would have no effects involving subsurface-based waste treatment systems.



## VII. GREENHOUSE GAS EMISSIONS

| Would the project:                                                                                                               | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?      |                                |                                                     | X                            |           |
| b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? |                                |                                                     |                              | X         |

### Discussion:

- a) **Less than Significant Impact.** Many of the world's leading scientific experts agree that greenhouse gases (GHGs) generated by human activities affect climate by increasing the "greenhouse effect." The gases concentrate in the Earth's atmosphere and trap heat by blocking some of the long-wave energy the Earth normally radiates back into space. Human activities that produce GHGs are the burning of fossil fuels (coal, oil and natural gas for heating and electricity, gasoline and diesel for transportation); methane from landfill wastes and raising livestock, deforestation activities; and some agricultural practices. These activities are increasing the greenhouse gases in the Earth's atmosphere and could be accelerating global climate change. Long-term environmental consequences in California could potentially include: a reduction in water supply from Sierra Nevada melted snow pack which could result in a reduction in imported water and public health problems due to degraded air quality and more intense summer heat.

The primary source of GHG emissions related to the proposed project would come from automotive exhaust emissions associated with motor vehicles traveling to and from the project site. The larger Golf Starter Building could result in a minor increase in vehicle trips from golfers, restaurant patrons and vendors, but this is almost entirely local traffic, generated by Laguna Woods residents and their guests. Trip lengths, therefore, are typically short, thus the GHG emissions are minor in both volume and duration, and a significant impact on climate change is considered unlikely. With a larger building and expanded food preparation/service areas, a minor increase in permanent emissions would occur as a result of additional energy use, water consumption and solid waste disposal. Temporary GHG emissions would also occur during construction activities, from vehicle and equipment exhausts, paving emissions and applications of paints and sealants. The proposed Golf Starter Building is operationally similar to the existing facility; therefore, the characteristics of GHG emissions from the existing facility and the proposed facility would be similar. Construction activities would not be substantial in terms of pollutant emissions, as discussed in the Air Quality section above. Based on the minor incremental increases in GHG emissions when comparing the existing starter facility and the proposed facility, the long-term operation of the project would have less than significant impacts related to greenhouse gas emissions and climate change.

- b) **No Impact.** There are no federal, state or local quantitative thresholds, specific regulatory standards, policies or programs concerning greenhouse gas emissions that apply to a small-scale development project such as this one. The proposed project must comply with all building energy efficiency standards of the

City's Building Code, which will reduce total energy demand and thus reduce total levels of GHG emissions associated with building energy use. This project would have no conflicts with any plans, policies or regulations aimed at reducing greenhouse gas emissions.

## VIII. HAZARDS AND HAZARDOUS MATERIALS

| Would the project:                                                                                                                                                                                                                                                                                | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?                                                                                                                                                           |                                |                                                     | X                            |           |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?                                                                                                   |                                |                                                     | X                            |           |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?                                                                                                                                   |                                |                                                     |                              | X         |
| 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?                                                                    |                                |                                                     |                              | X         |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?                                  |                                |                                                     |                              | X         |
| f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?                                                                                                                                       |                                |                                                     |                              | X         |
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?                                                                                                                                                                         |                                |                                                     |                              | X         |
| 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?                                                                              |                                |                                                     |                              | X         |
| i) Would the project include a new or retrofitted stormwater treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands), the operation of which could result in significant environmental effects (e.g. increased vectors and odors)? |                                |                                                     | X                            |           |

### Discussion:

a & b) **Less than Significant Impact.** The Golf Starter Building will include golf cart rentals and a golf cart wash facility. This business will not transport, use, or dispose of significant amounts of hazardous materials requiring special control measures. The soaps used for cart washing purposes are not hazardous. As currently existing and proposed, all golf carts requiring maintenance are removed from the facility and repaired off site by an outside company. Therefore, the project will result in less than significant hazards to the public or the environment through the routine transport, use, or disposal of hazardous materials.

c) **No Impact.** There are no known schools located within ¼ mile of the project site. As discussed in Sections VIII.a and VIII.b above, the proposed project will not result in significant releases of hazardous materials or wastes. Therefore, no impact to schools will occur.

d) **No Impact.** The subject property is not identified on a hazardous material site list, pursuant to Section 65962.5 of the California Government Code. No impact will occur. (Sources: 12)

- e) **No Impact.** The project is not located within the boundaries of an airport land use plan or within two miles of a public airport. No impact will occur. (Source: 13)
- f) **No Impact.** The project is not located within two miles of a private airstrip. No Impact will occur.
- g) **No Impact.** The project does not propose any roadway modifications that could interfere with the evacuation routes of Orange County Sheriff's Department Multi-hazard Functional Plan. No Impact will occur.
- h) **No Impact.** The project is not located within the wildland-urban interface associated with the western portion of the City; therefore, no impact from wildland fires could occur. (Source: 14)
- i) **Less Than Significant Impact.** Based on the Water Quality Management Plan (WQMP), an infiltration trench will be constructed on the golf course at the terminus of the relocated storm drain system. The infiltration basin will be sized in accordance with Stormwater Quality Design Volume Methods (SQDV). The method used will be: The volume of annual runoff based on unit basin storage volume, to 90 percent or more volume treatment by the method recommended in California Stormwater Best Management Practices Handbook-New Development and Redevelopment. The infiltration basin process will be implemented to the maximum extent practical in accordance with the physical site limitations of the golf course. The project does not need to install any storm water retention basin or a constructed wetland that could create conditions attractive to vectors. (Source: 15)

## IX. HYDROLOGY AND WATER QUALITY

| Would the project:                                                                                                                                                                                                                                                                                                                                                                           | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| a) Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                      |                                |                                                     | X                            |           |
| 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)? |                                |                                                     | X                            |           |
| 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?                                                                                                                                                          |                                |                                                     | X                            |           |
| 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 in which would result in flooding on- or off-site?                                                                                                                 |                                |                                                     | X                            |           |
| 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?                                                                                                                                                                                                        |                                |                                                     | X                            |           |
| f) Otherwise substantially degrade water quality?                                                                                                                                                                                                                                                                                                                                            |                                |                                                     |                              | X         |
| g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?                                                                                                                                                                                                                         |                                |                                                     |                              | X         |
| h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?                                                                                                                                                                                                                                                                                          |                                |                                                     |                              | X         |
| i) 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?                                                                                                                                                                                                                           |                                |                                                     |                              | X         |
| j) Inundation by seiche, tsunami, or mudflow?                                                                                                                                                                                                                                                                                                                                                |                                |                                                     |                              | X         |
| k) Potentially impact stormwater runoff from construction activities?                                                                                                                                                                                                                                                                                                                        |                                |                                                     | X                            |           |
| l) Potentially impact stormwater runoff from post-construction activities?                                                                                                                                                                                                                                                                                                                   |                                |                                                     | X                            |           |
| m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?                                                                                      |                                |                                                     | X                            |           |
| n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?                                                                                                                                                                                                                                                                                |                                |                                                     | X                            |           |
| o) Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?                                                                                                                                                                                                                                                             |                                |                                                     | X                            |           |
| p) Create significant increases in erosion of the project site or surrounding areas?                                                                                                                                                                                                                                                                                                         |                                |                                                     | X                            |           |

### Discussion:

- a) **Less Than Significant Impact.** The project is not subject to 'point source' waste discharge requirements as administered by the Santa Ana Regional Water Quality Control Board (RWQCB). Wastewater generated from the restaurant facility and

starter building operations will not be discharged into the City's storm drain system; but will be disposed of in the sewer system. These wastes are common and do not require special treatment to be processed at the wastewater treatment plant.

#### Construction Water Quality Impacts

Immediate surface water quality impacts could potentially occur during the grading and construction phases. For example, runoff of loose soils and/or construction wastes and fuels during a rainstorm could flow into local storm drains located on Via Campo Verde. Such contaminated runoff could potentially threaten downstream water resources that receive runoff from the local drainage network.

Significant water quality impacts during the construction phases will be avoided through compliance with the National Pollutant Discharge Elimination System (NPDES) regulations set forth under the federal Clean Water Act. The City is a participating agency in the Orange County Stormwater Program., under the County's areawide NPDES Permit No. CAS618030 (RWQCB Order No. R8-20090-0030). In accordance with Section II.A.1 of the areawide NPDES permit, the City is required to 'implement all BMPs outlined in the Drainage Area Management Plan (DAMP) and Local Implementation Plan (LIP) . . .' Installation of Best Management Practices (BMPs) that could include erosion and sediment controls and prevention and containment of accidental fuel spills or other waste releases will be required for immediate or future development of the project, as appropriate. Adopted construction BMPs are contained the City of Laguna Woods LIP (modeled after the 'Model Construction Program' contained in Section 8 of the Orange County DAMP). Based on the size of the project (between one and five acres), its location (not tributary to and outside of an Area of Biological Significance (ASBS)), slopes of finished grades, and potential construction related stormwater discharges, the project is defined as a 'Medium Priority' project. Medium Priority projects are required to 'meet the 'Minimum Requirements for All Construction Sites' as outlined in Table 8-6 of the DAMP (see Table 4, Minimum Project Construction BMPs), implement site management requirements, and implement all appropriate construction BMPs.

**Table 4**  
**Minimum Project Construction BMPs**

| <b>Category</b>                | <b>Minimum Requirements</b>                                                                                                                                                                                                                                                                                                                                               |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Erosion and Sediment Control   | Sediments from areas disturbed by construction shall be retained on site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind. |
| Waste and Materials Management | Appropriate BMPs for construction-related materials, wastes, spills, or residues shall be implemented on site to minimize transport from the site to streets, drainage facilities, or adjoining property by wind or runoff.                                                                                                                                               |

A menu of BMPs is available to meet the minimum requirements and construction BMPs, as distributed by the Orange County Storm Water Program. These include BMPs EC-1 through EC-13 (Erosion Controls) and WM-1 through WM-9 (Waste Management and Materials). Appropriate BMPs will be assigned during the plan check process during the City's standard review procedures. Site management requirements include dry and wet weather provisions that mandate certain BMPs be implemented including dust control, materials management, and 'weather triggered' action plans. Compliance will ensure that the project does not violate any water

quality standards or any waste discharge requirements during construction. (Source: 5,25,26,27)

#### Operational Water Quality Impacts

Long-term water quality impacts can occur over the project's lifetime during the routine operation of the starter building and associated facilities. Pollutants (such as oil and other automotive fluids) from parking areas, trash and debris discarded on walkways and in parking lots, and pesticides from improper landscape management can all result in the discharge of pollutants into downstream water bodies. The project includes a Water Quality Management Plan (WQMP) to address post-construction runoff and water quality impacts. The WQMP includes source control, structural, site design, and treatment BMPs to reduce discharges of pollutants into downstream waters. The WQMP also includes an inspection and maintenance program to ensure that established BMPs remain functional over the long-term. The WQMP include two treatment devices designed to mechanically remove pollutants from runoff prior to discharge into the City's storm drain system. These are in addition to a variety of routine BMPs such as public education, site-cleaning procedures, and design features used to minimize impervious surfaces. The Golf Starter Building portion of the project includes installation of a Stormceptor separation system to filter sediments and oil. The supplemental parking portion of the project includes installation of a Contech Media Filtration System that can filter sediments, oil, metals, organic compounds, and nutrients. Implementation of the project WQMP will ensure that the project does not adversely impact downstream water quality over the long-term.

Short- and long-term impacts to water quality will be less than significant with implementation of existing regulations and project design features. (Source: 15,22)

- b) **Less Than Significant Impact.** The project does not include construction of any wells or pumping stations that could lower groundwater levels in the project vicinity. The proposed projects location on a slight hillside combined with a relatively small increase in impervious surface will not interfere substantially with ground water recharge. The storm water and irrigation runoff within the building site drainage area is fully contained within the site and is discharged to the golf course for groundwater recharge. The project will not create a net deficit in the aquifer volume or lower the local ground water table.
- c) **Less Than Significant Impact.** The proposed site design follows the existing drainage patterns of the existing building use. No streams or rivers are located on-site or within the site vicinity. Due to the existing, developed character of the site and the established drainage pattern within the area, immediate or future erosion or siltation impacts associated with changes to drainage patterns will not occur.
- d) **Less than Significant Impact.** The proposed project and site design follows the existing drainage patterns of the existing site. No streams or rivers are located on-site or within the site vicinity; thus, there would be no drainage-related impact involving increased erosion or siltation. Runoff from the existing site has been directed to the adjacent existing golf course and to the City's existing storm drain system. The minor increase in runoff from the site will follow the existing patterns and will dissipate through the existing golf course. There will be no substantial increase in the rate of runoff that would result in flooding on- or off- site.
- e) **Less than Significant Impact.** Runoff from the Golf Starter Building site will be discharged into an existing storm drain system tributary to the golf course. Runoff from the supplemental parking will be directed to the City's storm drain system. The

proposed project's drainage will follow the established pattern of the golf course and the City's storm drain system. As discussed in the Utilities and Service Systems section below, the City's storm drain system is adequately sized to handle the nominal increase in runoff from the project. Furthermore, this proposal will be reviewed by the City Engineer and be subject to Mitigation Measure HD-3 as adopted by the General Plan EIR. This Mitigation Measure requires construction of storm drainage facilities or payment of development impact fees to ensure adequate facilities exist to meet the surface water runoff generated by new development. The project will not result in a substantial increase of pollutant sources after implementation of short- and long-term BMPs (as discussed above). Impacts will be less than significant. (Source: 7)

- f) **No Impact.** No other water quality impacts would occur as a result of the proposed Golf Starter Building and associated improvements.
- g) **No Impact.** The project does not include a housing component and is not located within a 100-year flood hazard area as mapped on the most recent Flood Insurance Rate Map(FIRM). No impact will occur. (Source: 28)
- h) **No Impact.** The project is not located within a 100-year flood hazard area and therefore could not impede floodwaters or raise base flood elevations. (Source: 28)
- i) **No Impact.** According to the latest Flood Insurance Rate Map prepared for the project site area and the Orange County General Plan, the site is not within the inundation area of any dam or levee. No impact will occur. (Source: 28, 29)
- j) **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 within the vicinity of the project that could flood the site in the event of seismically induced seiche conditions. The area in the vicinity of the Golf Starter Building is location on a slight hillside, developed, and stabilized by turf and other vegetation. The supplemental parking area is flat and developed on all sides therefore mudflow impacts to the site are not anticipated.
- k) **Less than Significant Impacts.** Implementation of construction Best Management Practices (BMP's) is required for *all phases of* construction activities associated with development of the site pursuant to the City's Stormwater Management and Urban Runoff Pollution Control Ordinance (Chapter 4.14 of the Municipal Code) and the City's LIP. Common construction BMPs include installation of Silt Fencing (SE-1) to prevent sediment discharges, Entrance/Outlet Tire Washes (TC-3) to prevent tracking of sediments onto area streets, and Stockpile Management (WM-3) to reduce exposure of stockpiles to wind and rain and thereby limit discharges of pollutants. An erosion Control Plan and a Storm Water Pollution Prevention Plan will be provided as part of the construction documents to prevent an impact to storm water runoff resulting from construction activities. Compliance with the provisions of Chapter 4.14 of the Municipal Code will reduce construction related water quality impacts to less than significant. (Source: 5, 25, 26, 27, )
- l) **Less than Significant Impact.** As proposed, the project will follow the existing storm water flow patterns of the sites and add little impervious surface; therefore, changes in site runoff will be minimal. Development of the site will be subject to the City's NPDES review and approval requirements and Mitigation Measures HD-4 and HD-5 as adopted in the General Plan EIR. The implementation of BMP's during all phases of construction will prevent an impact to storm water runoff from post construction activities. (Source: 5, 7, 26)



- m) **Less than Significant Impact.** The proposed Golf Starter Building and immediate site modifications will not have any material storage, vehicle or equipment fueling, waste handling, hazardous materials handling or storage, loading docks, or other outdoor work areas that could discharge pollutants into the City's storm drain system. The proposed Golf Starter facility does propose minor maintenance of golf carts limited to electrical charging of the carts and an isolated golf cart washing area that contains an interceptor drainage system to direct wash flows to an isolated grease containment area for the building. Additionally, there is a delivery area proposed for the restaurant facility with a drainage system directed to the Water Quality Treatment BMP to avoid any adverse water quality impacts. Impacts due to the proposed Golf Starter Building would, therefore, be less than significant. (Source: 5)
- n) **Less than Significant Impact.** As discussed in the preceding responses, the majority of runoff from this project is generally anticipated to fully dissipate within the adjacent golf course. Additionally, installation of operational BMPs will minimize or eliminate pollutant loading in project runoff; therefore, it will have a nominal impact on the beneficial uses of the receiving waters. Impacts will be less than significant.
- o) **Less than Significant Impact.** As discussed in the preceding responses, the majority of runoff from this project is generally anticipated to fully dissipate within the adjacent golf course. Runoff from the supplemental parking lot will be discharged from a flat surface that could not substantially increase flow velocities; therefore, increases in flow velocities or volume of storm runoff causing environmental harm Impacts will be less than significant.
- p) **Less than Significant Impact.** The project sites are located on graded pads on gently undulating terrain surrounded by an improved parking lot and a fully landscaped golf course. As proposed, there will be no increases in the erosion of the project site or surrounding areas.

## X. LAND USE AND PLANNING

| Would the project                                                                                                                                                                                                                                                                                          | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| a) Physically divide an established community?                                                                                                                                                                                                                                                             |                                |                                                     |                              | <b>X</b>  |
| 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 |                                |                                                     |                              | <b>X</b>  |
| c) Conflict with any applicable habitat conservation plan or natural community conservation plan?                                                                                                                                                                                                          |                                |                                                     |                              | <b>X</b>  |

### Discussion:

- a) **No Impact.** The proposed Golf Starter Building is located on private property and is intended for the exclusive use of the Laguna Woods Village. The project does not include any feature that would physically divide the surrounding community, such as construction of a new roadway or flood control channel. The project will have no immediate or future impact on land use or circulation patterns within the community.
- b) **No Impact.** The project site is designated in the City of Laguna Woods General Plan as 'Open Space'. This land use designation 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. The proposed Golf Starter Building is consistent with the intended range of land uses for this land use designation and has been found to be consistent with the applicable policies and implementation measures of the General Plan. Approval of a Use Permit is required for the country club (Golf Starter Building) and golf course. Therefore, the project will not conflict with any policy of the General Plan. (Source: 1)
- c) **No Impact.** The already developed site is not located within any conservation area of the Orange County Coastal/Central NCCP/HCP. Therefore, the proposed project will not conflict with this plan. (Source: 6)

## XI. MINERAL RESOURCES

| Would the project:                                                                                                                                                    | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?                                |                                |                                                     |                              | <b>X</b>  |
| 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? |                                |                                                     |                              | <b>X</b>  |

### Discussion:

- a) **No Impact.** The currently completely developed project site is located in a completely urbanized area of the City. There are no mineral extractions or process facilities on or near the site. There are no known mineral resources of value on or near the site; therefore no impact will occur.
- b) **No Impact.** The Laguna Woods General Plan does not identify any land within its jurisdiction as an important mineral resource recovery site; thus the project will not result in the loss of availability of a locally important mineral resource recovery site. (Source: 7)

## XII. NOISE

| Would the project result in:                                                                                                                                                                                                                                        | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?                                                                                 |                                |                                                     | X                            |           |
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?                                                                                                                                                             |                                |                                                     | X                            |           |
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                                      |                                |                                                     | X                            |           |
| d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?                                                                                                                          |                                |                                                     | X                            |           |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? |                                |                                                     |                              | X         |
| f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?                                                                                                      |                                |                                                     |                              | X         |

### Discussion:

- a) **Less than Significant Impact.** Land use compatibility is determined by the future noise level anticipated on a project site and the proposed land use(s) on that site. In an urban environment (such as the proposed project area), traffic noise is the primary concern, with a focus on the largest local roadways nearest the project site. The primary source of noise in the project area is traffic on Moulton Parkway. According to the General Plan EIR, long-term noise levels produced from traffic on Moulton Parkway will expose the project site to levels between 65 and 70 CNEL (Community Noise Equivalent Level). The General Plan Noise-Land Use Compatibility Matrix indicates that these noise levels are 'conditionally acceptable' for the proposed land uses under conventional construction methods with windows closed. Only one window (Clubroom 3) will face towards Moulton Parkway. As proposed, the window is un-operable and will remain closed. Therefore, the project will not be impacted by noise levels in excess of standards adopted in the General Plan. (Sources: 1,7)
- b) **Less than Significant Impact.** Groundborne vibration generated by construction projects is usually highest during pile driving, rock blasting, soil compacting, jack-hammering, and demolition-related activities. These vibration sources would not be required to construct the minor interior and exterior modifications associated with the proposed golf cart business. The proposed starting building and parking facilities would not include any machinery or processes that would produce ground vibration. Impacts will be less than significant. (Source: 16)
- c) **Less than Significant Impacts.** Although a new structure for the Golf Starter Building is proposed for development, the facility operations will remain as currently existing and therefore would not result in a significant permanent increase in exterior

ambient noise levels. The project is anticipated to generate 526 total vehicle trips. This amount of trips is less than one percent of the total traffic volume in the area. A doubling of traffic is normally required to produce an audible increase in traffic noise levels; therefore, traffic noise from the Golf Starter Building will be less than significant. (Sources: 7, 17)

- d) **Less than Significant Impact.** Short-term, temporary noise increases will occur during construction activities. Such increase will not be substantial because there are no sensitive receptors in the area to perceive the temporary increases in noise. The project site currently utilizes an outdoor amplified PA system with three exterior speakers to notify golfers to the first tee. This PA system will also be incorporated with the new Golf Starter Building. As with most PA systems, the ambient noise levels can be controlled in order to reduce excessive exposure to persons within the surrounding area. Therefore, the proposed Golf Starter Building will not result in any significant temporary or periodic increase in ambient noise levels than what currently exists on site. (Source: 17)
- e) **No Impact.** The project is not located within any airport land use planning area and is not within two miles of any public airport. No impact will occur. (Source: 21)
- f) **No Impact.** The project is not located within two miles of any private airstrip. No impact will occur.

### XIII. POPULATION AND HOUSING

| Would the project:                                                                                                                                                                                        | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| 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)? |                                |                                                     |                              | <b>X</b>  |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                                     |                                |                                                     |                              | <b>X</b>  |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                               |                                |                                                     |                              | <b>X</b>  |

#### Discussion:

- a) **No Impact.** Although a new structure for the Golf Starter Building is proposed for development, the facility operations will remain as currently existing and would not result in a significant increase in employees and will therefore not induce substantial population growth in the area. The proposed building is within an existing development and intended for private recreational purposes.
- b) **No Impact.** The proposed building is within an existing golf course development and intended for private recreational purposes. There is no housing on this developed property; thus no impact to any existing housing would occur.
- c) **No Impact.** The project does not propose removal of any housing, thus no people will be displaced and no impact will occur. No immediate or future displacement of people will occur.

#### XIV. PUBLIC SERVICES

|                                                                                                                                                                                                                                                                                                                                                                                                                             | Potentially<br>Significant<br>Impact | Less Than<br>Significant With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact | No<br>Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------|------------------------------------|--------------|
| a) 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: |                                      |                                                              |                                    |              |
| Fire Protection?                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |                                                              |                                    | X            |
| Police Protection?                                                                                                                                                                                                                                                                                                                                                                                                          |                                      |                                                              |                                    | X            |
| Schools?                                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                              |                                    | X            |
| Parks?                                                                                                                                                                                                                                                                                                                                                                                                                      |                                      |                                                              |                                    | X            |
| Other Public Facilities?                                                                                                                                                                                                                                                                                                                                                                                                    |                                      |                                                              |                                    | X            |

#### Discussion:

- a) **No Impact.** The proposed project will not result in any negative impact to Public Services. The new Golf Starter Building replaces an existing use located within a private development, which has its own security patrol. The existing Golf Starter Building is currently being served by the existing public services levels and it is not anticipated that the proposed Golf Starter Building will require any increase in service levels. The project will not have a significant negative impact on public service levels or the environment.

The proposed Golf Starter Building has been preliminarily reviewed by the Orange County Fire Authority, who has determined that the proposed plan complies with basic design standards for fire protection and access. According to the General Plan EIR, no new fire stations, police stations, or other capital improvements will need to be built and no new fire or police personnel will need to be hired in order to service ratios and response times for build-out of the General Plan. (Sources: 7, 18)

The Golf Starter Building is located in a private development intended for senior residents. No housing is proposed or permitted in the Open Space-Recreation District and therefore, there would be no effect on local schools associated with the proposed project.

Additionally, the new Golf Starter Building and site improvements is located within an existing recreational facility and will not create an increase in usage of local and regional parks and recreation facilities.

No impact will occur to other public facilities such as libraries because the proposed building replaces an existing use that will not expand the resident population.

## XV. RECREATION

|                                                                                                                                                                                                                | Potentially<br>Significant<br>Impact | Less Than<br>Significant With<br>Mitigation<br>Incorporation | Less Than<br>Significant<br>Impact | No<br>Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------|------------------------------------|--------------|
| a) Would the project 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? |                                      |                                                              |                                    | <b>X</b>     |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?                        |                                      |                                                              |                                    | <b>X</b>     |

### Discussion:

- a) **No Impact.** The proposed project will not result in any negative impact to recreation resources. The proposed Golf Starter Building will help serve the recreational needs of the Laguna Woods Village. The construction of a private recreation facility will not significantly impact local parks, recreational facilities or the environment.
- b) **No Impact.** The new Golf Starter Building and surrounding site improvements will enhance the Laguna Woods Golf Course through a new building accessible to all members of the community, both golfers and non-golfers. Additionally, the proposed site improvements will enhance the golf experience with new practice areas, parking, improved golf cart circulation and access to the adjacent tees. The proposed project will not result in any negative impact to recreation resources.



## XVI. TRANSPORTATION/TRAFFIC

| Would the project:                                                                                                                                                                                                                                                                                                                                                                                                            | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| 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? |                                |                                                     | <b>X</b>                     |           |
| 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?                                                                                                                                                                |                                |                                                     | <b>X</b>                     |           |
| 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?                                                                                                                                                                                                                                                               |                                |                                                     |                              | <b>X</b>  |
| d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?                                                                                                                                                                                                                                                                         |                                |                                                     |                              | <b>X</b>  |
| e) Result in inadequate emergency access?                                                                                                                                                                                                                                                                                                                                                                                     |                                |                                                     | <b>X</b>                     |           |
| 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?                                                                                                                                                                                                                                        |                                |                                                     |                              | <b>X</b>  |

### Discussion:

- a) **Less than Significant Impact.** As proposed, the new 17,863 square foot Golf Starter Building will replace the existing 8,269 square foot Golf Starter Building within close proximity on site. The new facility will include a pro shop, storage facilities, three clubrooms, café, restrooms, offices, foyer and lounge, elevator, maintenance storage, and a 54 golf cart barn facility. The proposed facility is estimated to generate approximately 526 new average daily trips (ADT) along Moulton Parkway (see Appendix A, parking Study). This figure relates only to the 9,549 square footage increase in use of the new building and does not factor in the use of the existing facilities square footage. According to the General Plan EIR, Moulton Parkway, between Gate 12 and El Toro Road currently operates at a C Level of Service (LOS) and has a daily volume of 44,300 ADT with a daily capacity for 56,300 ADT. The proposed Golf Starter Building would utilize less than 1% of that surplus and the level of service would remain at LOS C.

**Table 5**  
**Estimated Trip Generation**

| Land Use                                       | Quantity  | Total Daily Trips |
|------------------------------------------------|-----------|-------------------|
| Restaurants                                    | 3.392 TSF | 305               |
| Clubs, halls                                   | 5.475 TSF | 125               |
| Cart Barn                                      | 4.176 TSF | 96                |
| TOTAL                                          |           | 526               |
| TSF = Thousand Square Feet                     |           |                   |
| Source: Urban Crossroads 2010 (see Appendix X) |           |                   |

This is considered to be acceptable increase in traffic because significant congestion is defined as an increase in volume/capacity ratio by  $\geq 0.9$ . Therefore, impacts related to traffic loading and capacity will be less than significant. (Source: 17)

- b) **Less than Significant Impact.** The intersection of Moulton Parkway and El Toro Road is defined by the 2007 Orange County Congestion Management Program (CMP) as a CMP Intersection. This intersection is located just south of the project site entrance. The CMP requires any proposed development that would generate 2,400 or more daily trips directly impacting a CMP intersection (1,600 for CMP freeway intersections) to prepare a Traffic Impact Analysis (TIA) to assess impacts to the facility and determine appropriate mitigation fees. Significant impacts would not occur for projects generating less than these trip amount because those amounts have already been considered in the seven-year CMP capital improvement program. The proposed Golf Starter facility would generate approximately 526 daily trips. This volume of traffic would not significantly affect the level of service at that intersection and would not trigger a TIA, in accordance with CMP specifications. Impacts to CMP facilities will be less than significant. (Source: 20)
- c) **No Impact.** The project is not within the boundaries of an airport land use plan area or the approach or departure pattern of any airport; therefore the immediate or future project conditions could not impact airplane traffic patterns. (Sources: 13)
- d) **No Impact.** The proposed Golf Starter Building will replace an existing use located within a golf course development that is intended for private recreational purposes. The proposed development does not include construction of any roadways, driveways, or other design features that could present a design hazard. The vehicle fleet mixes associated with the golf course facility is typical vehicles (such as golf carts, cars, light trucks, and heavy trucks) that are considered compatible with the City's existing circulation system.
- e) **Less than Significant Impact.** The proposal includes a 20' wide fire lane that has been reviewed by the Orange County Fire Authority (OCFA) who has determined that the project has adequate emergency access. Additionally, prior to building permit issuance, the project will be reviewed and approved by the OCFA subject to the Department's standards and the California Fire Code. (Source: 18)
- f) **No Impact.** An Orange County Transportation Authority (OCTA) bus stop is located just north of the gated entrance of the project site on Moulton Parkway. Additionally, the Laguna Woods Village provides three types of transportation services to its residents and their guests. These are a fixed route service, a demand responsive service, and service with specially equipped lifts. Services are funded through the monthly maintenance assessments paid by the Laguna Woods Village residents, no fares are collected. Currently the subject site is included in the fixed route services. As an alternative method of transportation, many of the residents utilize golf carts to access numerous facilities within the gated community including the Golf Starter Building and Clubhouse II. The project does not propose any construction or other modifications to the public right-of-way that would impact use of this facility. The OCTA bus stop along with the internal transportation service provided by the Laguna Woods Village provides opportunities for customers and employees to reach the site via alternative transportation. The project does not include any provisions that would deter or prohibit the use of buses by customers or employees. No impact will occur. (Source: 21)

## XVII. UTILITIES AND SERVICE SYSTEMS

| Would the project:                                                                                                                                                                                                                | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                                               |                                |                                                     |                              | <b>X</b>  |
| 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?                            |                                |                                                     |                              | <b>X</b>  |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                     |                                |                                                     | <b>X</b>                     |           |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                                                            |                                |                                                     | <b>X</b>                     |           |
| e) 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? |                                |                                                     | <b>X</b>                     |           |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                            |                                |                                                     | <b>X</b>                     |           |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?                                                                                                                                         |                                |                                                     |                              | <b>X</b>  |

### Discussion:

- a) **No Impact.** Wastewater discharges from the project will not require new methods or equipment for treatment that are not currently permitted by the Recycling Plant WDRs. Wastewater discharges will be typical wastewaters associated with restrooms, restaurants, and wash facilities; therefore, the project will not affect compliance with applicable WDRs. No impact will occur.
- b) **No Impact.** The proposed starter building and accessory operations do not require construction of new or expanded water or wastewater treatment or conveyance facilities. The project will connect to existing on-site sewer laterals. No impact will occur.
- c) **Less Than Significant Impact.** The project will connect to the City's existing storm drain system located on the starter building and supplemental parking sites. Minor trenching would be required to extend a sewer lateral to existing storm drains; this would not cause a significant impact to the environment. According to the project WQMPs, impervious surfaces will increase on both sites. Regarding the starter building site, the increase in impervious surface is 3,049 square feet. The supplemental parking area will realize a 100 percent increase in impervious surface. The existing storm drain system is sufficiently sized to handle the increase in runoff associated with these increase in impervious surfaces. Impacts will be less than significant. (Source: 15,22)
- d) **Less than Significant Impact.** Water consumption at the site would increase, compared to the current conditions due to the addition of the restaurant and other facilities. The developed site is currently connected to the City's water supply system and the proposed starter building would not require any supplemental water supply facilities or entitlements to meet its water demand. The El Toro Water District's 2005

Urban Water Management Plan (UWMP) indicates that adequate water supplies will be available to serve its customers over the long-term, including single- and multiple-year drought scenarios with implementation of contingency measures. Impacts related to the sufficiency of water supply will be less than significant. (Sources: 23)

- e) **Less than Significant Impact.** The proposed golf cart business will result in typical discharges of wastewater from restrooms and food service areas and discharges of wash water from golf cart washing. Considering the proposed facility is consistent with the existing starter building and that the project is consistent with the General Plan, no expansion of any wastewater treatment capacity is anticipated. Impacts will be less than significant.
- f) **Less than Significant Impact.** Solid wastes from operation of the project would be typical retail and office wastes including discarded paper, used food and drink containers, and boxes and typical restaurant refuse such as food scraps and cardboard boxes. These are standard wastes that can be landfilled without any special handling or equipment. According to the General Plan EIR, solid waste in the City is primarily disposed of at Frank R. Bowerman Landfill, located in Irvine. The General Plan EIR indicates that long-term build-out of the City's Land Use Plan would be adequately served by existing and future landfills. Considering the project is consistent with the 'Open Space' land use designation, impacts to landfill capacity will be less than significant. (Sources:7)
- g) **No Impact.** Solid waste from operation of the facility will be handled and disposed of by Waste Disposal pursuant to the City's franchise agreement codified in Chapter 4.10 (Solid Waste) of the Municipal Code. The proposed golf cart business, and any future commercial uses that may replace this one, will comply with the waste pick-up and disposal requirements of the City. The City of Laguna Woods will continue to administer a community-wide waste reduction program, pursuant to AB 939. (Source: 5)

## XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

|                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Potentially Significant Impact | Less Than Significant With Mitigation Incorporation | Less Than Significant Impact | No Impact |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------------------------|------------------------------|-----------|
| a) Does the project 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? |                                |                                                     | <b>X</b>                     |           |
| b) Does the project 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)?                                                                                                           |                                |                                                     | <b>X</b>                     |           |
| c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?                                                                                                                                                                                                                                                                                                              |                                |                                                     |                              | <b>X</b>  |

- a) **Less than Significant Impact.** The project will not impact any sensitive plants, plant communities, fish, wildlife or habitat for any sensitive species, as discussed in Section IV. Given the long urbanized and previously disturbed character of the site and surroundings, adverse impacts to archaeological and paleontological resources are considered unlikely. Nonetheless, construction-phase measures are required pursuant to the General Plan EIR that will be implemented to prevent accidental destruction of important archaeological or paleontological resources. No environmental hazards were identified as part of the project analysis. The project will not degrade the quality of the environment, impact any habitat or species and will have less than significant impacts on important examples of California history and prehistory.
- b) **Less than Significant Impact.** No other near-term development or infrastructure projects are planned in this area that could contribute to the impacts of the proposed Golf Starter Building project. Long-term impacts associated with the project would not differ from what was anticipated in the General Plan EIR. Impacts associated with greenhouse gas emissions and climate change has been determined to be less than significant. Cumulative impacts will be less than significant.
- c) **Less than Significant Impact.** There are no significant geological, hydrologic, or natural hazards affecting the project site, as discussed above. This small-scale infill project on a currently developed site would not physically divide any neighborhood or established community area and would not displace any persons or any housing units, neither immediately nor in the future. As discussed in Section 3, significant air quality impacts would not occur with the proposed project. As discussed in Section XII, significant noise impacts are not anticipated. Approval of the requested Use Permit and Site Development Permit would not result in substantial, adverse effects on human beings.

## **LIST OF PREPARERS**

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## **Appendix A**

All studies, including the Parking Study and Water and Hydrology report are available for review at the office of the Planning Department.



**8.1**

**ADVISORY COMMITTEE APPOINTMENTS  
(NO REPORT)**

**8.2**  
**CITY COUNCIL ETHICS TRAINING**  
**(NO REPORT)**

## **9.1 TAXI VOUCHER PROGRAM**

## City of Laguna Woods Agenda Report

**FOR:** May 19, 2010 City Council Meeting

**TO:** Honorable Mayor and Councilmembers

**FROM:** Douglas C. Reilly, Assistant City Manager 

**Agenda Item:** Taxi Voucher Program

### Recommendation

- A. Approve a contract extension with Cabco Yellow, Inc. (California Yellow Cab) for taxi voucher service for up to two years through June 30, 2012 under the same conditions, and authorize the City Manager to execute the extension, subject to approval as to form by the City Attorney; and
- B. Approve the following changes to the taxi voucher program:

#### Staff

1. Fares - Increase fares as follows:

| <u>Destination</u>                    | <u>Current<br/>Fare</u> | <u>New<br/>Fare</u> |
|---------------------------------------|-------------------------|---------------------|
| Airport/Performing Arts Center        | \$16                    | \$22                |
| Irvine Transportation Center          | \$ 4                    | \$ 6                |
| Taxi Bucks                            | \$40                    | \$50                |
| Non-Emergency Medical -Up to 15 miles | \$ 4                    | \$ 5                |
| -Up to 20 miles                       | \$ 6                    | \$ 8                |
| -Up to 25 miles                       | \$ 8                    | \$10                |
| -Over 25 miles                        | \$12                    | \$15                |

2. Restrict use of vouchers as follows:

- Taxi Bucks booklets – No limit on purchases, but do not allow for trips to airport

- Airport/Performing Arts Center vouchers – purchase up to 4 round trips per year per address

3. Age limit – Increase age limit to 70 for airport vouchers only.

OR

#### Community Services Committee

1. Fares – Same as staff recommendations, except to increase fare to Airport/Performing Arts Center to \$20 instead of \$22
2. Restrictions – Same as staff recommendations
3. Age limit – Increase age limit to 65 instead of 70 for airport vouchers only
4. Refunds – Provide no refunds for taxi vouchers or taxi bucks except for deaths or persons who move out of the City

#### **Background**

The City has offered taxi voucher service to residents since June 2002. Initially, the program was open to residents 81 and over, with fares reduced by 50%. In February 2003, the eligibility age was reduced to 70 and over, and special vouchers to the airport and other locations were added to the program at varying levels of subsidies. In February 2004, non-emergency transportation service was started with funding from tobacco settlement funds; the service was continued as part of the taxi voucher program in July 2005 with subsidies of up to 90%. Fares were increased in September 2005 to help pay for service price hikes. The eligibility age was reduced to 60 in July 2006. Special discounted vouchers are available to John Wayne Airport, Fashion Island, South Coast Plaza, Orange County Performing Arts Center, Irvine Transportation Center, Irvine Spectrum and for non-emergency medical trips. Service is provided by California Yellow Cab under a two-year contract with the City with a term that ends on June 30, 2010. Currently, there are 5,509 residents enrolled in the taxi voucher program.

As of the end of December 2009, the City had run through all of the Senior Mobility grant funds provided by the Orange County Transportation Authority (OCTA) and all of the taxi voucher reserves that had built up over several years. It was for that reason that, in February 2010, the City Council allocated an additional \$200,000 from the General Fund reserve for this program. Based on program costs for the first

ten months of the fiscal year, costs for the full fiscal year will total \$395,376 and revenues from user fees and the Senior Mobility grant will total \$275,187. The City must maintain approximately \$60,000 in reserve for refunds throughout the year, which will leave an estimated \$20,000 balance in General Fund revenues at the end of the fiscal year.

## **Discussion**

### **Funding**

The purpose of the Senior Mobility grant funding is to assist seniors with mobility issues. The most popular of the taxi voucher services—airport vouchers—does the least to further this goal. The majority of airport vouchers are used by people who drive and/or have other means to reach the airport (e.g., shuttle services). People who do not drive (taxi bucks users) or those who need transportation for medical procedures (non-emergency medical transportation-NEMT) have fewer options available.

The following charts show total trips and costs for each service over the last three fiscal years and estimated trips and costs for the current fiscal year (2009-2010). Costs include printing and staff expenses allocated across the four different types of services offered, which have increased over the years with the program's popularity.

### **Taxi Voucher Trips by Service**

| <b>Fiscal Year</b>             | <b>John Wayne Airport</b> | <b>Irvine Transportation Center</b> | <b>NEMT</b>    | <b>General Taxi Service</b> | <b>Total Trips</b> |
|--------------------------------|---------------------------|-------------------------------------|----------------|-----------------------------|--------------------|
| <b>2006-2007</b>               | 4,115                     | 419                                 | 656            | 3,283                       | 8,473              |
| <b>2007-2008</b>               | 4,600<br>11.8%            | 557<br>33%                          | 1,072<br>63.4% | 4,283<br>30.5%              | 10,512<br>24.1%    |
| <b>2008-2009</b>               | 4,464<br>-3%              | 509<br>-8.6%                        | 1,567<br>46.2% | 7,590<br>77.2%              | 14,130<br>34.4%    |
| <b>2009-2010<br/>Estimated</b> | 4,357<br>-2.4%            | 383<br>-24.8%                       | 1,492<br>-4.8% | 10,745<br>41.6%             | 16,977<br>20.2%    |

Staff believes that the decreases in airport, Irvine Transportation Center and NEMT trips are related to the downturn in the economy and should stabilize or increase as

the economy improves. General taxi service trips have far outnumbered the decreases in the other services.

### Taxi Voucher Costs by Service

| <b>Fiscal Year</b>             | <b>John Wayne Airport</b> | <b>Irvine Transp. Center</b> | <b>NEMT</b> | <b>General Taxi Service</b> | <b>Total Cost</b> | <b>Grant/ User Fees</b> | <b>Shortfall</b> |
|--------------------------------|---------------------------|------------------------------|-------------|-----------------------------|-------------------|-------------------------|------------------|
| <b>2006-2007</b>               | \$128,535                 | \$6,632                      | \$24,027    | \$47,597                    | \$206,791         | \$197,173               | -9,618           |
| <b>2007-2008</b>               | \$137,338                 | \$8,827                      | \$30,402    | \$63,445                    | \$240,012         | \$227,497               | -12,515          |
| <b>2008-2009</b>               | \$152,848                 | \$8,444                      | \$52,415    | \$115,270                   | \$328,977         | \$255,796               | -73,181          |
| <b>2009-2010<br/>Estimated</b> | \$159,616                 | \$7,011                      | \$59,677    | \$169,071                   | \$395,375         | \$275,187               | -120,188*        |

\*Total costs do not include the \$60,000 reserve used for refunds throughout the year.

Total expenditures over the past three years have increased by 16% from FY 06-07 to FY 07-08, and by 37% from FY 07-08 to FY 08-09. Total expenditures are projected to increase by an additional 20% from FY 08-09 to FY 09-10. From FY 06-07 through FY 09-10, total expenditures will have increased by 91%. These dramatic increases are a result of the growing demand by residents for trips in the city, around Orange County and for non-emergency medical purposes. Vouchers to John Wayne Airport remain a significant portion of all service trips, however, participants have increased purchases of general vouchers (taxi bucks) for travel anywhere within the County, including the airport, which provide greater flexibility of use. Over the past three fiscal years the City has been able to offset shortfalls with revenues from accumulated fare receipts from prior years.

The taxi voucher program has reached a point where it can no longer be sustained at current levels without a serious commitment of City funds. California Yellow Cab has agreed to maintain trip costs at current levels through June 30, 2012, however, it will not help to close the program's operating deficit. Following are program changes recommended by staff, with the concurrence of the Community Services Committee in most cases, to increase revenues and reduce service costs.

1. **Fares** – Increase voucher fares. Current costs and current and proposed fares and percent subsidies are:

| Destination                            | Cost  | <u>Current</u> |         | <u>Proposed</u> |            |
|----------------------------------------|-------|----------------|---------|-----------------|------------|
|                                        |       | Fare           | Subsidy | Fare            | Subsidy    |
| Airport/Performing Arts Center         | \$ 32 | \$16           | 50%     | <b>\$22</b>     | <b>31%</b> |
| Irvine Transportation Center           | \$ 16 | \$ 4           | 75%     | <b>\$ 6</b>     | <b>62%</b> |
| Taxi Bucks                             | \$100 | \$40           | 60%     | <b>\$50</b>     | <b>50%</b> |
| Non-Emergency Medical -Up to 15 miles* | \$ 39 | \$ 4           | 90%     | <b>\$ 5</b>     | <b>87%</b> |
| -Up to 20 miles*                       | \$ 52 | \$ 6           | 88%     | <b>\$ 8</b>     | <b>85%</b> |
| -Up to 25 miles*                       | \$ 65 | \$ 8           | 88%     | <b>\$10</b>     | <b>85%</b> |
| -Over 25 miles*                        | \$ 78 | \$ 12          | 85%     | <b>\$15</b>     | <b>81%</b> |

**\* Costs and percentages are based on the highest mileage in each category and can be lower.**

2. **Restrictions on use** – Limit the number of vouchers and/or taxi bucks booklets an individual can purchase.

Current restrictions:

- Taxi Bucks booklets – No limit
- Non-Emergency Medical Vouchers – 4 round trips per month or 48 per year
- Airport/Performing Arts Center vouchers – 4 round trips per year per person
- Irvine Transportation Center/Spectrum – No limit

**Proposed restrictions:**

- Taxi Bucks booklets – No limit, **do not allow for trips to airport**
- Non-Emergency Medical Vouchers – 4 round trips per month or 48 per year
- Airport/Performing Arts Center vouchers – 4 round trips per year **per address**
- Irvine Transportation Center/Spectrum – No limit

3. **Age limit** – Current age limit is 60. **Increase to 70 for airport vouchers only;** age limit for other vouchers remains at 60.

Even with these proposed changes, the City would need to budget \$60,000 in General Fund dollars to support this program.

**Committee Action**

The Community Services Committee voted unanimously to support the recommended changes to the taxi voucher program with the following exceptions:



1. **Fares** – Increase voucher fares as recommended by staff, with the following exception:

| <u>Destination</u>             | <u>Cost</u> | <u>Current</u> |                | <u>Proposed</u> |                |
|--------------------------------|-------------|----------------|----------------|-----------------|----------------|
|                                |             | <u>Fare</u>    | <u>Subsidy</u> | <u>Fare</u>     | <u>Subsidy</u> |
| Airport/Performing Arts Center | \$ 32       | \$16           | 50%            | <b>\$20</b>     | <b>37%</b>     |

Committee members felt that increasing the fare to the higher amount was too much of an increase at this time.

2. **Restrictions on use** – Supported staff recommendations.
3. **Age limit** – Current age limit is 60. **Increase to 65 for airport vouchers only;** age limit for other vouchers remains at 60. Committee members felt that the City should try to reduce airport voucher use with the lower age limit, leaving open the option to increase to 70 in the future.
3. **No Refunds** – Provide no refunds for taxi vouchers or taxi bucks except in the case of death or for persons who move out of the City. Committee members felt that providing refunds was unnecessary with sufficient notice that voucher purchases are final but can be exchanged. Staff believes that this remedy is not needed and that this policy would run counter to the City's strong customer service orientation.

These changes to the program would require an allocation of \$70,000 in General Fund dollars to support the program for FY 10-11.

### Contract Extension

The City contracted directly with California Yellow Cab for taxi voucher services in February 2003 after the initial taxi company selected through a Request for Proposal (RFP) process could not provide the required service. Fares were increased under the contract in September 2005 to improve driver responsiveness and reliability, but have remained relatively stable since that time, increasing the cost of airport trips from \$30 to \$32 in July 2008. The company has committed to maintaining their prices through June 2012. California Yellow has assigned a group of approximately 20 drivers who provide the bulk of service in and around Laguna Woods. This has improved response times and service reliability.

Another company, A Taxi Cab, Inc., has proposed to offer services at a 20% reduction over current prices, however, this company cannot pick up passengers from John Wayne Airport.

Staff is recommending an extension of the current contract for up to two years through June 2012.

### **Fiscal Impact**

While it is difficult to project revenue increases and cost reductions due to the proposed changes to the program, staff is estimating that approval of the staff recommendations will result in an additional \$50,000 in revenues for the same number of trips in FY 10-11 as estimated for FY 09-10. Raising the airport voucher to only \$20, as recommended by the Community Services Committee, would reduce the additional revenues by \$10,000 for the same number of trips.

Fare increases should result in some reduction in trips or a slowing in the rate of increase, although this will vary by service and size of fare increase. However, savings will be realized through any reductions in trips since all trips are subsidized. The combination in increased fare revenue, additional Senior Mobility grant funding in the new fiscal year, and the \$60,000 or \$70,000 (based on the fare increases selected) allocated in the General Fund budget for this program should provide sufficient program funding for FY 10-11.

### **Conclusion**

The current taxi voucher program is not sustainable without a significant commitment of additional City funding, fare increases and/or tightened restrictions on use and eligibility. Staff and the Community Services Committee have recommended a combination of changes to the taxi voucher program that should sustain FY 10-11 services at current trip levels.

Approved by:



Leslie A. Keane

City Manager

Attachment: Agreement



CITY of LAGUNA WOODS

Bert Hack  
Mayor

Bob Ring  
Mayor Pro Tem

Robert Bouer  
Councilmember

Milt Robbins  
Councilmember

Brenda B. Ross  
Councilmember

Leslie A. Keane  
City Manager

June 6, 2008

Mr. Tim Conlon, President  
California Yellow Cab  
520 W. Dyer Road  
Santa Ana, CA 92707-3303

Re: Extension of Contract Through June 30, 2010 For Services Between The  
City of Laguna Woods and California Yellow Cab

Dear Tim:

This letter confirms the action taken on May 21, 2008 by the Laguna Woods City Council to extend the agreement with California Yellow Cab for taxi voucher services through June 30, 2010, per the attached minute order.

The terms and conditions of the contract remain in full force and effect, with the sole modification of the one-way fare to John Wayne Airport increasing from \$30 to \$32.00 per trip effective July 1, 2008.

Please sign below to acknowledge acceptance of the contract extension, make a copy for yourself, and return to me. We look forward to continuing our long-term partnership in providing quality taxi voucher service to our residents.

Sincerely,

Douglas C. Reilly  
Assistant City Manager

Acknowledge contract extension to June 30, 2010

Tim Conlon, President  
California Yellow Cab

**AGREEMENT FOR CONTRACT SERVICES  
BETWEEN  
THE CITY OF LAGUNA WOODS  
AND  
CALIFORNIA YELLOW CAB**

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**AGREEMENT FOR CONTRACTOR SERVICES  
BETWEEN  
THE CITY OF LAGUNA WOODS  
AND  
CALIFORNIA YELLOW CAB**

This AGREEMENT FOR CONTRACTOR SERVICES ("AGREEMENT") is made and entered into this 1st day of July 2006, by and among the City of Laguna Woods, a California municipal corporation ("CITY") and California Yellow Cab, a California corporation ("CONTRACTOR").

In consideration of the mutual covenants and conditions set forth herein, the parties agree as follows:

**SECTION 1. TERM OF AGREEMENT.**

Subject to the provisions of SECTION 19 "TERMINATION OF AGREEMENT" of this AGREEMENT, the term of this AGREEMENT shall be for a period of two (2) years from the date of execution of this AGREEMENT, as first shown above. Such term may be extended for an additional two (2) years upon written agreement of both parties to this AGREEMENT.

**SECTION 2. SCOPE OF SERVICES.**

CONTRACTOR agrees to perform the services set forth in EXHIBIT "A" "SCOPE OF SERVICES" and made a part of this AGREEMENT.

**SECTION 3. ADDITIONAL SERVICES.**

CONTRACTOR shall not be compensated for any services rendered in connection with its performance of this AGREEMENT which are in addition to or outside of those set forth in this AGREEMENT or listed in EXHIBIT "A" "SCOPE OF SERVICES", unless such additional services are authorized in advance and in writing by the City Council or City Manager of CITY. CONTRACTOR shall be compensated for any such additional services in the amounts and in the manner agreed to by the City Council or City Manager.

**SECTION 4. COMPENSATION AND METHOD OF PAYMENT.**

(a) Subject to any limitations set forth in this AGREEMENT, CITY agrees to pay CONTRACTOR the amounts specified in EXHIBIT "B" "COMPENSATION SERVICE RATES" and made a part of this AGREEMENT.

(b) Each month CONTRACTOR shall furnish to CITY an **original** invoice for all work performed and expenses incurred during the preceding month. The invoice shall detail charges by the following categories: time, mileage, and purpose of the trip. CITY shall

independently review each invoice submitted by the CONTRACTOR to determine whether the work performed and expenses incurred are in compliance with the provisions of this AGREEMENT. In the event that no charges or expenses are disputed, the invoice shall be approved and paid according to the terms set forth in subsection (c). In the event any charges or expenses are disputed by CITY, the original invoice shall be returned by CITY to CONTRACTOR for correction and resubmission.

(c) Except as to any charges for work performed or expenses incurred by CONTRACTOR which are disputed by CITY, CITY will use its best efforts to cause CONTRACTOR to be paid within thirty (30) days of receipt of CONTRACTOR's invoice.

(d) Payment to CONTRACTOR for work performed pursuant to this AGREEMENT shall not be deemed to waive any defects in work performed by CONTRACTOR.

## **SECTION 5. CONTRACTOR'S TAXI VOUCHER RECORDS.**

(a) CONTRACTOR shall maintain all records relating to CONTRACTOR's performance of services pursuant to this AGREEMENT. CONTRACTOR shall maintain monthly invoices and records evidencing, taxi voucher trips charged to CITY pursuant to this AGREEMENT. The records shall be maintained and shall be sufficiently complete and detailed so as to permit an accurate evaluation of the taxi voucher services provided by CONTRACTOR pursuant to this AGREEMENT. The records for each year of service shall be maintained for five years from the last date of the prior year's service and to the extent required by laws relating to audits of public agencies and their expenditures.

(b) The records required to be maintained pursuant to this section shall be made available for inspection, audit and copying, at any time during regular business hours, upon written request by CITY or its designated representative. Copies of such records shall be provided directly to the CITY for inspection, audit and copying when it is practical to do so; otherwise, unless an alternative is mutually agreed upon, such records shall be made available at CONTRACTOR's address indicated for receipt of notices in this AGREEMENT.

(c) Where CITY has reason to believe that any of the records required to be maintained pursuant to this section may be lost or discarded due to dissolution or termination of CONTRACTOR's business, CITY may, by written request, require that custody of such records be given to the requesting party and that such records be maintained by the requesting party. Access to such records shall be granted to CITY, as well as to its successors-in-interest and authorized representatives.

## **SECTION 6 STATUS OF CONTRACTOR.**

(a) CONTRACTOR is and shall at all times remain a wholly independent contractor and not an officer, employee or agent of CITY. CONTRACTOR shall have no

authority to bind CITY in any manner, nor to incur any obligation, debt or liability of any kind on behalf of or against CITY, whether by contract or otherwise, unless such authority is expressly conferred under this AGREEMENT or is otherwise expressly conferred in writing by CITY.

(b) The personnel performing the services under this AGREEMENT on behalf of CONTRACTOR shall at all times be under CONTRACTOR's exclusive direction and control. Neither CITY, nor any elected or appointed boards, officers, officials, employees or agents of CITY, shall have control over the conduct of CONTRACTOR or any of CONTRACTOR's officers, employees or agents, except as set forth in this AGREEMENT. CONTRACTOR shall not at any time or in any manner represent that CONTRACTOR or any of CONTRACTOR's officers, employees or agents are in any manner officials, officers, employees or agents of CITY.

(c) Neither CONTRACTOR, nor any of CONTRACTOR's officers, employees or agents, shall obtain any rights to retirement, health care or any other benefits which may otherwise accrue to CITY'S employees. CONTRACTOR expressly waives any claim CONTRACTOR may have to any such rights.

## **SECTION 7. STANDARD OF PERFORMANCE.**

CONTRACTOR represents and warrants that it has the qualifications, experience and facilities necessary to properly perform the services required under this AGREEMENT in a thorough, competent and professional manner. CONTRACTOR shall at all times faithfully, competently and to the best of its ability, experience and talent, perform all services described herein. In meeting its obligations under this AGREEMENT, CONTRACTOR shall employ, at a minimum, generally accepted standards and practices utilized by persons engaged in providing services similar to those required of CONTRACTOR under this AGREEMENT.

## **SECTION 8. COMPLIANCE WITH APPLICABLE LAWS; PERMITS AND LICENSES.**

CONTRACTOR shall keep itself informed of and comply with all applicable federal, state and local laws, statutes, codes, ordinances, regulations and rules in effect during the term of this AGREEMENT. CONTRACTOR shall obtain any and all licenses, permits and authorizations necessary to perform the services set forth in this AGREEMENT. Neither CITY, nor any elected or appointed boards, officers, officials, employees or agents of CITY, shall be liable, at law or in equity, as a result of any failure of CONTRACTOR to comply with this section.

## **SECTION 9. NON-EXCLUSIVE AGREEMENT**

During the terms of this Agreement, and to the extent permitted by law, CITY may enter into any agreement with any other person or entity for the operation of a similar system without the prior written consent of CONTRACTOR.



## **SECTION 10. CHANGES TO LEVEL OF SERVICE**

The CITY reserves the right to order an increase or decrease in the Levels of service provided with (30) days' written notice.

## **SECTION 11. NONDISCRIMINATION.**

CONTRACTOR shall not discriminate, in any way, against any person on the basis of race, color, religious creed, national origin, ancestry, sex, age, physical handicap, medical condition or marital status in connection with or related to the performance of this AGREEMENT.

## **SECTION 12. UNAUTHORIZED ALIENS.**

CONTRACTOR hereby promises and agrees to comply with all of the provisions of the Federal Immigration and Nationality Act, 8 U.S.C.A. §§ 1101, et seq., as amended, and in connection therewith, shall not employ unauthorized aliens as defined therein. Should CONTRACTOR so employ such unauthorized aliens for the performance of work and/or services covered by this AGREEMENT, and should the any liability or sanctions be imposed against CITY for such use of unauthorized aliens, CONTRACTOR hereby agrees to and shall reimburse CITY for the cost of all such liabilities or sanctions imposed, together with any and all costs, including attorneys' fees, incurred by CITY.

## **SECTION 13. CONFLICTS OF INTEREST.**

(a) CONTRACTOR covenants that neither it, nor any officer or principal of its firm, has or shall acquire any interest, directly or indirectly, which would conflict in any manner with the interests of CITY or which would in any way hinder CONTRACTOR's performance of services under this AGREEMENT. CONTRACTOR further covenants that in the performance of this AGREEMENT, no person having any such interest shall be employed by it as an officer, employee, agent or subcontractor without the express written consent of the City Manager. CONTRACTOR agrees to at all times avoid conflicts of interest or the appearance of any conflicts of interest with the interests of CITY in the performance of this AGREEMENT.

(b) CITY understands and acknowledges that CONTRACTOR is, as of the date of execution of this AGREEMENT, independently involved in the performance of non-related services for other governmental agencies and private parties. CONTRACTOR is unaware of any stated position of CITY relative to such services. Any future position of CITY on such services shall not be considered a conflict of interest for purposes of this section.

## **SECTION 14. CONFIDENTIAL INFORMATION; RELEASE OF INFORMATION.**

(a) All information gained or work product produced by CONTRACTOR in

performance of this AGREEMENT shall be considered confidential, unless such information is in the public domain or already known to CONTRACTOR. CONTRACTOR shall not release or disclose any such information or work product to persons or entities other than CITY without prior written authorization from the City Manager, except as may be required by law.

(b) CONTRACTOR, its officers, employees, agents or subcontractors, shall not, without prior written authorization from the City Manager or unless requested by the City Attorney of CITY, voluntarily provide declarations, letters of support, testimony at depositions, response to interrogatories or other information concerning the work performed under this AGREEMENT. Response to a subpoena or court order shall not be considered "voluntary" provided CONTRACTOR gives CITY notice of such court order or subpoena.

(c) If CONTRACTOR, or any officer, employee, agent or subcontractor of CONTRACTOR, provides any information or work product in violation of this AGREEMENT, then CITY shall have the right to reimbursement and indemnity from CONTRACTOR for any damages, costs and fees, including attorneys fees, caused by or incurred as a result of CONTRACTOR's conduct.

(d) CONTRACTOR shall promptly notify CITY should CONTRACTOR, its officers, employees, agents or subcontractors be served with any summons, complaint, subpoena, notice of deposition, request for documents, interrogatories, request for admissions or other discovery request, court order or subpoena from any party regarding this AGREEMENT and the work performed thereunder. CITY retains the right, but has no obligation, to represent CONTRACTOR or be present at any deposition, hearing or similar proceeding. CONTRACTOR agrees to cooperate fully with CITY and to provide CITY with the opportunity to review any response to discovery requests provided by CONTRACTOR. However, this right to review any such response does not imply or mean the right by CITY to control, direct, or rewrite said response.

## **SECTION 15. INDEMNIFICATION.**

(a) The CONTRACTOR shall, to the fullest extent permitted by law, hold harmless and indemnify CITY, its City Council and each member thereof, its officers, employees, committee members, volunteers identified in writing by the CITY from time to time, and their successors and assigns from and against all losses, liabilities, claims, suit, damage, expenses, costs, including reasonable attorney's fees and costs, caused by CONTRACTOR's negligent performance or negligent omission of performance of professional services under this Agreement and those of the CONTRACTOR's SUBCONTRACTORS or anyone for whom the CONTRACTOR is legally liable, to the extent caused by such negligent performance or omission. CONTRACTOR shall pay all costs related to CITY's defense of such claims.

(b) With respect to other operations, other than the performance of professional services under this Agreement, the CONTRACTOR shall hold harmless and indemnify CITY, its

City Council and each member thereof, its officers, employees, committee members, volunteers identified in writing by the CITY from time to time, and their successors and assigns from and against all losses, liabilities, claims, suit, damage, expenses, costs, including reasonable attorney's fees and costs, arising out of injury to any person, including death or damage to property caused by or attributable to, in whole or in part, the negligence or wrongful acts, errors or omissions of CONTRACTOR, its employees, representatives, SUBCONTRACTORS, or anyone for whom the CONTRACTOR is legally liable in connection with performance of this Agreement, to the extent caused by such negligent performance or omission. CONTRACTOR shall pay all costs related to CITY's defense of such claims.

#### **SECTION 16. INSURANCE.**

CONTRACTOR agrees to obtain and maintain in full force and effect during the term of this AGREEMENT the insurance policies set forth in EXHIBIT "C" "INSURANCE" and made a part of this AGREEMENT. All insurance policies shall be subject to approval by CITY as to form and content. These requirements are subject to amendment or waiver if so approved in writing by the City Manager. CONTRACTOR agrees to provide CITY with copies of required policies upon request.

#### **SECTION 17. ASSIGNMENT.**

The expertise and experience of CONTRACTOR are material considerations for this AGREEMENT. CITY has an interest in the qualifications of and capability of the persons and entities who will fulfill the duties and obligations imposed upon CONTRACTOR under this AGREEMENT. In recognition of that interest, CONTRACTOR shall not assign or transfer this Agreement or any portion of this AGREEMENT or the performance of any of CONTRACTOR's duties or obligations under this AGREEMENT without the prior written consent of the City Council. Any attempted assignment shall be ineffective, null and void, and shall constitute a material breach of this AGREEMENT entitling CITY to any and all remedies at law or in equity, including summary termination of this AGREEMENT. CITY acknowledges, however, that CONTRACTOR, in the performance of its duties pursuant to this AGREEMENT, may utilize subcontractors.

#### **SECTION 18. CONTINUITY OF PERSONNEL.**

CONTRACTOR shall make every reasonable effort to maintain the stability and continuity of CONTRACTOR's staff assigned to perform the services required under this AGREEMENT. CONTRACTOR shall notify CITY of any changes in CONTRACTOR's staff assigned to perform the services required under this AGREEMENT, prior to any such performance.

## **SECTION 19. TERMINATION OF AGREEMENT.**

(a) CITY may terminate this AGREEMENT, with or without cause, at any time by giving thirty (30) days written notice of termination to CONTRACTOR. In the event such notice is given, CONTRACTOR shall cease immediately all work in progress.

(b) CONTRACTOR may terminate this AGREEMENT, with or without cause, at any time upon thirty (30) days written notice of termination to CITY.

(c) If either CONTRACTOR or CITY fail to perform any material obligation under this AGREEMENT, then, in addition to any other remedies, either CONTRACTOR, or CITY may terminate this AGREEMENT immediately upon written notice.

(d) Upon termination of this AGREEMENT by either CONTRACTOR or CITY, all property belonging exclusively to CITY which is in CONTRACTOR's possession shall be returned to CITY. CONTRACTOR shall furnish to CITY a final invoice for work performed and expenses incurred by CONTRACTOR, prepared as set forth in SECTION 4 of this AGREEMENT. This final invoice shall be reviewed and paid in the same manner as set forth in SECTION 4 of this AGREEMENT.

## **SECTION 20. DEFAULT.**

(a) Notice of Deficiency. If CITY determines that CONTRACTOR is in default under the terms of this AGREEMENT, CITY shall notify CONTRACTOR of such deficiency in writing. CONTRACTOR shall have thirty (30) days in which to respond by either correcting the deficiency or showing that no deficiency exists. In the case of a deficiency that cannot be corrected immediately, CONTRACTOR may present a plan to the CITY which shall include an explanation of why the deficiency cannot be corrected immediately, a statement of the time required to correct the deficiency, and a request for an extension of time to make required corrections. CITY shall not unreasonably withhold permission for such an extension of time.

(b) Grounds for Default. In the event that CONTRACTOR fails to respond to the notice described in section (a) above, or fails to correct the deficiency within thirty (30) days or within any extended time period authorized by CITY, CITY may determine that such deficiency is a material breach of this Agreement and terminate the Agreement. CONTRACTOR may appeal such decision to the City Manager, who shall schedule a public hearing to hear the appeal. CITY shall provide CONTRACTOR with at least ten (10) days prior written notice of the time, place and purpose of such hearing. At such hearing, CONTRACTOR shall be given a full and fair opportunity to be heard. In the event that the City Manager, after such hearing, determines that CONTRACTOR is in violation of any material provision of this Agreement, CITY shall terminate this AGREEMENT immediately through written notice to CONTRACTOR and shall have no obligation or duty to continue compensating CONTRACTOR for any work performed after the date of default.

(c) Cumulative Rights. City's rights of termination are in addition to any other rights of City upon a failure of Contractor to perform its obligations under this Agreement.

#### **SECTION 21. EXCUSABLE DELAYS.**

CONTRACTOR shall not be liable for damages, including liquidated damages, if any, caused by delay in performance or failure to perform due to causes beyond the control of CONTRACTOR. Such causes include, but are not limited to, acts of God, acts of the public enemy, acts of federal, state or local governments, acts of CITY, court orders, fires, floods, epidemics, strikes, embargoes, and unusually severe weather. The term and price of this AGREEMENT shall be equitably adjusted for any delays due to such causes.

#### **SECTION 22. COOPERATION BY CITY.**

All public information, data, reports, records, and maps as are existing and available to CITY as public records, and which are necessary for carrying out the work as outlined in the EXHIBIT "A" "SCOPE OF SERVICES", shall be furnished to CONTRACTOR in every reasonable way to facilitate, without undue delay, the work to be performed under this AGREEMENT.

#### **SECTION 23. NOTICES.**

All notices required or permitted to be given under this AGREEMENT shall be in writing and shall be personally delivered, or sent by telecopier or certified mail, postage prepaid and return receipt requested, addressed as follows:

To CITY:                      Leslie A. Keane  
                                         City Manager  
                                         24264 El Toro Road  
                                         Laguna Woods, Ca 92637  
                                         (949) 639-0591 (fax)

To CONTRACTOR:          Craig S. Pucket  
                                         President  
                                         California Yellow Cab  
                                         520 West Dyer Road  
                                         Santa Ana, CA 92707  
                                         (714) 891-2502 (fax)

Notice shall be deemed effective on the date personally delivered or transmitted by facsimile or, if mailed, three (3) days after deposit of the same in the custody of the United States Postal Service.

#### **SECTION 24. AUTHORITY TO EXECUTE.**

The person or persons executing this AGREEMENT on behalf of CONTRACTOR represents and warrants that he/she/they has/have the authority to so execute this AGREEMENT and to bind CONTRACTOR to the performance of its obligations hereunder.

#### **SECTION 25. BINDING EFFECT.**

This AGREEMENT shall be binding upon the heirs, executors, administrators, successors and assigns of the parties.

#### **SECTION 26. MODIFICATION OF AGREEMENT.**

No amendment to or modification of this AGREEMENT shall be valid unless made in writing and approved by the CONTRACTOR and by the City Council. The parties agree that this requirement for written modifications cannot be waived and that any attempted waiver shall be void.

#### **SECTION 27. WAIVER.**

Waiver by any party to this AGREEMENT of any term, condition, or covenant of this AGREEMENT shall not constitute a waiver of any other term, condition, or covenant. Waiver by any party of any breach of the provisions of this AGREEMENT shall not constitute a waiver of any other provision, nor a waiver of any subsequent breach or violation of any provision of this AGREEMENT. Acceptance by CITY of any work or services by CONTRACTOR shall not constitute a waiver of any of the provisions of this AGREEMENT.

#### **SECTION 28. LAW TO GOVERN; VENUE.**

This AGREEMENT shall be interpreted, construed and governed according to the laws of the State of California. In the event of litigation between the parties, venue in state trial courts shall lie exclusively in the County of Orange. In the event of litigation in a U.S. District Court, venue shall lie exclusively in the Central District of California, in Santa Ana.

#### **SECTION 29. ATTORNEYS FEES, COSTS AND EXPENSES.**

In the event litigation or binding arbitration is required to enforce or interpret any provision of this AGREEMENT, the prevailing party in such litigation or other proceeding shall be entitled to an award of reasonable attorney's fees, costs and expenses, in addition to any other relief to which it may be entitled.

### SECTION 30. ENTIRE AGREEMENT.

This AGREEMENT, including the attached EXHIBITS "A" through "C", is the entire, complete, final and exclusive expression of the parties with respect to the matters addressed therein and supersedes all other agreements or understandings, whether oral or written, or entered into between CONTRACTOR and CITY prior to the execution of this AGREEMENT.

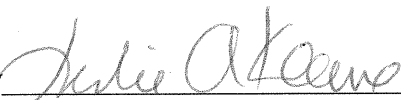
No statements, representations or other agreements, whether oral or written, made by any party which are not embodied herein shall be valid and binding. No amendment to this AGREEMENT shall be valid and binding unless in writing duly executed by the parties or their authorized representatives.

### SECTION 31. SEVERABILITY.

If a term, condition or covenant of this AGREEMENT is declared or determined by any court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of this AGREEMENT shall not be affected thereby and the AGREEMENT shall be read and construed without the invalid, void or unenforceable provision(s).

**IN WITNESS WHEREOF**, the parties hereto have caused this AGREEMENT to be executed the day and year first above written.

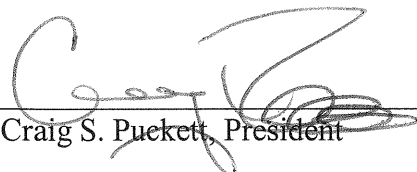
**CITY OF LAGUNA WOODS**

By   
Leslie A. Keane, City Manager

**APPROVED AS TO FORM:**

  
Stephen A. McEwen, City Attorney

**CONTRACTOR:**

By   
Craig S. Puckett, President

By \_\_\_\_\_  
Authorized Officer:

## **EXHIBIT "A"**

### **SCOPE OF SERVICES**

1. Service to be performed by CONTRACTOR. Services to be performed by CONTRACTOR under this Agreement shall be as follows:
  - a. Accept telephone requests from residents of Laguna Woods for dial-a-ride service and dispatch a vehicle to the pick-up location. The vehicle shall arrive at the pick-up location within 30 minutes from the time the telephone request was received by CONTRACTOR.
  - b. Days and Hours of Operation: CONTRACTOR shall provide reservations and rider services twenty-four (24) hours per day seven (7) days per week including holidays.
  - c. To maximize service efficiency and productivity, CONTRACTOR shall offer the following options for residents to reserve a trip:
    1. Reservation Service: Patrons may reserve a trip up to one (1) week in advance, specifying the time of pick-up and destination for a one-time only trip.
    2. Subscription Service: Patrons may schedule a standing pick-up for the same time daily or weekly. CONTRACTOR shall maintain a list of said appointments at its dispatch facility. In the event of contract termination said list shall be provided to CITY.
  - d. CITY dial-a-ride passengers shall pay a set fare per trip, as determined by the CITY and CONTRACTOR. Eligible patrons may use taxi voucher coupons in lieu of money to pay for taxi fare. CONTRACTOR will invoice the CITY at the rate agreed to by the CITY and CONTRACTOR and identified in Exhibit B Compensation Service Rates..
  - e. Complaints: California Yellow Cab will provide the CITY with the name of a contact person and phone number to call for reporting customer complaints. Within twenty-four (24) hours of a reported complaint, California Yellow Cab's assigned customer service representative will contact the client to resolve the problem. Within 48 hours of the reported complaint, California Yellow Cab's customer service representative will fax or e-mail to the CITY the steps they are taking to address the client's problem.



- f. CONTRACTOR shall gather ridership data and report such information to the CITY on a monthly basis. The type of data to be collected shall be submitted with the monthly invoice and include the address of the pick-up point for each trip and the address of the destination including whether the trip was for shopping, medical, John Wayne Airport, Irvine Transit Center, entertainment, or personnel business..
- g. Telephone Line: CONTRACTOR shall provide a toll-free telephone number (877) 223-3222 for use by the City of Laguna Woods Dial-A-Ride passengers.
- h. Vehicles, Maintenance, Appearance/Inspections:
  - 1. Vehicles: it shall be CONTRACTOR'S responsibility to maintain and operate all participating vehicles at its sole cost and expense, and CONTRACTOR shall pay all costs relating to maintenance, insurance, fuel, taxes, fringe benefits, licensing, dispatching, radio equipment, training, supervision, management, service monitoring and vehicular accident reporting. All such liability shall be the sole responsibility of CONTRACTOR. Taxis shall have a taxi meter with a current approval and inspection by the Department of Weights and Measures. CONTRACTOR shall assure that participating vehicles meet all applicable codes and laws.
  - 2. Appearance: All "in-city" Dial-A-Ride taxi vehicles shall be uniformed in appearance and have the California Yellow Cab logo and color scheme. For return trips outside of the CITY, any California Yellow Cab can be used.

All Dial-A-Ride taxi vehicles shall be cleaned daily prior to each vehicle service day and shall be kept clean throughout the day. Vehicle exteriors shall be washed not less than once per week, and after any rain or other circumstances that compromise the vehicles' clean appearance. Floors shall be free of stains, paper or other debris, gum or other sticky substances. Windows shall be free of dirt, dust, smudges, hands or fingerprints, exterior or interior. Dashboards, wheel wells, rails and ledges shall be kept clean, dirt and grease free. Seating areas shall be kept clean and in good repair with attention paid to cleaning upholstery on a regular basis. Wheelchair lifts shall be kept clean and in good repair.

CITY reserves the right to remove from service any vehicle that does not meet its appearance and cleanliness standards.

- i. Upon receipt of notice from the CITY, the CONTRACTOR shall promptly correct any deficiency in CONTRACTOR'S performance of this Agreement.

## 2. Reporting Requirements:

- a. AT MINIMUM included with each monthly billing to the CITY must be statistics such as monthly ridership and purpose of trip and total trips by purpose.
- b. Submittals: CONTRACTOR shall submit monthly statistical reports with monthly invoicing.
- c. Daily Records: CONTRACTOR shall keep records of pick-up request orders taken. A "trip ticket" for each order shall include the caller's name, telephone number, pick-up and drop-off address, time the call was received and time the call was dispatched.
- d. Monthly Summaries: A monthly summary shall be attached to the CONTRACTOR's billing invoice and shall include the following: Passenger data by fare category or trip type; total vehicle miles per trip and total vehicle minutes per trip and passenger fares collected per trip. Information shall be broken down by day.
- e. Incident Reports: Drivers shall be required to complete "incident reports" after any out of the ordinary occurrence during service. Such reports must be submitted to CITY review within 48-hours and should be submitted after such incidents as disputes with or between passengers, passenger injury or accidents (during boarding or on-vehicle), passenger misconduct.
- f. Vehicle Accidents: CONTRACTOR shall have sole responsibility, at its own expense, for repair of Dial-A-Ride vehicles damaged in a vehicular accident. CITY shall retain the right of accident investigation as it sees fit; and may request drug/alcohol screening of a driver found to be at fault under specific circumstances.
- g. Patron Complaints: CITY and CONTRACTOR shall investigate and document all complaints or citizen concerns as a part of program administration by collecting as much pertinent information regarding the complaint as possible from the complaining party. CITY may require complaint investigation on the part of CONTRACTOR. City reserves the right to exclude any of Contractor's employees or drivers from participating in the program due to findings relating to a complaint or service issue.
- h. Retention/Review of Records: The CONTRACTOR will maintain all records pertaining to the services performed under this Agreement for a period of three years. The Contractor shall make its records pertaining to this Agreement

available to the CITY upon request during regular business hours either for inspection or audit.

3. Worker's Compensation. CONTRACTOR certifies that it is aware of the Provision of the labor Code of the State of California which requires every employer to be insured against liability for worker's compensation or to undertake self-insurance in accordance with the provisions of that code, and it certifies that it will comply with such provisions relating to CONTRACTOR'S designated employees before commencing the performance of the work of this agreement.
4. Driver Qualifications. All drivers shall be legally licensed to operate a taxi and hold a current permit issued by OCTAP. Drivers must have a satisfactory Department of Motor Vehicles record. Drivers must receive sensitivity and safety training. Drivers shall assist any passenger having difficulty in boarding. Drivers shall assist passengers in wheelchairs with boarding and tie downs. Drivers are to be alert, clean, careful, courteous and competent in their driver skills. Drivers shall conform to CONTRACTOR'S dress code.

**EXHIBIT "B"**

**COMPENSATION SERVICE RATES**

**TAXI VOUCHERS**

| <b>NUMBER OF<br/>MILES</b> | <b>RATE</b> | <b>NUMBER OF<br/>MILES</b> | <b>RATE</b> |
|----------------------------|-------------|----------------------------|-------------|
| 1                          | \$10        | 26                         | \$67        |
| 2                          | \$10        | 27                         | \$69        |
| 3                          | \$10        | 28                         | \$72        |
| 4                          | \$12        | 29                         | \$74        |
| 5                          | \$15        | 30                         | \$77        |
| 6                          | \$17        | 31                         | \$79        |
| 7                          | \$20        | 32                         | \$82        |
| 8                          | \$22        | 33                         | \$84        |
| 9                          | \$25        | 34                         | \$87        |
| 10                         | \$27        | 35                         | \$89        |
| 11                         | \$30        | 36                         | \$92        |
| 12                         | \$32        | 37                         | \$94        |
| 13                         | \$35        | 38                         | \$97        |
| 14                         | \$37        | 39                         | \$99        |
| 15                         | \$40        | 40                         | \$102       |
| 16                         | \$42        | 41                         | \$104       |
| 17                         | \$45        | 42                         | \$106       |
| 18                         | \$47        | 43                         | \$109       |
| 19                         | \$50        | 44                         | \$111       |
| 20                         | \$52        | 45                         | \$114       |
| 21                         | \$55        | 46                         | \$116       |
| 22                         | \$57        | 47                         | \$119       |
| 23                         | \$59        | 48                         | \$121       |
| 24                         | \$62        | 49                         | \$124       |
| 25                         | \$64        | 50                         | \$126       |

**EXHIBIT "B"**

**COMPENSATION SERVICE RATES**

**SPECIAL DESTINATION TAXI VOUCHERS**

| <b>COUPON COLOR</b> | <b>DESTINATION</b>                                  | <b>PRICE</b>   |
|---------------------|-----------------------------------------------------|----------------|
| <b>ORANGE</b>       | <b>JOHN WAYNE AIRPORT</b>                           | <b>\$30.00</b> |
| <b>ORANGE</b>       | <b>SOUTH COAST PLAZA</b>                            | <b>\$30.00</b> |
| <b>ORANGE</b>       | <b>FASHION ISLAND</b>                               | <b>\$30.00</b> |
| <b>ORANGE</b>       | <b>ORANGE COUNTY<br/>PERFORMING ARTS<br/>CENTER</b> | <b>\$30.00</b> |
| <b>YELLOW</b>       | <b>IRVINE TRANSIT CENTER</b>                        | <b>\$16.00</b> |
| <b>YELLOW</b>       | <b>IRVINE SPECTRUM</b>                              | <b>\$16.00</b> |

## **EXHIBIT "C"**

### **INSURANCE**

A. Insurance Requirements. CONTRACTOR shall provide and maintain insurance, acceptable to the City Manager or City Counsel, in full force and effect throughout the term of this AGREEMENT, against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the work hereunder by CONTRACTOR, its agents, representatives or employees. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII. CONTRACTOR shall provide the following scope and limits of insurance:

1. Minimum Scope of Insurance. Coverage shall be at least as broad as:

(1) Insurance Services Office form Commercial General Liability coverage (Occurrence Form CG 0001).

(2) Insurance Services Office form number CA 0001 (Ed. 1/87) covering Automobile Liability, including code 1 "any auto" and endorsement CA 0025, or equivalent forms subject to the written approval of the City.

(3) Workers' Compensation insurance as required by the Labor Code of State of California and Employer's Liability insurance and covering all persons providing services on behalf of the CONTRACTOR and all risks to such persons under this AGREEMENT.

(4) Errors and omissions liability insurance appropriate to the CONTRACTOR's profession.

2. Minimum Limits of Insurance. CONTRACTOR shall maintain limits of insurance no less than:

(1) General Liability: \$1,000,000 general aggregate for bodily injury, personal injury and property damage.

(2) Automobile Liability: \$1,000,000 per accident for bodily injury and property damage.

(3) Workers' Compensation and Employer's Liability: Workers' Compensation as required by the Labor Code of the State of California and Employers Liability limits of \$1,000,000 per accident.

(4) Errors and Omissions Liability: \$1,000,000 per occurrence.

B. Other Provisions. Insurance policies required by this AGREEMENT shall contain the following provisions:

1. All Policies. Each insurance policy required by this paragraph 15 shall be endorsed and state the coverage shall not be suspended, voided, cancelled by the insurer or either party to this AGREEMENT, reduced in coverage or in limits except after 30 days' prior written notice by Certified mail, return receipt requested, has been given to \_\_\_\_\_.

2. General Liability and Automobile Liability Coverages.

(1) CITY, and its respective elected and appointed officers, officials, and employees and volunteers are to be covered as additional insureds as respects: liability arising out of activities CONTRACTOR performs; products and completed operations of CONTRACTOR; premises owned, occupied or used by CONTRACTOR; or automobiles owned, leased, hired or borrowed by CONTRACTOR. The coverage shall contain no special limitations on the scope of protection afforded to CITY, and their respective elected and appointed officers, officials, or employees.

(2) CONTRACTOR's insurance coverage shall be primary insurance with respect to CITY, and its respective elected and appointed, its officers, officials, employees and volunteers. Any insurance or self insurance maintained by CITY, and its respective elected and appointed officers, officials, employees or volunteers, shall apply in excess of, and not contribute with, CONTRACTOR's insurance.

(3) CONTRACTOR's insurance shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

(4) Any failure to comply with the reporting or other provisions of the policies including breaches of warranties shall not affect coverage provided to CITY, and its respective elected and appointed officers, officials, employees or volunteers.

3. Workers' Compensation and Employer's Liability Coverage. Unless the City Manager otherwise agrees in writing, the insurer shall agree to waive all rights of subrogation against CITY, and its respective elected and appointed officers, officials, employees and agents for losses arising from work performed by CONTRACTOR.

C. Other Requirements. CONTRACTOR agrees to deposit with CITY, at or before the effective date of this contract, certificates of insurance necessary to satisfy CITY that the insurance provisions of this contract have been complied with. The City Attorney may require that CONTRACTOR furnish CITY with copies of original endorsements effecting coverage required by this Section. The certificates and endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. CITY reserves the right to inspect complete, certified copies of all required insurance policies, at any time.

1. CONTRACTOR shall furnish certificates and endorsements from each subcontractor identical to those CONTRACTOR provides.

2. Any deductibles or self-insured retentions must be declared to and approved by CITY. At the option of CITY, either the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects CITY or its respective elected or appointed officers, officials, employees and volunteers or the CONTRACTOR shall procure a bond guaranteeing payment of losses and related investigations, claim administration, defense expenses and claims.

3. The procuring of such required policy or policies of insurance shall not be construed to limit CONTRACTOR's liability hereunder nor to fulfill the indemnification provisions and requirements of this AGREEMENT.